

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 # 2020030351**Project Title:** Rezoning Sites for Housing ProjectLead Agency: Sonoma CountyContact Person: Nina BellucciMailing Address: 2550 Ventura AvenuePhone: 707-565-1236City: Santa RosaZip: 95403County: Sonoma**Project Location:** County: Sonoma City/Nearest Community: multipleCross Streets: CountywideZip Code: 95403Longitude/Latitude (degrees, minutes and seconds): n/a ° n/a ' n/a " N / n/a ° n/a ' n/a " W Total Acres: CountywideAssessor's Parcel No.: multipleSection: n/a Twp.: n/a Range: n/a Base: n/aWithin 2 Miles: State Hwy #: SR-1, 128, 116, 12, 121, 37Waterways: Middle & Lower Russian River, Mark West Creek, etc.Airports: multipleRailways: Sonoma-Marín Area Rail Transit Schools: multiple**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: _____

Development Type:

☐ Residential: Units _____ Acres _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☒ Other: Rezoning sites for housing
☐ Water Facilities: Type _____ MGD _____

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

See attached.

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".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" 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>1 & 2</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" 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 checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" 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 April 19, 2021 Ending Date June 18, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants</u>	Applicant: <u>Sonoma County - Permit Sonoma</u>
Address: <u>449 15th Street, Suite 303</u>	Address: <u>2550 Ventura Avenue</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Santa Rosa, CA 95403</u>
Contact: <u>Darcy Kremin</u>	Phone: <u>707-565-1236</u>
Phone: <u>510-834-4455</u>	

Signature of Lead Agency Representative: Nina Bellucci

Digitally signed by Nina Bellucci
DN: cn=Nina Bellucci, o=County of Sonoma, ou=Permit Sonoma, email=nina.bellucci@sonoma-county.org, c=US
Date: 2021.04.16 16:11:08 -0700

Date: 4/16/2021

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

Notice of Completion Extra Pages

Project Description Summary

Project implementation would rezone up to 59 urban sites in General Plan-designated Urban Service Areas throughout unincorporated Sonoma County for by-right, medium-density housing. By-right, medium-density housing means that no discretionary land use approvals and no CEQA review would be required for the development of medium-density (up to 24 units per acre) housing on the sites. Design review approval is still required for all multifamily or mixed-use housing development of more than three units. The project would add sites to the County's Housing Element site inventory to comply with new inventory requirements in Housing Element law; it would implement current General Plan policies and programs, including Policy HE-2f, to consider a variety of sites for higher-density and affordable housing, and Housing Element programs 11 and 20, which encourage the identification of urban sites near jobs and transit to appropriately accommodate additional housing. The project includes (1) a General Plan Map amendment as necessary and, where applicable, area plan amendments to change land uses and adjust allowable densities on identified sites; (2) a rezone of sites to match new General Plan land uses or densities and/or to add the WH Combining District; and (3) this Program Environmental Impact Report (EIR) to evaluate the potential environmental impacts of the project. The project is intended to facilitate and encourage housing development that would be developed over a 10-year period, with full buildout by 2030.

For purposes of the environmental analysis, sites analyzed for rezoning to R2 (Medium-Density Residential), with a base density of 10 to 11 units per acre, were assumed to be rezoned to allow a density of 20 to 22 units per acre, respectively which represents the maximum buildout potential utilizing the County's Rental Housing Opportunity Program density bonus program, which allows a density bonus of up to 100 percent. Sites analyzed for rezoning to add the WH Combining District were assumed to allow a density of 24 units per acre, the maximum allowed in this district. Table 1 provides the proposed zoning district modification for each Potential Site. For purposes of this analysis, it is assumed that no density bonus program would be used on sites with WH zoning, due to practical limitations of development in the County (few sites in the County to date have been developed at any density greater than 26 units per acre) and it would be speculative to assume a density bonus program would be used. The maximum density bonus available projects approved under the WH Combining Zone is the 50 percent allowed under State Density Bonus Law (Gov. Code Section 65915). Overall, the analysis is programmatic and cumulative in nature such that no more than 2,975 units would be developed throughout the Potential Sites even if some sites used a density bonus.

Table 2 provides a comparison of the existing potential number of dwelling units and population buildout potential of the 59 identified sites, the proposed dwelling unit and population buildout potential, and the overall change in the buildout population that would result from the project. If all 59 sites are chosen to move forward in the rezoning project studied under this EIR, project implementation could increase the housing availability in the county to accommodate up to 2,975 additional dwelling units and approximately 7,735 additional people.¹

Physical changes resulting from project implementation may include development of Potential Sites with higher-density housing. This could take the form of more land coverage or taller buildings than currently allowed. Under the proposed project, this increased density would only occur within Urban Service Areas in the County.

