

Notice of Determination

To: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk
County of Sonoma
585 Fiscal Drive, Room 103
Santa Rosa, CA 95403

From: Sonoma County Water Agency
404 Aviation Blvd.
Santa Rosa, CA 95403

Contact: **Connie Barton**
Phone: 707-547-1905

Lead Agency: County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA. 95403

Contact: Katrina Braehmer
Phone: 707-545-1903

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Grant of Easement to Los Pinos Apartments, LLC, for Storm Drain Improvements

Project Applicant (if any):

State Clearinghouse Number (if submitted): 2021010137

Project Location (include county): The Project is located at 3496 Santa Rosa Avenue (APN 134-132-015). Sonoma Water owns certain real property (APN 134-152-059) where the storm drain outfall for the Project is located.

Project Description: Los Pinos Apartments, a California limited liability company, has requested that Sonoma Water execute an easement agreement for installation of storm drain outfall improvements on Sonoma Water property. The storm drain outfall improvements will allow Los Pinos Apartments to meet permitting requirements necessary to build the Project; a 50-unit multifamily rental housing project that includes three low-income units, on Santa Rosa Avenue. Sonoma Water currently uses the property for flood control maintenance purposes. Sonoma Water staff has determined that the easement would not adversely impact Sonoma Water's use of the property in any respect.

Sonoma County, as lead agency, completed environmental documentation in accordance with the California Environmental Quality Act (CEQA) for the Project. Permit Sonoma prepared an Initial Study/Mitigated Negative Declaration (IS/MND) that addressed the potential impacts related to the Project and measures to mitigate adverse effects of the Project. Permit Sonoma approved the Project, approved the IS/MND, and adopted findings on March 3, 2022, and filed a Notice of Determination on March 4, 2022. The easement meets all requirements of Government Code, Section 65402, for General Plan consistency.

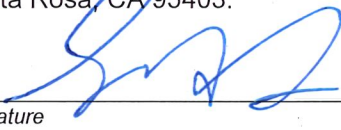
As a Responsible Agency under CEQA, Sonoma Water reviewed and considered the IS/MND as prepared by the lead agency. Sonoma Water approved the grant of easement agreement, concurred with each of the lead agency's findings concerning environmental impacts and mitigation measures in the IS/MND and County's resolution, and finds that the easement will not have an adverse impact upon the environment

This is to advise that the Sonoma County Water Agency, ☐ Lead Agency ☒ Responsible Agency, has reviewed and considered the above described project on November 7, 2023, as prepared by the lead agency and has made the following determinations regarding the above described project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.

6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the IS/MND prepared for the project and Sonoma Water's record of approval is on file and available to the general public at Sonoma County Water Agency's administrative office at 404 Aviation Blvd., Santa Rosa, CA 95403.



Signature

General Manager
Title

November 7, 2023
Date

Date received for filing and posting at OPR:

Project Area

Los Pinos Project Area

Legend

- 3496 Santa Rosa Ave
- Andy Lopez Unity Park
- Project Area
- Santa Rosa Mobile Estates

