



April 15, 2020

**EXTENDED COMMENT PERIOD for
NOTICE OF PREPARATION
of a Draft Environmental Impact Report,
and Notice of May 6, 2020 Public Scoping Meeting**

Project Title: Rezoning Sites for Housing Project

Project Proponent: Sonoma County

Project Location: Countywide (refer to Table 1 and Figures 1 through 12)

Notice of Comment Period Extension

The original comment period began March 11, 2020, and was scheduled to end at 5:00 p.m. on April 10, 2020. **This comment period is extended to 5:00 p.m. on May 8, 2020**, for a total of 58 days of circulation.

Additionally, a public scoping meeting was scheduled to take place on Thursday April 2, 2020 from 6:00 p.m. to 8:00 p.m. **This public scoping meeting has been rescheduled to May 6, 2020 from 6:30 p.m. to 8:00 p.m.**, as an online webinar only. See information below. Only one other revision has been made to the NOP: the addition of Potential Rezone Site PEN-9 (refer to Table 1).

Environmental Impact Report

The Sonoma County Permit and Resource Management Department (Permit Sonoma) is preparing a program Environmental Impact Report (EIR) for the rezoning of selected sites throughout the County for housing. The County will be the lead agency under the California Environmental Quality Act (CEQA) for the project. This Notice of Preparation (NOP) describes the proposed project that will be analyzed in the EIR and identifies areas of probable environmental effects of the project.

Agencies and interested members of the public are invited to provide input on the scope of the environmental analysis. If you are a responsible or trustee agency, we need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but no later than 10 days after the receipt of this notice.

Written Comments

Please submit written comments to any of the below by 5:00 p.m. on May 8, 2020:

- Comment on website at: sonomacounty.ca.gov/PRMD/Regulations/Housing/Housing-Sites-EIR
- Email: HousingSites@sonoma-county.org



- Fax: (707) 565-1103
- Regular Mail: Permit Sonoma, Attn: Nina Bellucci, 2550 Ventura Avenue, Santa Rosa, California 95403

Public Scoping Meeting

Due to the COVID-19 pandemic, the County will hold a **virtual scoping meeting** to provide an opportunity for agency staff and interested members of the public to submit comments, either written or verbal, on the scope of the environmental issues to be addressed in the EIR. The scoping meeting will be held on **Wednesday, May 6, 2020** from 6:30 p.m. to 8:00 p.m. To join the meeting by computer, log in to <https://global.gotomeeting.com/join/240548829>. To join the meeting by telephone only, dial **(669) 224-3412** and use passcode **240-548-829**. The scoping meeting will begin with a presentation followed by a question and answer session.

The scoping presentation will be recorded and available to view after May 7, 2020 on sonomacounty.ca.gov/PRMD/Regulations/Housing/Housing-Sites-EIR.

For questions regarding this notice, please contact Nina Bellucci at (707) 565-1236 or the email address above.

Project Background

Like many other counties in California, Sonoma County is known for its high cost of living and lack of affordable, available housing. New construction in the County has not kept up with housing demand over the last half decade, and the 2017 wildfires destroyed over 5,000 housing units Countywide, exacerbating an already dire housing crisis. Proper location is an important consideration for new housing in the unincorporated County, as there has been a long-standing Countywide concern to avoid sprawl and protect open space. The County is largely rural, with limited urban areas. There are strong General Plan policies that protect designated Community Separators and facilitate city- and community-centered growth, voter-approved Urban Growth Boundaries, and General Plan-designated Urban Service Areas (USAs) where public sewer and water are available and higher densities of housing could be built. This project will identify sites to be added to the County's Housing Element site inventory to comply with State law, and will implement current General Plan Policies and Programs that require the County to identify urban sites near jobs and transit which may appropriately accommodate additional housing. It will also identify appropriate sites on which to place the Workforce Housing Combining Zone, which would allow the development of jobs and/or housing on the same site or within walking distance from one another.

In late 2018, the County asked for the public's help in identifying sites, and over 100 sites were nominated. County staff evaluated all nominated sites to determine if they met the basic eligibility criteria. Some sites that will be evaluated were included in a prior housing element, but the County proposes to include them in this analysis so that the potential for cumulative impacts can be analyzed. The environmental review process will further refine the sites with the potential for rezoning.



Project Location

The proposed project would potentially rezone sites in designated Urban Service Areas throughout unincorporated Sonoma County (Figure 1). The sites to potentially be rezoned are shown in detail in Figures 2 through 12 and correspond to Table 1.

Table 1 : Site Information

Site	Assessor's Parcel Number	Nearest Community	Corresponding Figure No.
GEY-1	140-180-035	Geyserville	2
GEY-2	140-150-008	Geyserville	2
GEY-3	140-150-004	Geyserville	2
GEY-4	140-150-001	Geyserville	2
GUE-1	070-070-040	Guerneville	3
GUE-2	069-270-002	Guerneville	3
GUE-3	069-280-043	Guerneville	3
GUE-4	069-230-007	Guerneville	3
LAR-1	039-320-051	Larkfield	4
LAR-2	039-040-040	Larkfield	4
LAR-3	039-025-060	Larkfield	4
LAR-4	039-025-026	Larkfield	4
LAR-5	039-025-028	Larkfield	4
LAR-6	039-040-035	Larkfield	4
LAR-7	039-380-018	Larkfield	4
LAR-8	039-390-022	Larkfield	4
FOR-1	083-073-017	Forestville	5
FOR-2	083-120-062	Forestville	5
FOR-3	084-020-004	Forestville	5
FOR-4	083-073-010	Forestville	5
FOR-5	084-020-003	Forestville	5
FOR-6	084-020-011	Forestville	5
GRA-1	130-165-001	Graton	6
GRA-2	130-090-009	Graton	6
GRA-3	130-180-079	Graton	6
GRA-4	130-146-003	Graton	6
GRA-5	130-176-013	Graton	6
SAN-1	134-132-057	South Santa Rosa	7
SAN-2	134-111-068	South Santa Rosa	7
SAN-3	134-132-056	South Santa Rosa	7
SAN-4	043-153-021	South Santa Rosa	7
SAN-5	134-132-034	South Santa Rosa	7



