



March 11, 2020

NOTICE OF PREPARATION of a Draft Environmental Impact Report, Notice of 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)

Environmental Impact Report: The Sonoma County Permit and Resource Management Department (Permit Sonoma) is preparing an 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 30 days after the receipt of this notice.

Written Comments:

Please submit written comments within 30 days of the date of this notice to any of the below by 5:00 p.m. on April 10, 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: The County will hold a 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 **Thursday, April 2, 2020** from 6:00 p.m. to 8:00 p.m. at the Sonoma County Board of Supervisors Chambers, 575 Administration Drive 102A, Santa Rosa, CA 95403. The scoping meeting will have an "open house" format, so participants can attend at any point during this two-hour window. Written comments regarding relevant issues may be submitted at the meeting. The scoping presentation will be available to view after April 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 potential rezone sites are shown in detail in Figures 2 through 12 and correspond to Table 1.

Table 1 Potential Rezone Sites Information

| Potential Rezone 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 |

| Potential Rezone Site | Assessor's Parcel Number | Nearest Community | Corresponding Figure No. |
|-----------------------|--------------------------|-------------------|--------------------------|
| 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 |
| 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 |
| PET-1 | 019-090-003 | Petaluma | 11 |
| PET-2 | 019-090-053 | Petaluma | 11 |

| Potential Rezone Site | Assessor's Parcel Number | Nearest Community | Corresponding Figure No. |
|-----------------------|--------------------------|-------------------|--------------------------|
| 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:

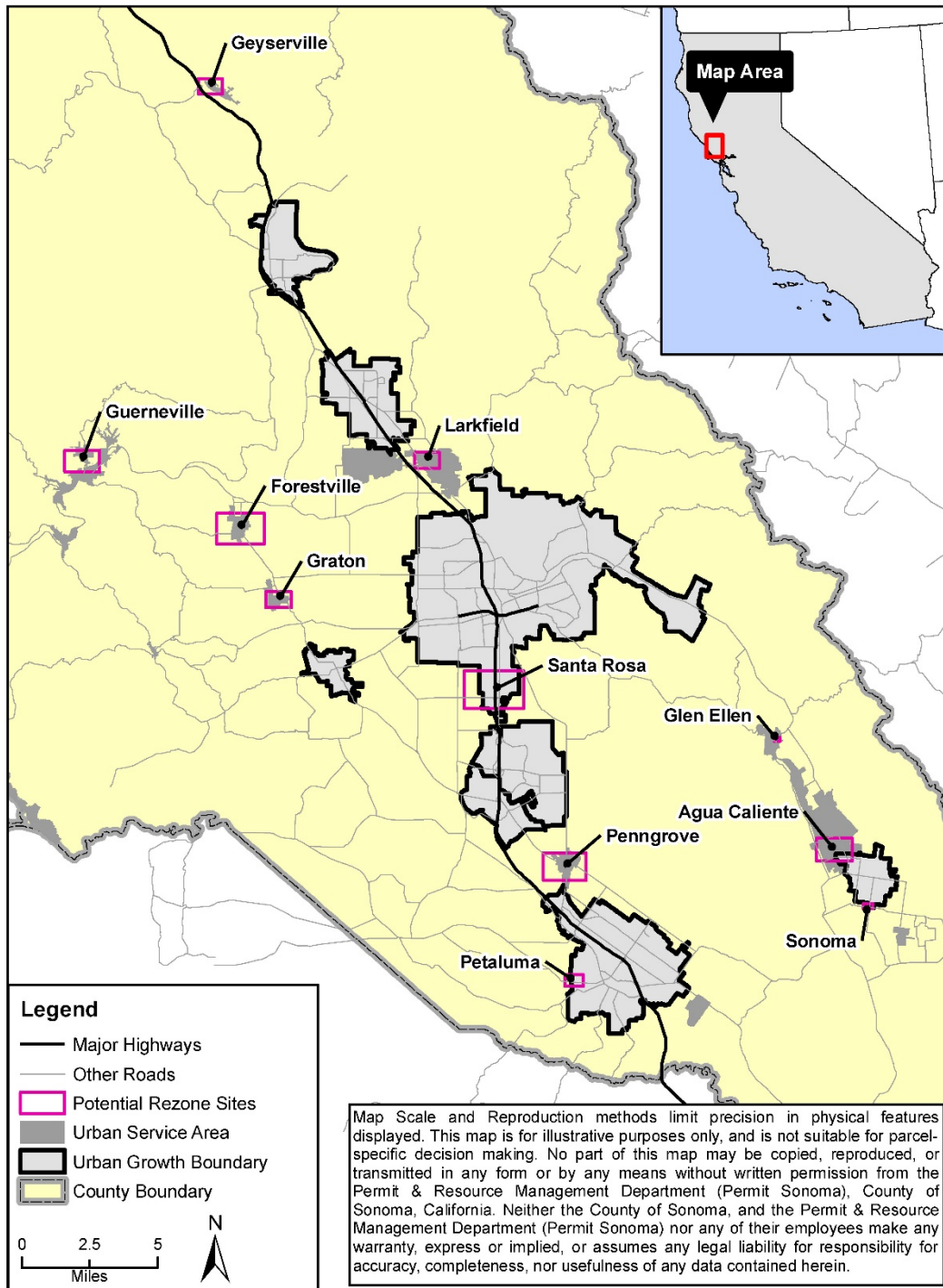
The EIR will evaluate a reasonable range of project alternatives, including the required No Project Alternative.