¹ Calculation based on 2.6 persons per household in unincorporated Sonoma County (California Department of Finance 2019). See Table 4.14-2 in Section 4.14, *Population and Housing*, for more detail.

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Project Description Summary

Table 1 Proposed Zoning Designation

Site(s)	Proposed Modifications to Zoning Designations (Allowable dwelling units per acre) ¹
GEY-1 through GEY-4, GUE-1 through GUE-4, FOR-2 through FOR-6, GRA-1, GRA-3 through GRA-5, SAN-1, SAN-3, SAN-5, SAN-8, AGU-1 through AGU-3, PEN-2, PEN-4, PEN-6, PEN-7, PET-1, PET-2, PET-4, SON-1 through SON-4	R2 10 (20 units per acre)
LAR-1 through LAR-7	R2 11 (22 units per acre)
LAR-8, FOR-1, GRA-2, SAN-2, SAN-4, SAN-6, SAN-7, SAN-9, SAN-10, GLE-1, GLE-2, PEN-1, PEN-3, PEN-5, PEN-8, PEN-9, PET-3	WH Combining District (24 units per acre)

Note: R2 = Medium Density Residential zoning; WH = Workforce Housing

1 – 100% density bonus program allows for doubled density on R zoned parcels

Table 2 Housing Unit and Population Buildout Potential

Potential Site	Total Allowable Dwelling Units Under Current Designation	Total Allowable Dwelling Units Under Proposed Designation	Change in Total Allowable Dwelling Units (Buildout Potential)	Total Population Under Current Designation ¹	Total Population Under Proposed Designation ¹	Change in Buildout Population Potential
GEY-1	82	123	41	213	320	107
GEY-2	8	33	25	21	86	65
GEY-3	5	22	17	13	57	44
GEY-4	6	26	20	16	68	52
GUE-1	6	30	24	16	78	62
GUE-2	2	80	78	5	208	203
GUE-3	8	41	33	21	107	86
GUE-4	3	105	102	8	273	265
LAR-1	1	97	96	3	252	250
LAR-2	0	16	16	0	42	42
LAR-3	10	14	4	26	36	10
LAR-4	4	6	2	10	16	5
LAR-5	72	99	27	187	257	70
LAR-6	0	12	12	0	31	31
LAR-7	10	45	35	26	117	91
LAR-8	0	11	11	0	29	29
FOR-1	46	70	24	120	182	62
FOR-2	7	283	276	18	736	718
FOR-3	3	33	30	8	86	78
FOR-4	2	71	69	5	185	179
FOR-5	6	58	52	16	151	135
FOR-6	0	120	120	0	312	312
GRA-1	6	23	17	16	60	44
GRA-2	0	71	71	0	185	185
GRA-3	1	22	21	3	57	55

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Potential Site	Total Allowable Dwelling Units Under Current Designation	Total Allowable Dwelling Units Under Proposed Designation	Change in Total Allowable Dwelling Units (Buildout Potential)	Total Population Under Current Designation ¹	Total Population Under Proposed Designation ¹	Change in Buildout Population Potential
GRA-4	1	36	35	3	94	91
GRA-5	1	27	26	3	70	68
SAN-1	1	74	73	3	192	190
SAN-2	0	200	200	0	520	520
SAN-3	1	80	79	3	208	205
SAN-4	1	149	148	3	387	385
SAN-5	1	67	66	3	174	172
SAN-6	0	73	73	0	190	190
SAN-7	0	72	72	0	187	187
SAN-8	1	20	19	3	52	49
SAN-9	0	159	159	0	413	413
SAN-10	3	128	125	8	333	325
GLE-1	1	19	18	3	49	47
GLE-2	1	3	2	3	8	5
AGU-1	1	27	26	3	70	68
AGU-2	7	132	125	18	343	325
AGU-3	16	64	48	42	166	125
PEN-1	0	1	1	0	3	3
PEN-2	1	21	20	3	55	52
PEN-3	0	4	4	0	10	10
PEN-4	2	35	33	5	91	86
PEN-5	1	8	7	3	21	18
PEN-6	2	40	38	5	104	99
PEN-7	18	107	89	47	278	231
PEN-8	0	16	16	0	42	42
PEN-9	0	8	8	0	21	21
PET-1	1	39	38	3	101	99
PET-2	1	27	26	3	70	68
PET-3	1	65	64	3	169	166
PET-4	1	39	38	3	101	99
SON-1	0	19	19	0	49	49
SON-2	0	20	20	0	52	52
SON-3	1	20	19	3	52	49
SON-4	1	19	18	3	49	47
Total	354	3,329	2,975	920	8,655	7,735

Note: Numbers may not add due to rounding.

1. Population based on 2.6 persons per household in unincorporated Sonoma County (California Department of Finance 2019). For example, for site GEY-1, 41 units buildout potential multiplied by 2.6 persons per unit = 107 persons (rounded).