Site	Assessor's Parcel Number	Nearest Community	Corresponding Figure No.
SAN-6	134-072-040	South Santa Rosa	7
SAN-7	134-072-038	South Santa Rosa	7
SAN-8	134-111-020	South Santa Rosa	7
SAN-9	134-171-059	South Santa Rosa	7
SAN-10	134-192-016	South Santa Rosa	7
GLE-1	054-290-057	Glen Ellen	8
GLE-2	054-290-084	Glen Ellen	8
AGU-1	056-531-005	Agua Caliente	9
AGU-2	056-531-006	Agua Caliente	9
AGU-3	052-272-011	Agua Caliente	9
PEN-1	047-174-009	Penngrove	10
PEN-2	047-152-020	Penngrove	10
PEN-3	047-174-008	Penngrove	10
PEN-4	047-152-019	Penngrove	10
PEN-5	047-173-011	Penngrove	10
PEN-6	047-091-013	Penngrove	10
PEN-7	047-153-004	Penngrove	10
PEN-8	047-166-023	Penngrove	10
PEN-9	047-166-025	Penngrove	10
PET-1	019-090-003	Petaluma	11
PET-2	019-090-053	Petaluma	11
PET-3	019-090-004	Petaluma	11
PET-4	019-090-058	Petaluma	11
SON-1	128-311-015	Sonoma	12
SON-2	128-311-016	Sonoma	12
SON-3	128-311-014	Sonoma	12
SON-4	128-311-017	Sonoma	12

Proposed Project

The project includes site identification, environmental (CEQA) analysis, and rezoning of urban site for by-right medium density housing. This project will add sites to the County's Housing Element site inventory to comply with the new inventory requirements, and will 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 which may appropriately accommodate additional housing. The project includes: 1) a General Plan Map amendment as necessary to adjust allowable densities on identified sites; 2) rezoning of sites to match new general plan densities or to add the AH (Affordable Housing) or WH (Workforce



Housing) combining zones; and 3) a program EIR to evaluate the potential environmental impacts of the project. The project is intended to facilitate and encourage by-right housing development.

Requested Entitlements

The County will be seeking to potentially rezone select sites from those shown in Figures 1 to 12 which, through the environmental review process, are determined to be appropriate for rezoning, as well as a General Plan map amendment.

Project Alternatives

The EIR will evaluate a reasonable range of project alternatives, including the required No Project Alternative.

Potential Environmental Effect Areas

The EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The County anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR.

- Aesthetics/Visual
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Effects
- Growth Inducing Effects

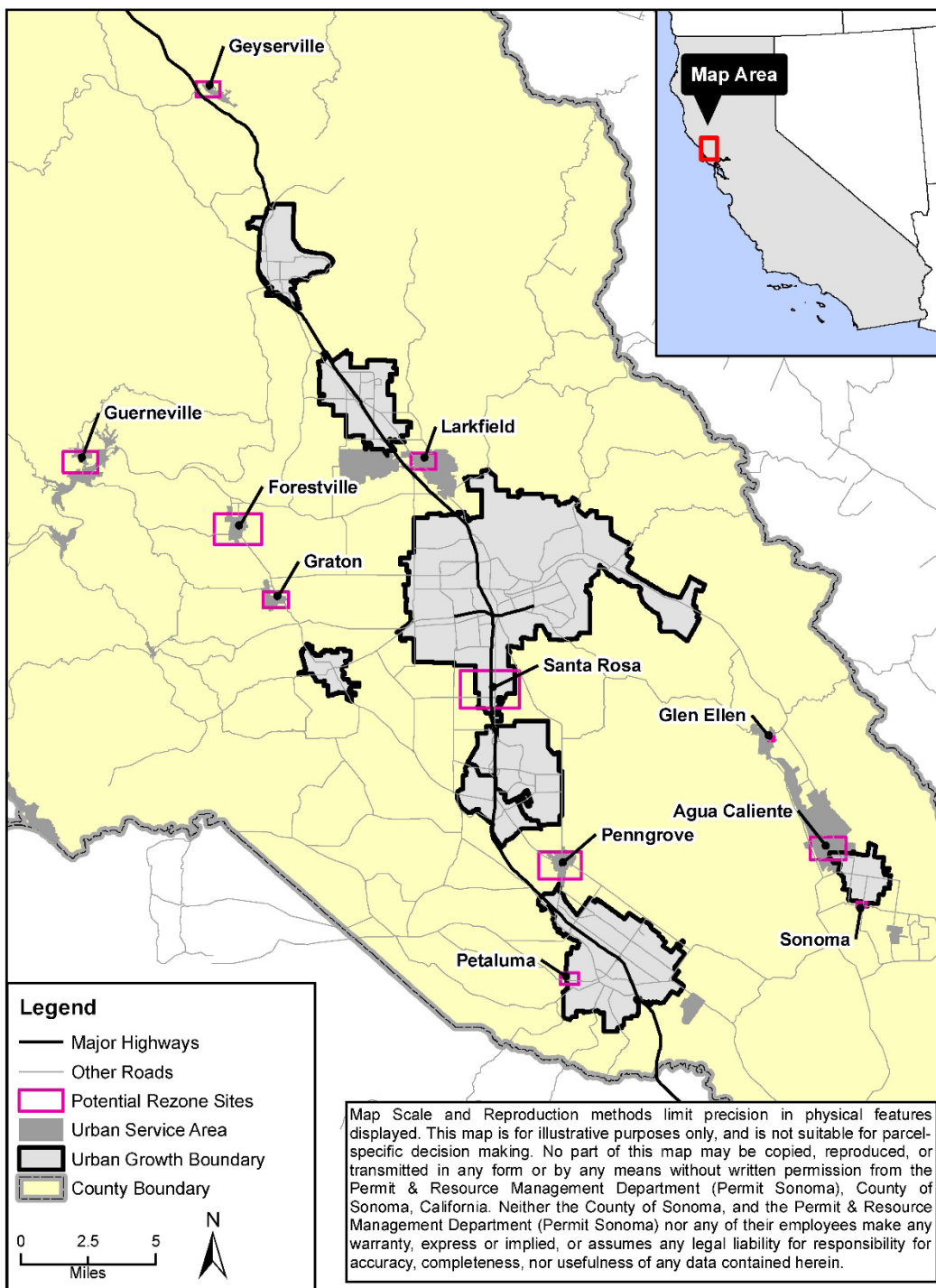
As environmental documentation for this project is completed, it will be available for review at the County's PRMD offices located at 2550 Ventura Avenue, Santa Rosa, and online at:

sonomacounty.ca.gov/PRMD/Regulations/Housing/Housing-Sites-EIR



Notice of Preparation of an EIR – Rezoning Sites for Housing

County of Sonoma
Rezoning Sites for Housing Project



Source: Modified from data obtained with permission from the County of Sonoma, Permit & Resource Management Department (Permit Sonoma). Data and/or analysis depicted may be altered from the original Permit Sonoma dataset source therefore not representative of Permit Sonoma data