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

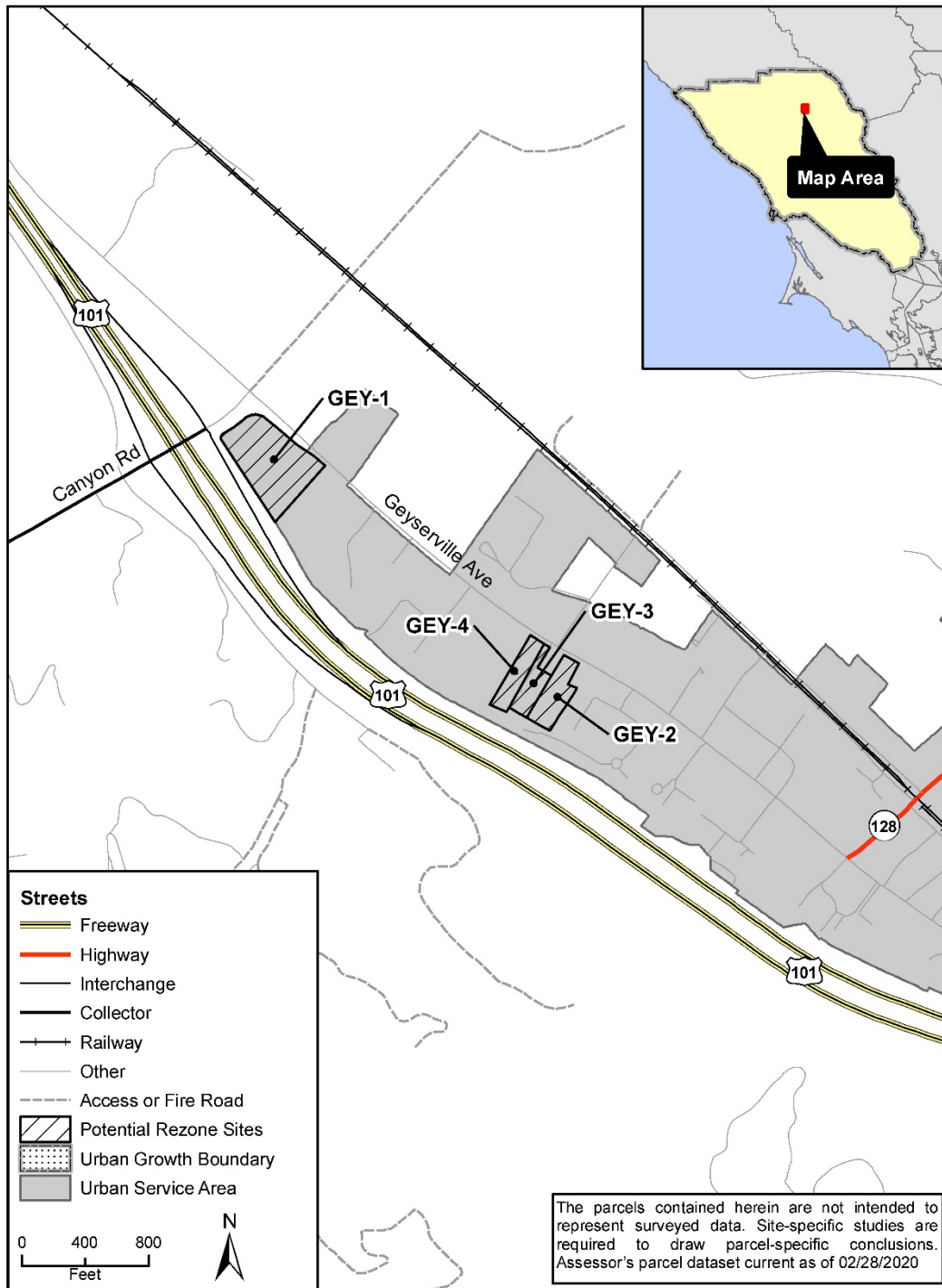


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Countywide Potential Rezone Sites

Figure 1

Rincon Consultants, Inc.

