

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: DRH19-0014 Los Pinos Apartments

Lead Agency: County of Sonoma Contact Person: Katrina Braehmer

Mailing Address: 2550 Ventura Avenue Phone: (707) 565-1903

City: Santa Rosa Zip: 94503 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Santa Rosa

Cross Streets: Santa Rosa Avenue and E. Robles Avenue Zip Code: 95407

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 2.49

Assessor's Parcel No.: 134-132-015 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 101 Waterways: N/A

Airports: N/A Railways: SMART Schools: Taylor Mountain School, New Direction School

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) <u> </u>	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: <u> </u>
<input checked="" type="checkbox"/> Mit Neg Dec	Other: <u> </u>	<input type="checkbox"/> FONSI	<u> </u>

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: <u>Design Review</u>

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>50</u> Acres <u>2.49</u>	<input type="checkbox"/> Transportation: Type <u> </u>
<input type="checkbox"/> Office: Sq.ft. <u> </u> Acres <u> </u> Employees <u> </u>	<input type="checkbox"/> Mining: Mineral <u> </u>
<input type="checkbox"/> Commercial: Sq.ft. <u> </u> Acres <u> </u> Employees <u> </u>	<input type="checkbox"/> Power: Type <u> </u> MW <u> </u>
<input type="checkbox"/> Industrial: Sq.ft. <u> </u> Acres <u> </u> Employees <u> </u>	<input type="checkbox"/> Waste Treatment: Type <u> </u> MGD <u> </u>
<input type="checkbox"/> Educational: <u> </u>	<input type="checkbox"/> Hazardous Waste: Type <u> </u>
<input type="checkbox"/> Recreational: <u> </u>	<input type="checkbox"/> Other: <u> </u>
<input type="checkbox"/> Water Facilities: Type <u> </u> MGD <u> </u>	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: <u> </u>

Present Land Use/Zoning/General Plan Designation:
Urban Residential, 13 dwelling units per acre

Project Description: *(please use a separate page if necessary)*

The applicant proposes a 50-unit multifamily rental housing project on a 2.49-acre parcel, which is an allowed use in the R3 (High Density Residential) zoning district. Proposed onsite residential amenities include a community room and kitchen, a children's play area, and community garden. The base density of the project site is 32 units. The project's density is calculated using Density Unit Equivalents as provided for in the R3 zoning district (Sonoma County Zoning Code Sec. 26-24-030(a)), resulting in a total of 35 unit equivalents. To allow for the three additional units beyond the base density of 32, the applicant requests a 20 percent Density Bonus under State law, which requires at least five percent of the base units to be reserved for very low-income households (50 percent of area median income). The project will meet this requirement by providing three units affordable to very low-income households.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 1
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 14, 2021 Ending Date February 15, 2021

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Katrina Braehmer
2021.01.12 09:11:23 -0800' _____ Date: 1/12/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.