

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: Airport Area Specific Plan EIR

Lead Agency: County of Sonoma Contact Person: Cecily Condon
Mailing Address: 2550 Ventura Avenue Phone: 707-565-1958
City: Santa Rosa Zip: 94503 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Windsor
Cross Streets: Airport Boulevard Zip Code: 95403
Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 810 acres
Assessor's Parcel No.: Various Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: U.S. 101 Waterways: Mark West Creek, Pool Creek
Airports: Sonoma County Airport Railways: SMART Schools: San Miguel Elementary

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 896 Acres 82.9
 Office: Sq.ft. 283 ksf Acres 87.5 Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 15,202 Acres 3.4 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 1.6 msf Acres 360 Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: 200 hotel rooms

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:

Many land use designations (see NOP)

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

The Specific Plan will include a comprehensive set of goals, objectives, policies, and implementation measures including an infrastructure funding plan. The project will streamline opportunities for housing on select parcels including limited industrial and commercial parcels east of the train tracks and approximately 40 acres of limited industrial land north of Airport Boulevard between Brickway and Skylane Boulevards. Land use designations in the area surrounding the SMART station will be amended to recognize existing commercial uses and achieve a mixed-use development pattern with a tighter street grid east of the railroad tracks. The Specific Plan will retain the industrial land use designations and zoning that currently apply with the exception of parcels being designated to match existing uses and parcels being partially converted to a limited industrial use.

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".

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|---|--|
| <input checked="" 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 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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input 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 7, 2019 Ending Date June 6, 2019

Lead Agency (Complete if applicable):

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|--|----------------------------|
| Consulting Firm: <u>David J. Powers & Associates, Inc.</u> | Applicant: <u>N/A</u> |
| Address: <u>1611 Telegraph Avenue, Suite 1002</u> | Address: <u>N/A</u> |
| City/State/Zip: <u>Oakland, CA 94612</u> | City/State/Zip: <u>N/A</u> |
| Contact: <u>Will Burns, AICP</u> | Phone: <u>N/A</u> |
| Phone: <u>510-458-4162</u> | |

Signature of Lead Agency Representative:  **Date:** 5-7-19

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