Countywide Potential Rezone Sites

Figure 1

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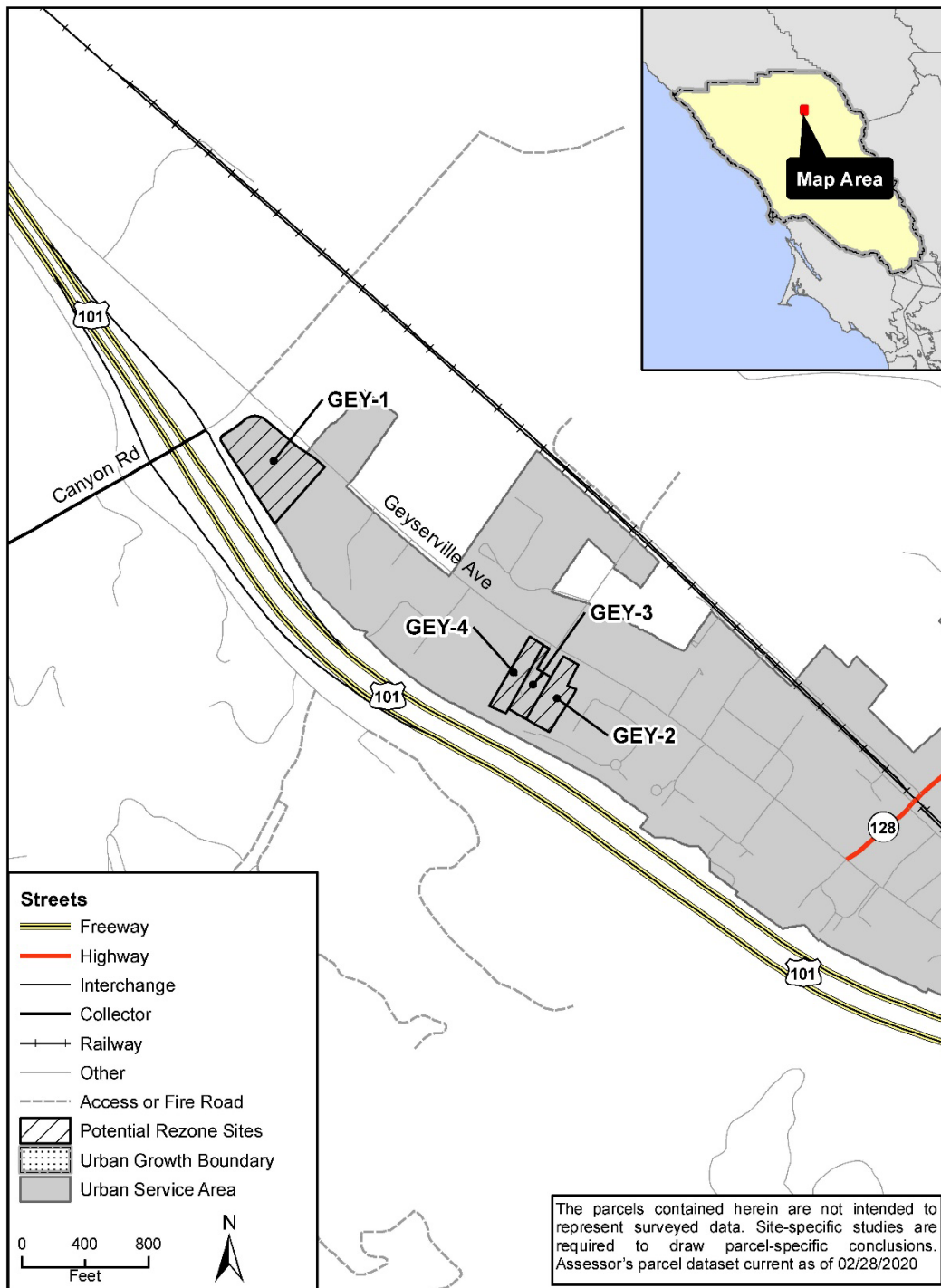


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Geyserville Potential Rezone Sites

Figure 2

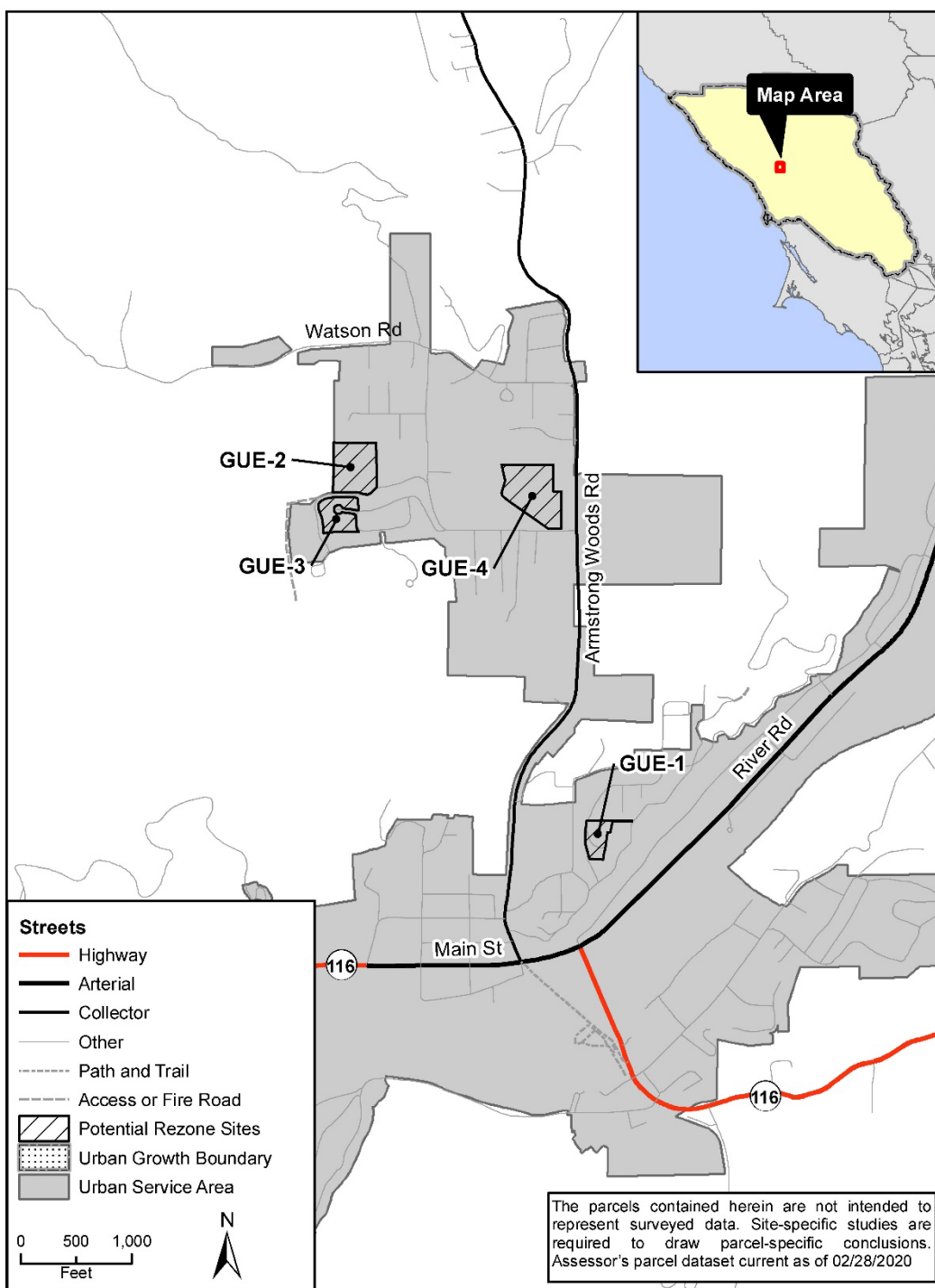
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Guerneville Potential Rezone Sites

