



NOTICE OF AVAILABILITY (NOA) OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND INITIAL STUDY

Date: May 6, 2025
To: Responsible Agencies and Interested Parties
Project Title: Montaldo Apartments SCH 2024070476
Location: 19320 Sonoma Highway, City of Sonoma, California 95476 (APN: 127-202-007, 127-202-006)

NOTICE IS HEREBY GIVEN that the City of Sonoma (City) as Lead Agency and its consultants for the proposed project, has completed a Draft Environmental Impact Report (Draft EIR) and Initial Study in compliance with the California Environmental Quality Act (CEQA). This Draft EIR and Initial Study is now available for public review and comment.

Project Location: The Project site is located at 19320 Sonoma Highway (APN 127-202-007, 127-202-006) in the City of Sonoma (City), approximately 1 mile northwest of Sonoma Plaza, bounded by State Route (SR) 12 to the west, the Olde Bowl commercial center to the north, single-family dwellings to the east, and a multi-family residential complex to the south. The site total is approximately 2.15 acres (corrected acreage from previous version). There is an existing 1,843 sq ft residential structure on the property that is currently vacant. An historic resource evaluation determined the single-family home is eligible for listing on the California Register of Historic Places (California Register).

Project Description: The Project Applicant is proposing a 50-unit apartment complex within 2 two-story buildings and 5 three-story buildings. There is a 25 percent affordability component comprised of two extremely low-income units, three very low-income units, and eight low income-units. A total of 89 parking spaces would be provided: 68 garages, 3 carports, and 18 open spaces. A total of 28,007 square feet of landscaping would be provided through a combination of private and common open spaces, and biorientation areas. The proposed project would require demolition of the existing structure. The existing large valley oak within the front of the parcel and visible from SR 12 would be preserved.

Environmental Analysis: The Draft EIR finds that the implementation of the proposed project could result in a significant and unavoidable impact on cultural resources (historical resources). All remaining resource topics were determined to have a less-than-significant impact or less-than-significant impact with the incorporation of mitigation measures. These resource topics were analyzed in the Initial Study that is part of the Draft EIR. The Draft EIR provides a detailed project description, an analysis of physical environmental effects of the project, and identification of feasible mitigation measures and alternatives that would avoid or lessen the severity of project impacts.

Document Availability: The Draft EIR and Initial Study are available on the internet at the following location:

<https://www.sonomacity.org/montaldo-apartments/>

Reference copies are available at the following locations:

City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476

Sonoma Valley Regional Library
755 West Napa Street
Sonoma, CA 95476

Comment Period: A 45-day public review period for the Draft EIR shall begin on May 12, 2025, and end on June 25, 2025, at 5:00 p.m. All written comments regarding the Draft EIR must be received by this ending date.

Comments on the City's Draft EIR and Initial Study are welcome, and may be provided in writing or by email:

Diane Levine, Associate Planner
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City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476
publiccomment@sonomacity.org

Substantive comments received by the close of the comment period will be responded to in writing in a Final EIR. The Final EIR must be completed and certified before any decision can be made about the proposed project. Issuance of the Final EIR and hearing(s) to consider EIR certification and project entitlements are anticipated in summer 2025.