

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 # 2024070476

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, 89 on-site parking surface spaces (consisting of 68 garage stalls and 3 carports for residents; 18 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 identification of the potential environmental issues analyzed 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".

- | | |
|---|---|
| <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 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 | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | 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 May 12, 2025 Ending Date June 25, 2025

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: 5/1/2025

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