Figure 3

Rincon Consultants, Inc.

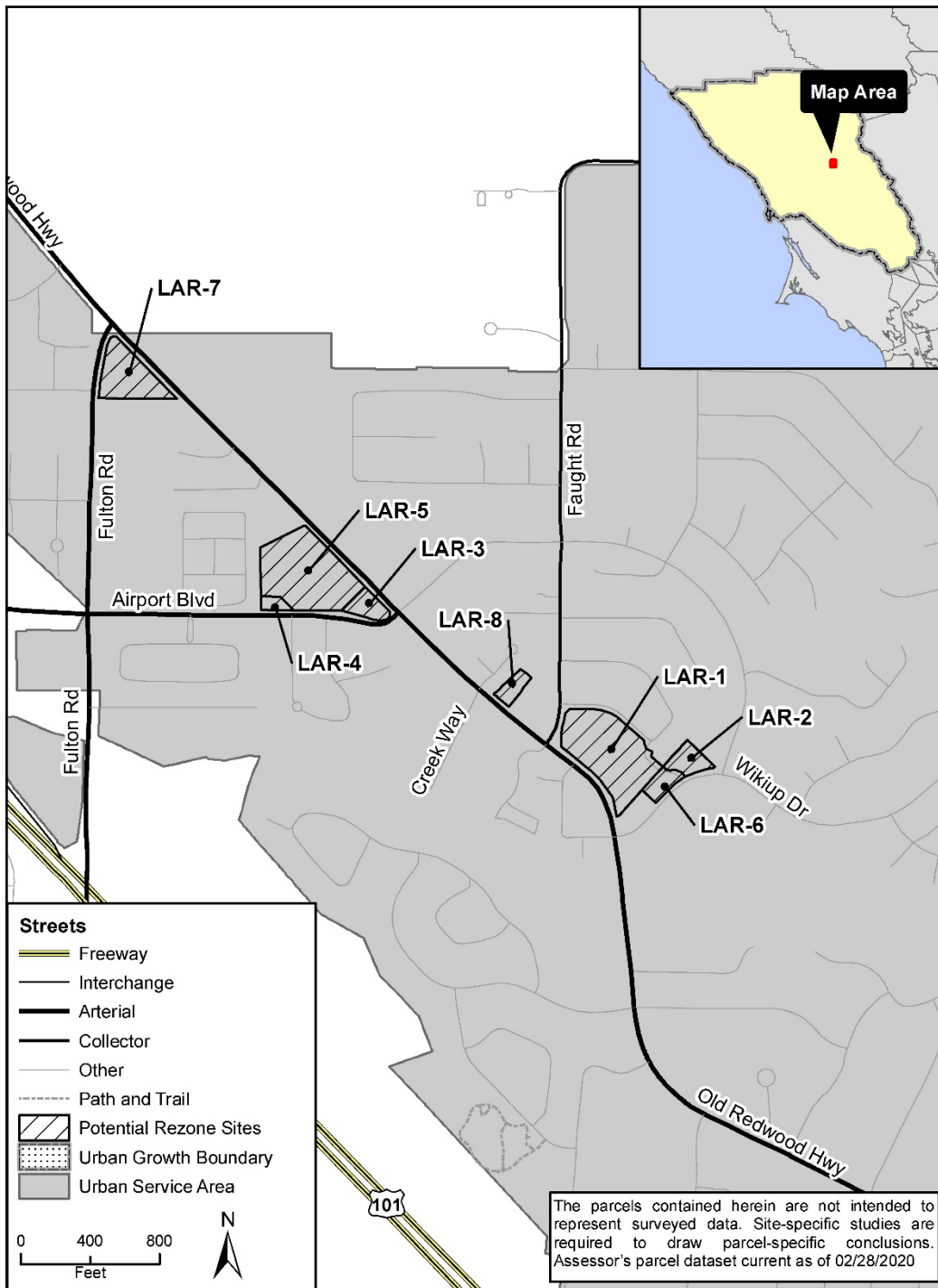


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Larkfield Potential Rezone Sites

