

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: Montaldo Apartments

Lead Agency: City of Sonoma Contact Person: Jennifer Gates, CDD Director
 Mailing Address: No. 1 The Plaza Phone: (707) 933-2201
 City: Sonoma Zip: 95476 County: Sonoma

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

Cross Streets: Hwy 12 and Lyon Street Zip Code: 95476

Longitude/Latitude (degrees, minutes and seconds): 38 ° 17 ' 51.86 " N / -122 ° 28 ' 30.15 " W Total Acres: 2.15

Assessor's Parcel No.: 127-202-006 and 127-202-007 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 12 Waterways: Sonoma, Dowdall, Freyer, Nathanson Creeks

Airports: N/A Railways: N/A Schools: SVUSD, St. Francis Solano, Sonoma Charter

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: Lot Merger, Demolition, Tree

Development Type:

Residential: Units 50 Acres 2.15
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

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:

Housing Opportunity (HO) / Residential-Housing Opportunity (R-O)

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

DeNova Homes proposes to construct the Montaldo Apartments project (the proposed project) which includes the demolition of the existing single-family home and the development of 50 apartment units in seven 2- and 3-story residential buildings, 94 on-site parking surface spaces (consisting of 68 garage stalls and 2 carports for residents; 20 standard and 4 compact spaces for visitors), common open space area, and multiple landscaped passive open space areas with connecting walkways. All apartment homes would have a minimum of two bedrooms and two bathrooms. The project description, location maps, and preliminary identification of the potential environmental issues to be explored is available on the project webpage on the City's website.

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 and "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 type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" 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 # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" 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 # <u>3</u> | <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 checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date July 12, 2024 Ending Date August 13, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sertior</u>	Applicant: <u>DeNova Homes</u>
Address: <u>338 Spear Street, 15E</u>	Address: <u>1500 Willow Pass Court</u>
City/State/Zip: <u>San Francisco, CA 94105</u>	City/State/Zip: <u>Concord, CA 94520</u>
Contact: <u>Rima Ghannam</u>	Phone: <u>(925) 852-0541</u>
Phone: <u>(415) 712-8642</u>	

Signature of Lead Agency Representative:  Date: 7/10/2024

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