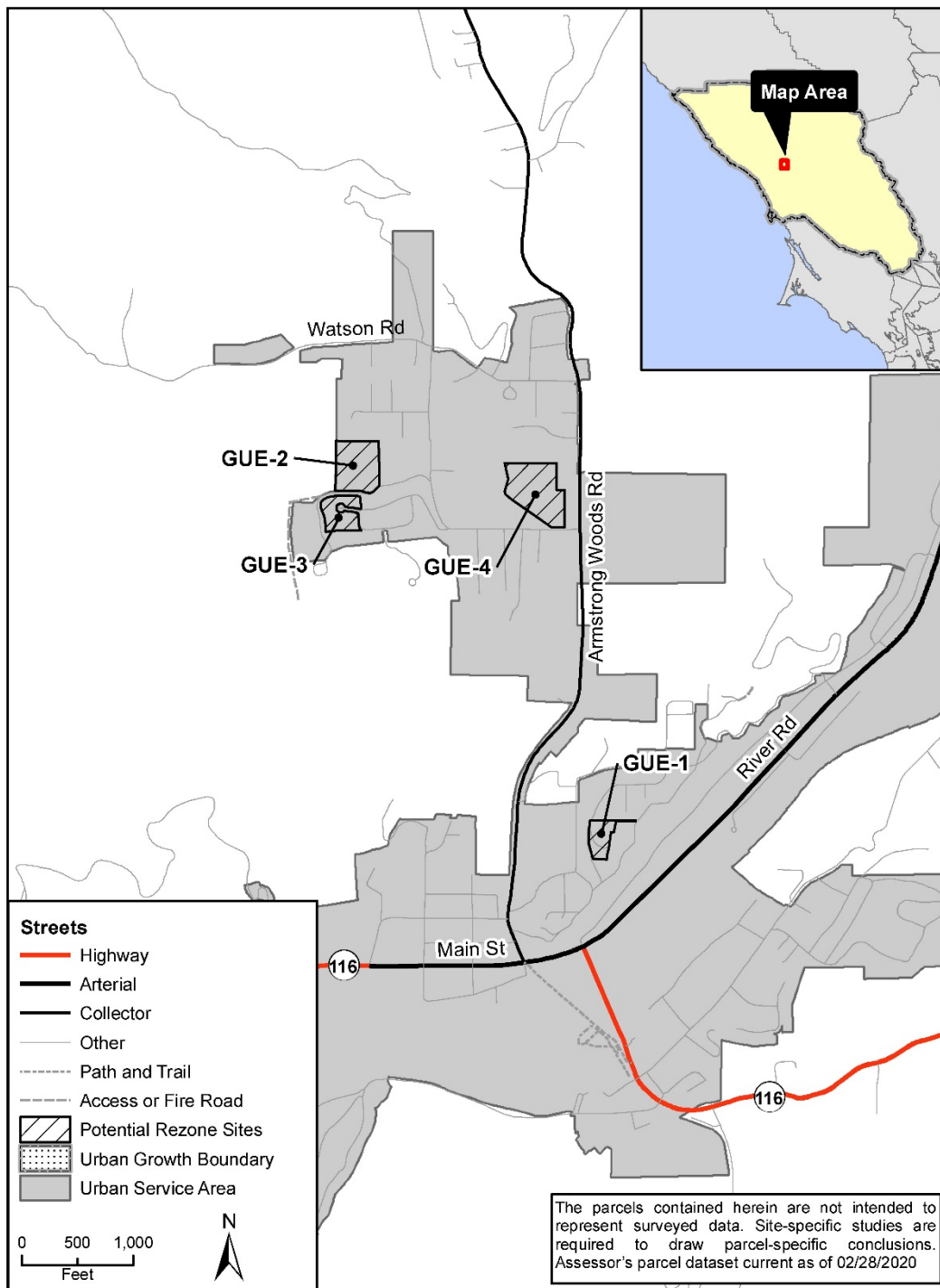


Source: Modified from data obtained with permission from the County of Sonoma, Permit & Resource Management Department (Permit Sonoma). Data and/or analysis depicted may be altered from the original Permit Sonoma dataset source therefore not representative of Permit Sonoma data

Geyserville Potential Rezone Sites

Figure 2

Rincon Consultants, Inc.