Figure 4

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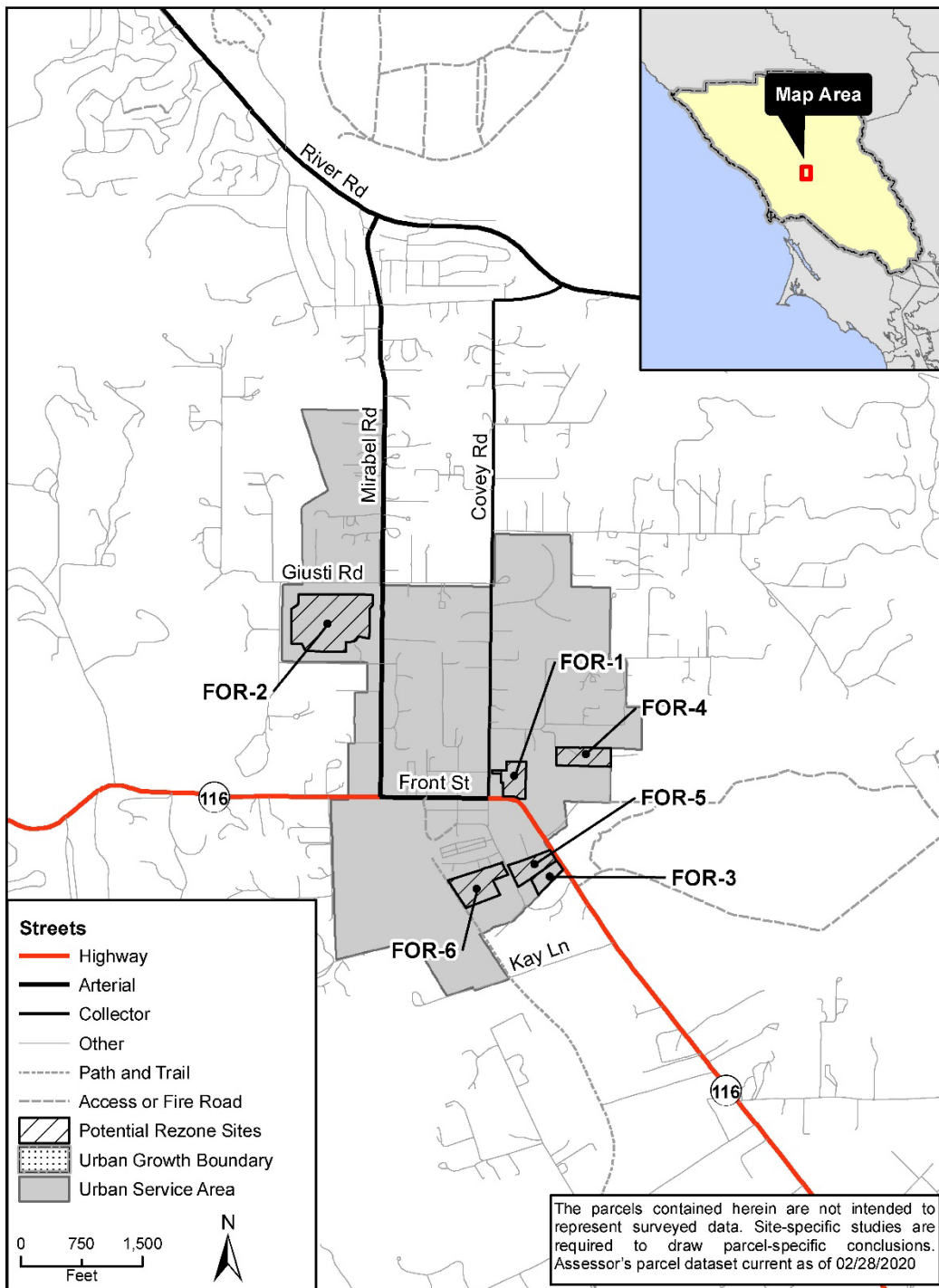


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Forestville Potential Rezone Sites

Figure 5

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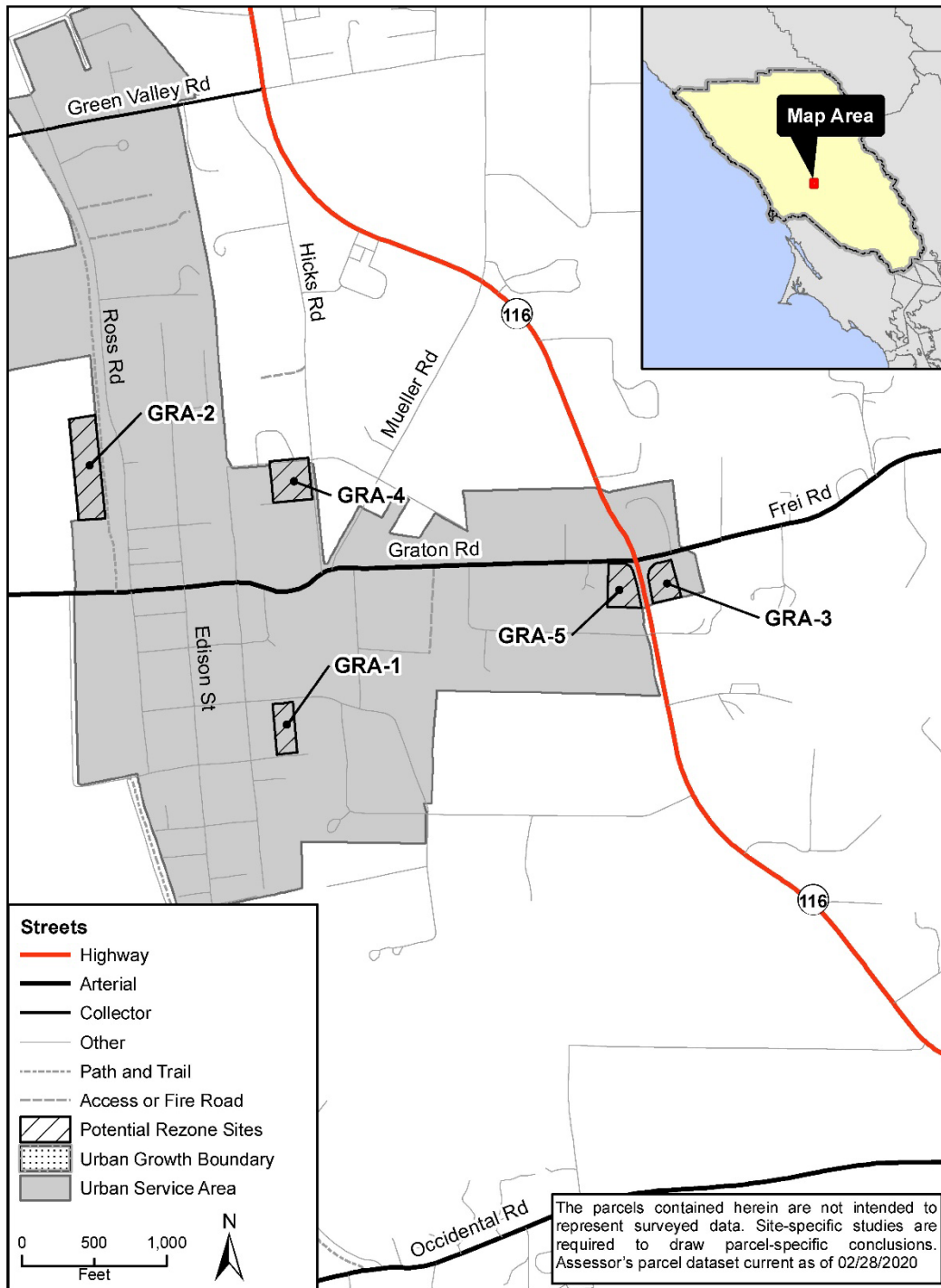


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Graton Potential Rezone Sites

