

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 # 2022060323**Project Title:** Sonoma County Housing Element UpdateLead Agency: Sonoma CountyContact Person: Eric GageMailing Address: 2550 Ventura AvenuePhone: (707) 565-1391City: Santa RosaZip: 95403County: Sonoma**Project Location:** County: Sonoma City/Nearest Community: multipleCross Streets: Unincorporated Areas CountywideZip Code: 95403Longitude/Latitude (degrees, minutes and seconds): n/a ° n/a ' n/a " N / n/a ° n/a ' n/a " W Total Acres: Unincorporated Areas CountywideAssessor's Parcel No.: multipleSection: n/a Twp.: n/a Range: n/a Base: n/aWithin 2 Miles: State Hwy #: SR-1, 128, 116, 12, 121, 37Waterways: Middle & Lower Russian River, Mark West Creek, etc.Airports: multipleRailways: Sonoma-Marín Area Rail Transit Schools: multiple**Document Type:**

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Housing Element Update
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:multiple**Project Description:** (please use a separate page if necessary)

See attached.

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".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>1 & 2</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" 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 checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date: December 28, 2022

Ending Date: February 13, 2023

Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants
 Address: 449 15th Street, Suite 303
 City/State/Zip: Oakland, CA 94612
 Contact: Darcy Kremin
 Phone: 510-834-4455

Applicant: Sonoma County - Permit Sonoma
 Address: 2550 Ventura Avenue
 City/State/Zip: Santa Rosa, CA 95403
 Phone: 707-565-1391

Signature of Lead Agency Representative: _____ Date: _____

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

Notice of Completion Extra Pages

Project Description Summary

Project Description: The proposed project would update the Housing Element of the County's General Plan to further the goal of meeting the existing and projected housing needs of all household income levels. The project also provides evidence of the County's ability to accommodate its Regional Housing Needs Assessment (RHNA) allocation through the year 2031, as assigned by the Association of Bay Area Governments (ABAG), and identifies the rezone program needed to reach the required housing sites capacity. Sonoma County's RHNA allocation for the 2023-2031 planning period (6th RHNA cycle) is 3,881 units.

The project would amend the General Plan to adopt an updated Sonoma County Housing Element; amend the General Plan Land Use Map to change the land use and density on sites identified for rezoning, as necessary; amend area plans to change land uses and densities on the Rezoning Sites, where applicable; and, rezone up to 59 parcels to match new General Plan land uses or densities and/or to add the Workforce Housing (WH) Combining District, which would allow the development of jobs and housing on the same site or within walking distance from one another. The Housing Element Update includes a variety of programmed implementation actions, including rezoning under Senate Bill (SB) 10 (Government Code sec. 65913.5), which allows up to 10 dwelling units on any parcel, to allow additional density on urban infill sites that are zoned R1 (Low-Density Residential) and located outside of high and very high fire hazard severity zones. The Housing Element also proposes an implementation program (Program 15d) that would modify current zoning limitations on cottage housing developments in R1 and R2 (Medium-Density Residential) zoning districts and revise the by-right allowance for cottage housing from three units to four units per qualifying parcel.