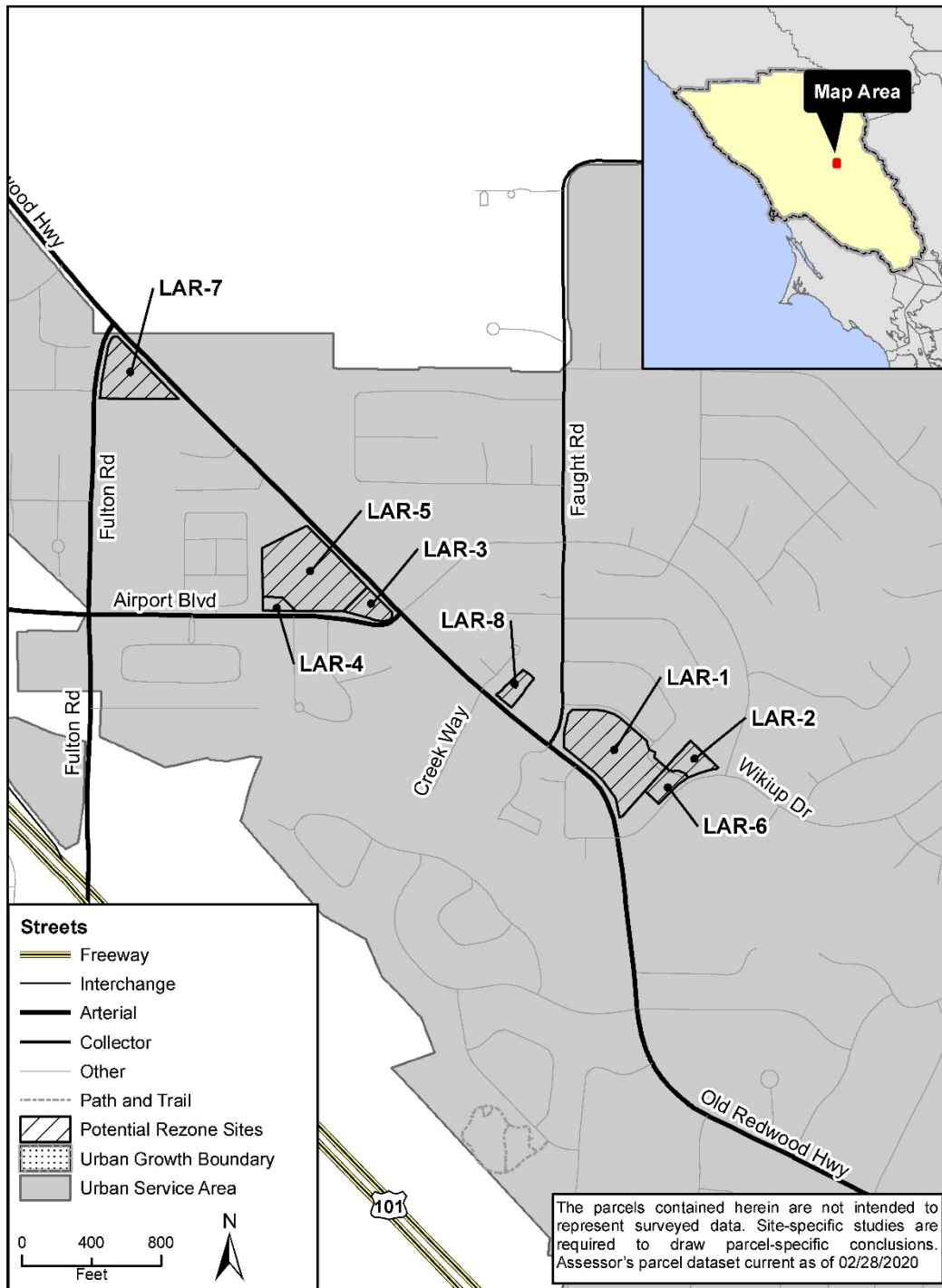


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Guerneville Potential Rezone Sites

Figure 3

Rincon Consultants, Inc.