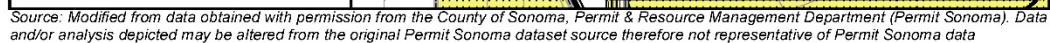
Figure 6

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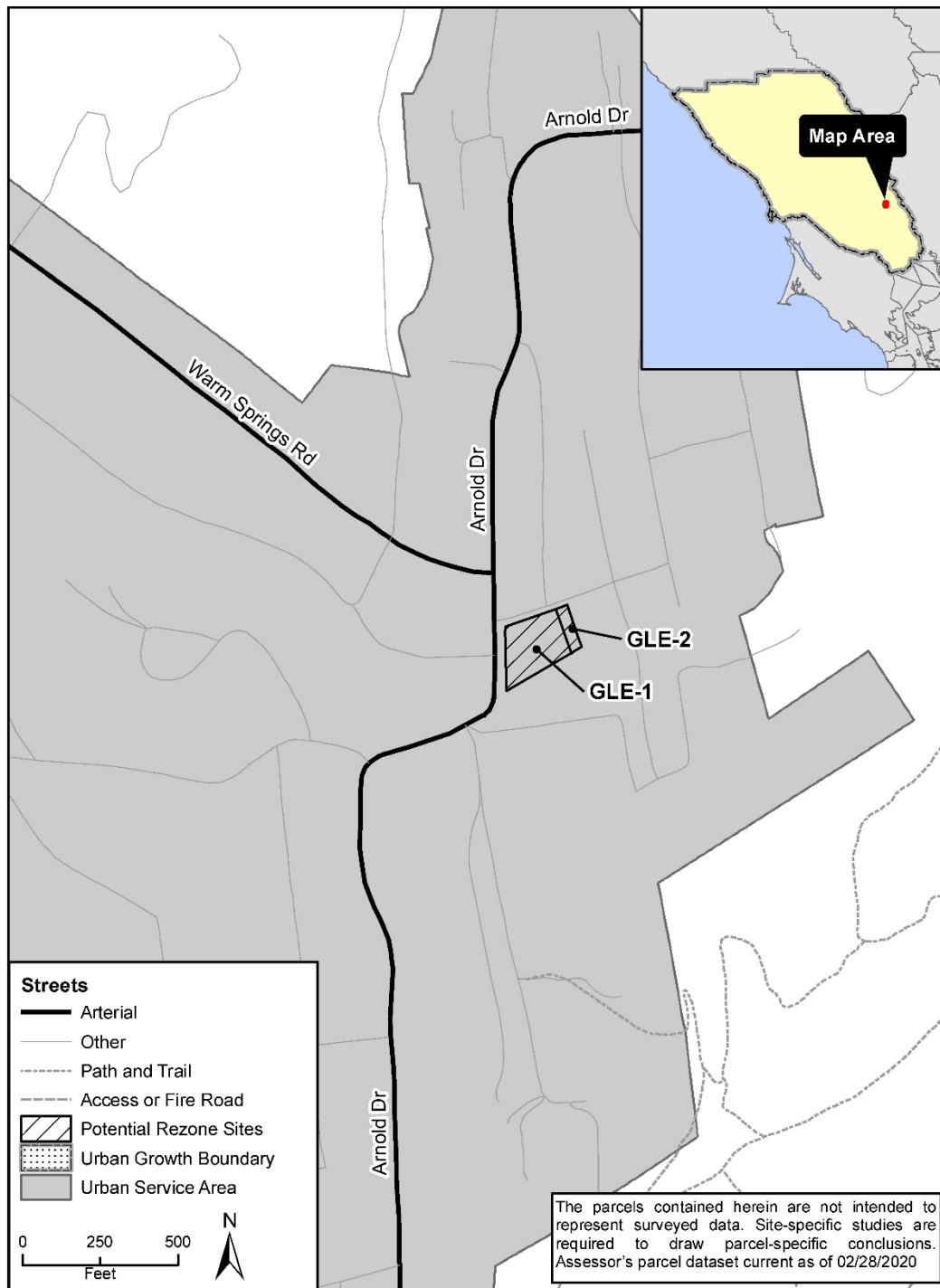
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Glen Ellen Potential Rezone Sites

Figure 8

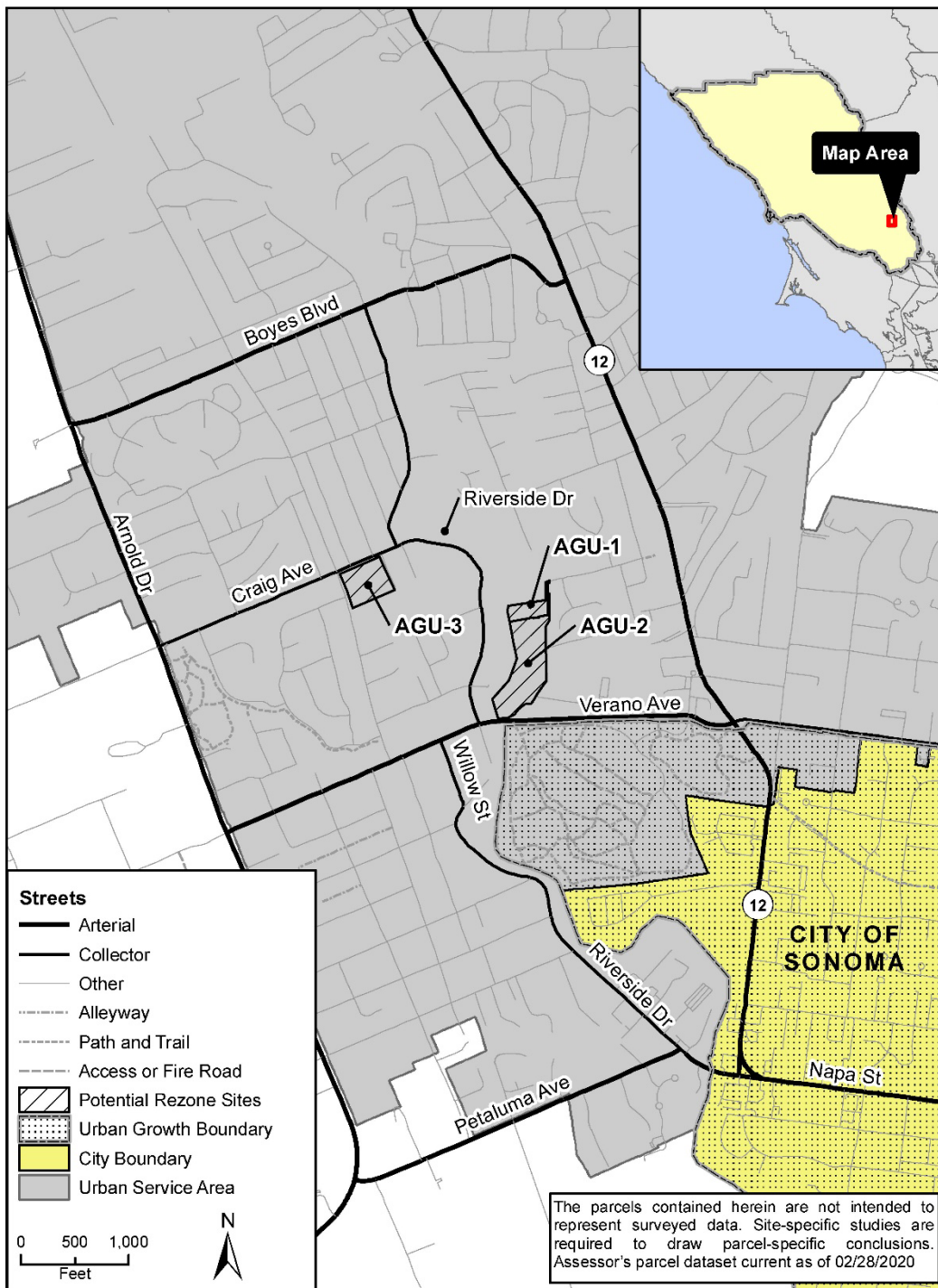
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Agua Caliente Potential Rezone Sites

