

2019059104

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: Redwood Apartments

Lead Agency: County of Sonoma Contact Person: Nina Bellucci
Mailing Address: Permit Sonoma, 2550 Ventura Avenue Phone: (707) 565-1236
City: Santa Rosa Zip: 95403 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Santa Rosa
Cross Streets: Santa Rosa Avenue & East Robles Avenue Zip Code: 95407
Longitude/Latitude (degrees, minutes and seconds): 38 ° 23 ' 38 " N / 122 ° 42 ' 44 " W Total Acres: 4.11
Assessor's Parcel No.: 134-132-070 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 101 Waterways: N/A
Airports: N/A Railways: N/A Schools: Taylor Mtn, New Directio

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:
[X] Mit Neg Dec Other:
Governor's Office of Planning & Research
STATE CLEARINGHOUSE

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 [X] Site Plan [ ] Land Division (Subdivision, etc.) [X] Other: Design Review

Development Type:

[X] Residential: Units 96 Acres 4.11
[ ] 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:

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

Present Land Use/Zoning/General Plan Designation:

Urban Residential, 13 units per acre

Project Description: (please use a separate page if necessary)
The applicant proposes to construct a 100 percent affordable, 96-unit apartment building consisting of four three-story buildings and one one-story community building on a 4.11-acre parcel. The project would utilize the Rental Housing Opportunity Density Bonus Program, which allows a 100 percent increase over base density, up to 26 units per acre. The proposed density is 24 units per acre. Under the Density Bonus Program, 40 percent of units are required to be affordable to low- and very low-income residents, which the project would exceed as all units will be affordable to households with incomes ranging between 30 and 60 percent of the Area Medium Income. The project would be constructed in a single phase. The site is zoned R3 (High Density Residential) B6 13 (13 units per acre density), which allows the proposed use.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 5 - 23 2019

SCH COMPLIANCE 6 - 24 - 2019

Project Sent to the following State Agencies

X Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
Central Valley Flood Prot. X ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl. & Recovery
Conservation SWRCB: Div. of Drinking Water
X CDFW # 3 SWRCB: Div. Drinking Wtr #
Cal Fire SWRCB: Div. Financial Assist.
X Historic Preservation X SWRCB: Wtr Quality
X Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. X Reg. WQCB # 1
DWR Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
Aeronautics
X CHP
X Caltrans# 4
Trans Planning
Other
Education
Food & Agriculture
X HCD
OES
State/Consumer Svcs
General Services
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019059104

Please forward late comments directly to the Lead Agency

AQMD/APCD 2/23

(Resources: 5 / 25)

**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 type="checkbox"/> Air Resources Board                         | <input 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 #4             | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB #1                         |
| <input type="checkbox"/> Caltrans Planning                           | <input 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 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 #3            | <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"/> Health Services, Department of              | Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development  | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date May 26, 2019 Ending Date June 25, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: \_\_\_\_\_ Applicant: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Contact: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Signature of Lead Agency Representative:  Date: 5/21/2019

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