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: Boyes Springs Food Center Mixed-Use

Lead Agency: County of Sonoma
Contact Person: Doug Bush
Mailing Address: 2550 Ventura Ave
Phone: 7075655276
City: Santa Rosa
Zip: 95403
County: Sonoma

Project Location: County: Sonoma
City/Nearest Community: Sonoma
Cross Streets: Calle Del Monte, Arroyo Rd, Highway 12
Zip Code: 95476
Longitude/Latitude (degrees, minutes and seconds): 38.3138 ° ___ ′ ___ ″ N / 122.4819 ° ___ ′ ___ ″ W
Total Acres: 1.26
Assessor's Parcel No.: 056-415-016, -017, -018, -020
Section: ___ Twp.: ___ Range: ___ Base: ___
Within 2 Miles: State Hwy #: 12
Waterways: Agua Caliente Creek
Airports: ___
Railways: ___
Schools: El Verano Elementary

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) ___
- Other: ___

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: ___

Local Action Type:

- ☐ General Plan Update
- ☒ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☒ Site Plan
- ☒ Rezone
- ☐ Prezone
- ☒ Use Permit
- ☒ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other: ___

Development Type:

- ☒ Residential: Units 37 Acres ___
- ☐ Office: Sq.ft. ___ Acres ___ Employees ___
- ☒ Commercial: Sq.ft. 7000 Acres ___ Employees ___
- ☐ Industrial: Sq.ft. ___ Acres ___ Employees ___
- ☐ Educational: ___
- ☐ Recreational: ___
- ☐ Water Facilities: Type ___ MGD ___
- ☐ Transportation: Type ___
- ☐ Mining: Mineral ___
- ☐ Power: Type ___ MW ___
- ☐ Waste Treatment: Type ___ MGD ___
- ☐ Hazardous Waste: Type ___
- ☐ Other: ___

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Currently Mixed Use Development. Zoned Limited Commercial, Traffic Sensitive, Low Density Residential, Local Guidelines, Scenic Resources, Vacation Rental Exclusion. General Plan Designation: Limited Commercial, Traffic Sensitive, Urban Residential.

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

See attached.

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**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
x Caltrans District # 4
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission

_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of

_____ Other: _____
_____ Other: _____

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

Starting Date April 29, 2020 Ending Date May 29, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: KS Mattson Partners, LP
Address: PO Box 5490
City/State/Zip: Vacaville, CA 95696
Phone: 5105436295

Signature of Lead Agency Representative: Doug Bush Digitally signed by Doug Bush DN: cn=Doug Bush, o=County of Sonoma, ou, email=doug.bush@sonoma-county.org, c=US Date: 2020.03.17 09:33:54 -07'00' **Date:** 04/23/20

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