Figure 9

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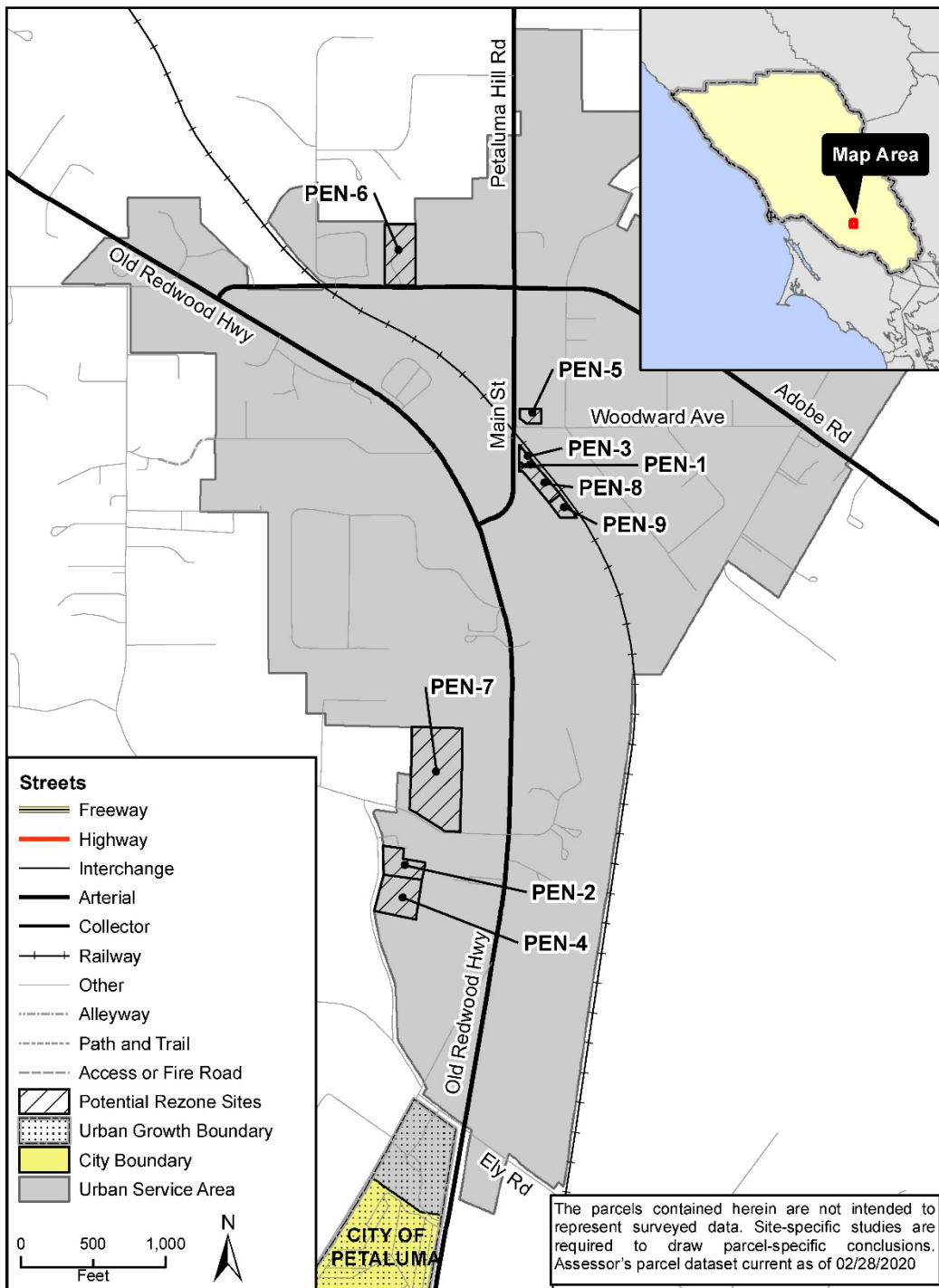


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Penngrove Potential Rezone Sites