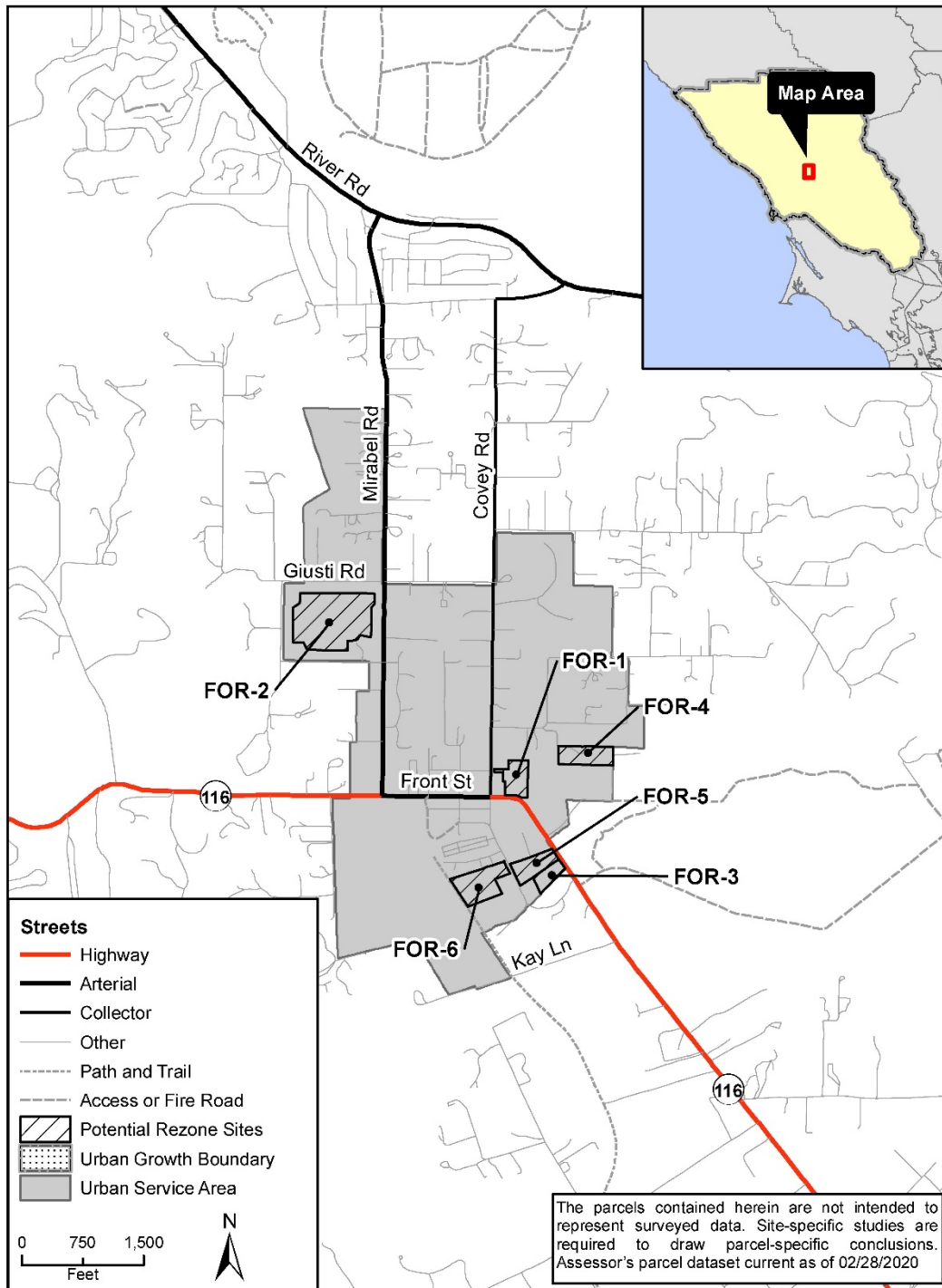


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Larkfield Potential Rezone Sites

Figure 4

Rincon Consultants, Inc.

