

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022060323

Project Title: Sonoma County Housing Element Update

Lead Agency: Sonoma County

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Phone Number: 707-565-1391

Project Location: Unincorporated areas of Sonoma County

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The project would update the Housing Element (HE) of the County's General Plan to further the goal of meeting the existing & 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, and identifies the rezone program needed to reach the required housing sites capacity. The 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 HE; 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 & 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 Combining District, which would allow the development of jobs & housing on the same site or within walking distance from one another. The HE Update includes a variety of programmed implementation actions, including rezoning under Senate Bill 10, which allows up to 10 dwelling units on any parcel, to allow additional density on urban infill sites that are zoned R1 and located outside of high & very high fire hazard severity zones. The HE also proposes an implementation program that would modify current zoning limitations on cottage housing developments in R1 and R2 zoning districts & revise the by-right allowance for cottage housing from 3-4 units per qualifying parcel.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The EIR scoping process did not identify any areas of known controversy for the proposed project. Responses to the Notice of Preparation of a Draft EIR and input received at the EIR scoping meeting held by the County are summarized in Chapter 1.0, Introduction. However, subsequent public meetings and comments on the Housing Element have brought up issues related to population and housing, utilities and service systems, and wildfire.

Provide a list of the responsible or trustee agencies for the project.

A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. The California Department of Housing and Community Development (HCD) reviews and determines whether the proposed project complies with State housing law, but is not a responsible agency involved with CEQA. There are no responsible agencies for this project.

A trustee agency refers to a state agency having jurisdiction by law over natural resources affected by a project. There are no trustee agencies for the Program EIR itself. As a programmatic document, implementation of the proposed project would not directly cause development in areas where trustee agencies mentioned in CEQA Guidelines Section 15386 have jurisdiction. However, potential future development projects facilitated by the project could be located on lands under trustee agency jurisdiction, at which time subsequent environmental review would occur.

## OPR Summary Form Extra Pages

### Mitigation Measure Summary

*Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.*

- Mitigation Measures (MM) AES-1 and AES-2 would require screening vegetation and constrain exterior lighting, reducing potential impacts to public views and lighting and glare to less than significant (LTS).
- MM AG-1 would require interim agricultural buffers to reduce indirect impacts from the rezoning of some sites adjacent to agricultural lands to LTS.
- MM AQ-1 and AQ-2 would require construction air quality controls to reduce potential impacts from temporary air quality impacts to LTS.
- MM BIO-1 through BIO-17 would require a biological screening assessment, plant species surveys, restoration and monitoring, habitat assessments and protocol surveys, avoidance and minimization measures, pre-construction surveys, a worker environmental awareness program (WEAP), an invasive weed program, jurisdictional delineations, and consistency with the Santa Rosa Plain Conservation Strategy, reducing potential impacts to special-status species, riparian habitat, wetlands, and conflicts with habitat conservation plans to LTS.
- MM CUL-1 and CUL-2 would require an architectural history evaluation and mitigation; however, potential impacts to historic resources would remain significant and unavoidable.
- MM CUL-3 through CUL-9 would require Phase I archaeological resource study, Extended Phase I testing, avoidance, Phase II site evaluations, Phase III data recovery, monitoring, and stopping work for unanticipated discoveries, reducing potential impacts to archaeological resources to LTS.
- MM GEO-1 through GEO-6 would require paleontology review of project plans, monitoring, a WEAP, preparation and curation of fossils, and final paleontological report to reduce potential paleontological resource impacts to LTS.
- MM GHG-1 would require compliance with Bay Area Air Quality Management District (BAAQMD) project-level land use thresholds; however, potential impacts relating to greenhouse gases would remain significant and unavoidable.
- MM NOI-1 through NOI-7 would require construction noise reductions, pile driver vibration reductions, breaker noise reductions, blasting noise and vibration reductions, HVAC noise reductions, generator noise reductions, and project-level noise compatibility analysis, reducing potential impacts from construction and operational noise, construction vibration, and noise compatibility to LTS.
- MM PH-1 would require a relocation plan, reducing potential impacts to housing to LTS.
- MM TRA-1 and TRA-2 would require a transportation demand management program and construction traffic management plan; however, impacts would remain significant and unavoidable.
- MM TCR-1 through TCR-5 would require tribal cultural resources consultation, avoidance, implementation of a tribal cultural resource plan, Native American monitoring, and sensitive location of human remains, reducing potential impacts to tribal cultural resources to LTS.
- MM UTIL-1 would require future development to demonstrate adequate water and wastewater provider capacity; however, impacts would remain significant and unavoidable.
- MM WFR-1 through WFR-3 would require wildfire risk reduction, use of spark arresters, and new structure location constraints; however, potential impacts from exposing project occupants to wildfire risks and wildland fires would remain significant and unavoidable.