Figure 10

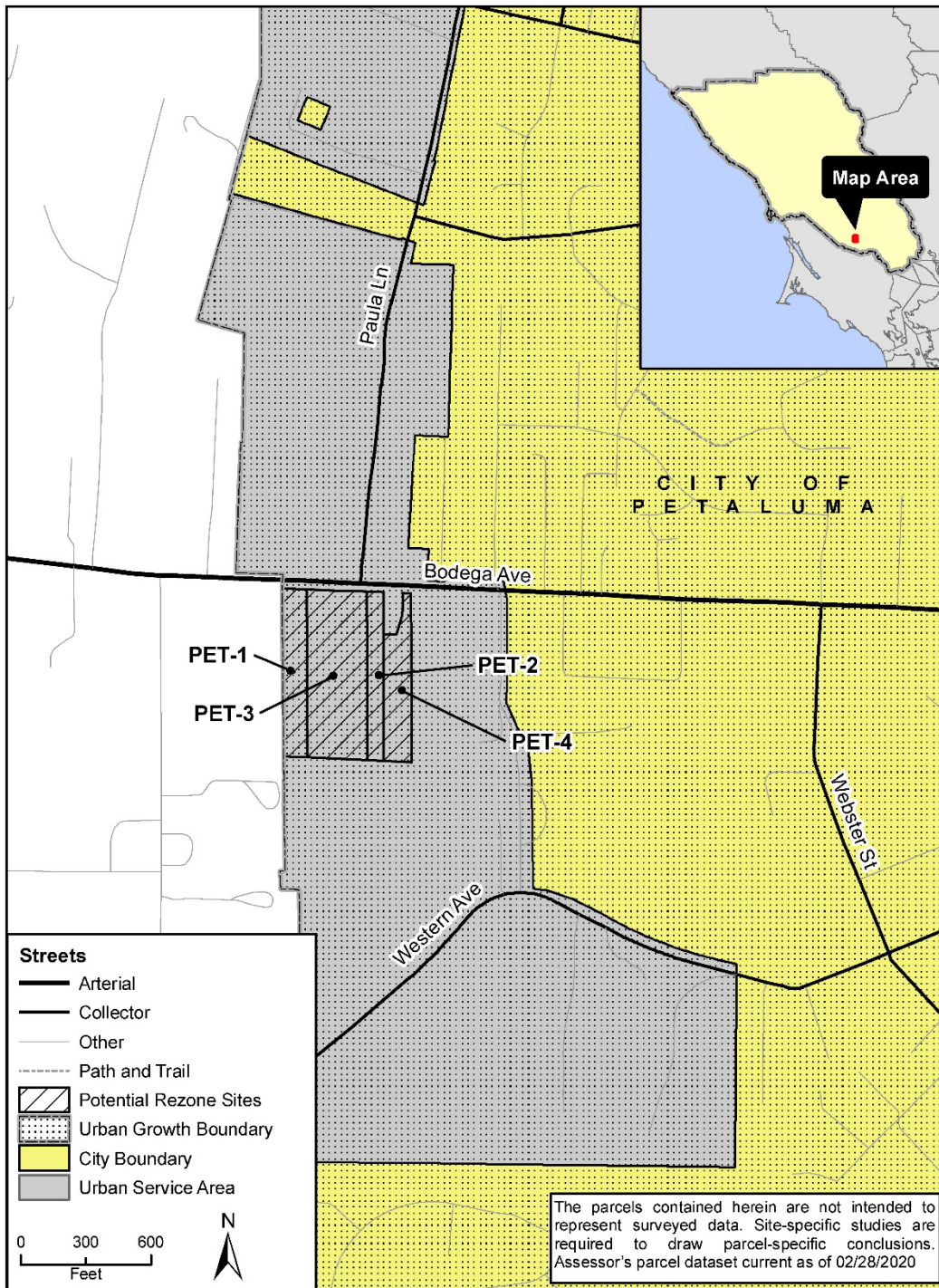
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Petaluma Potential Rezone Sites

Figure 11

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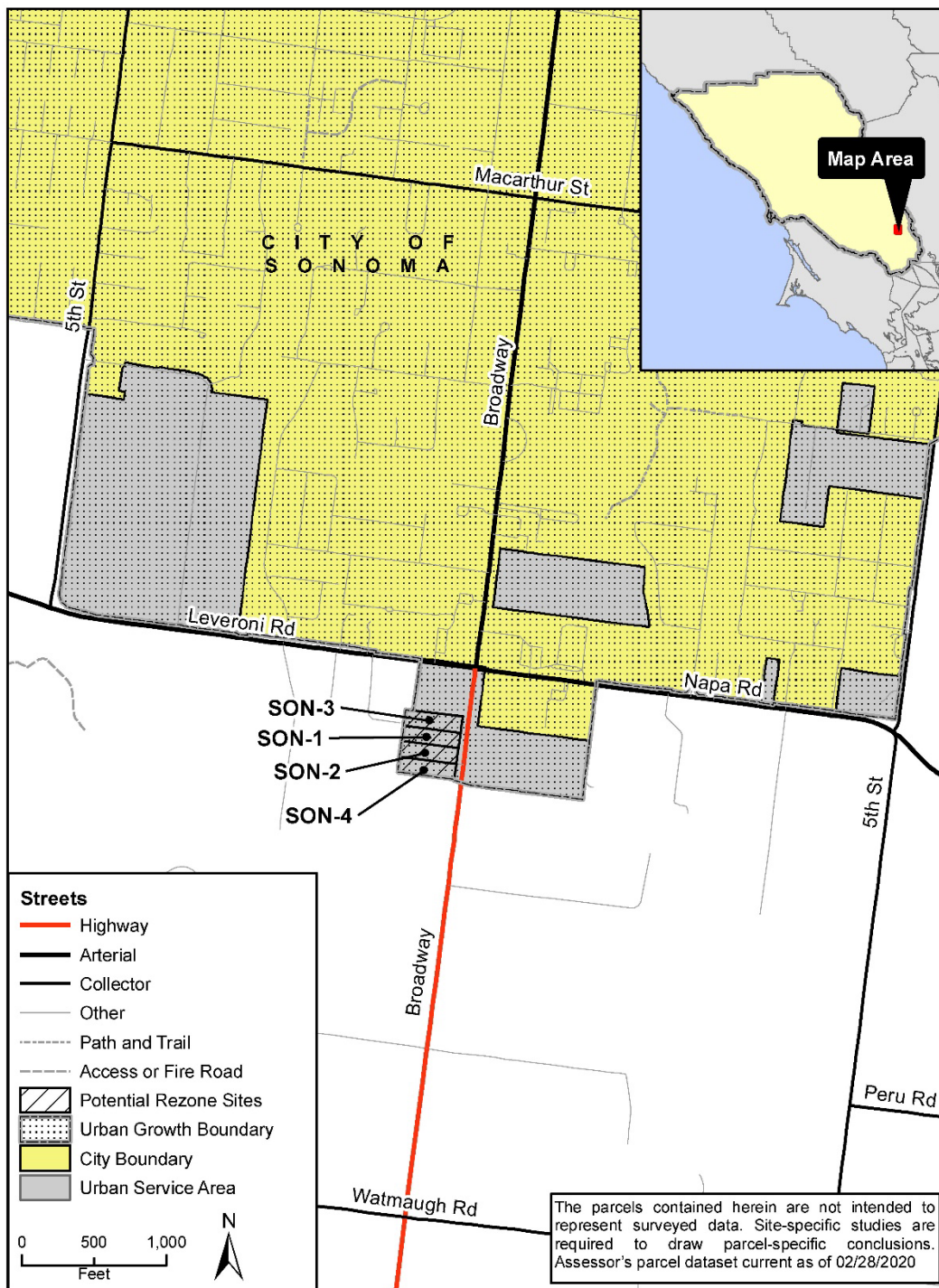


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Sonoma Potential Rezone Sites

Figure 12

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