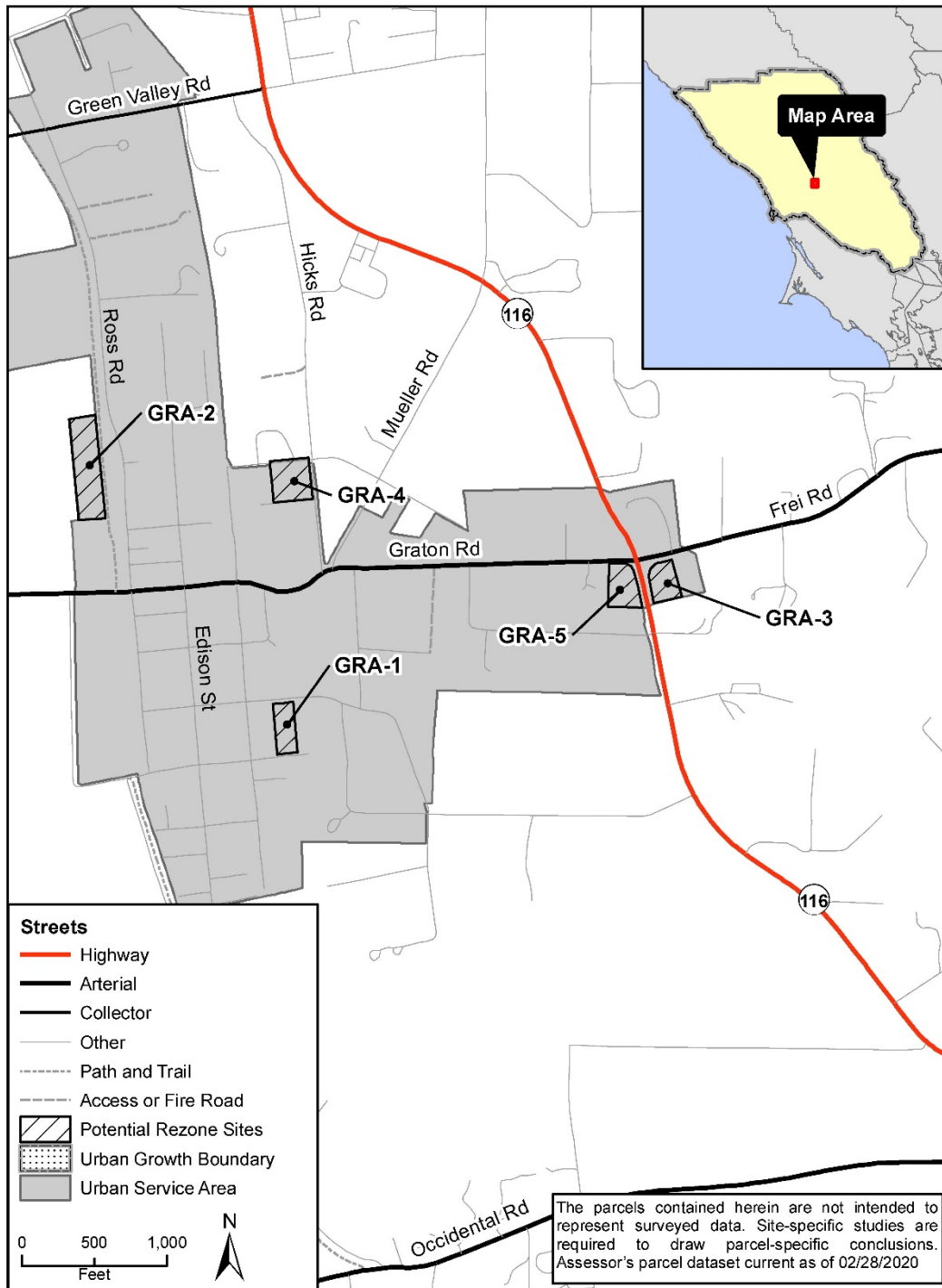


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Forestville Potential Rezone Sites

Figure 5

Rincon Consultants, Inc.

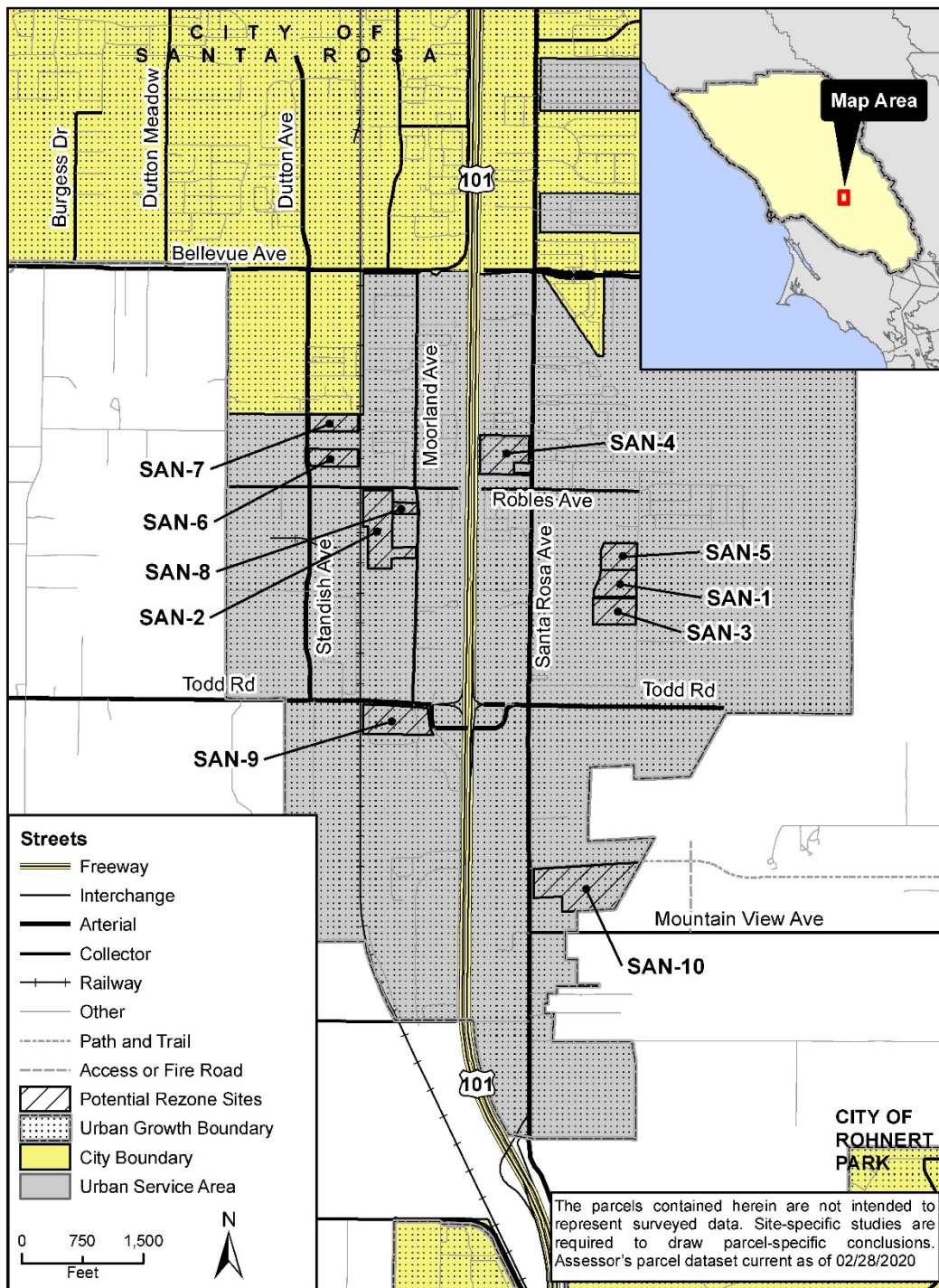


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Graton Potential Rezone Sites

Figure 6

Rincon Consultants, Inc.

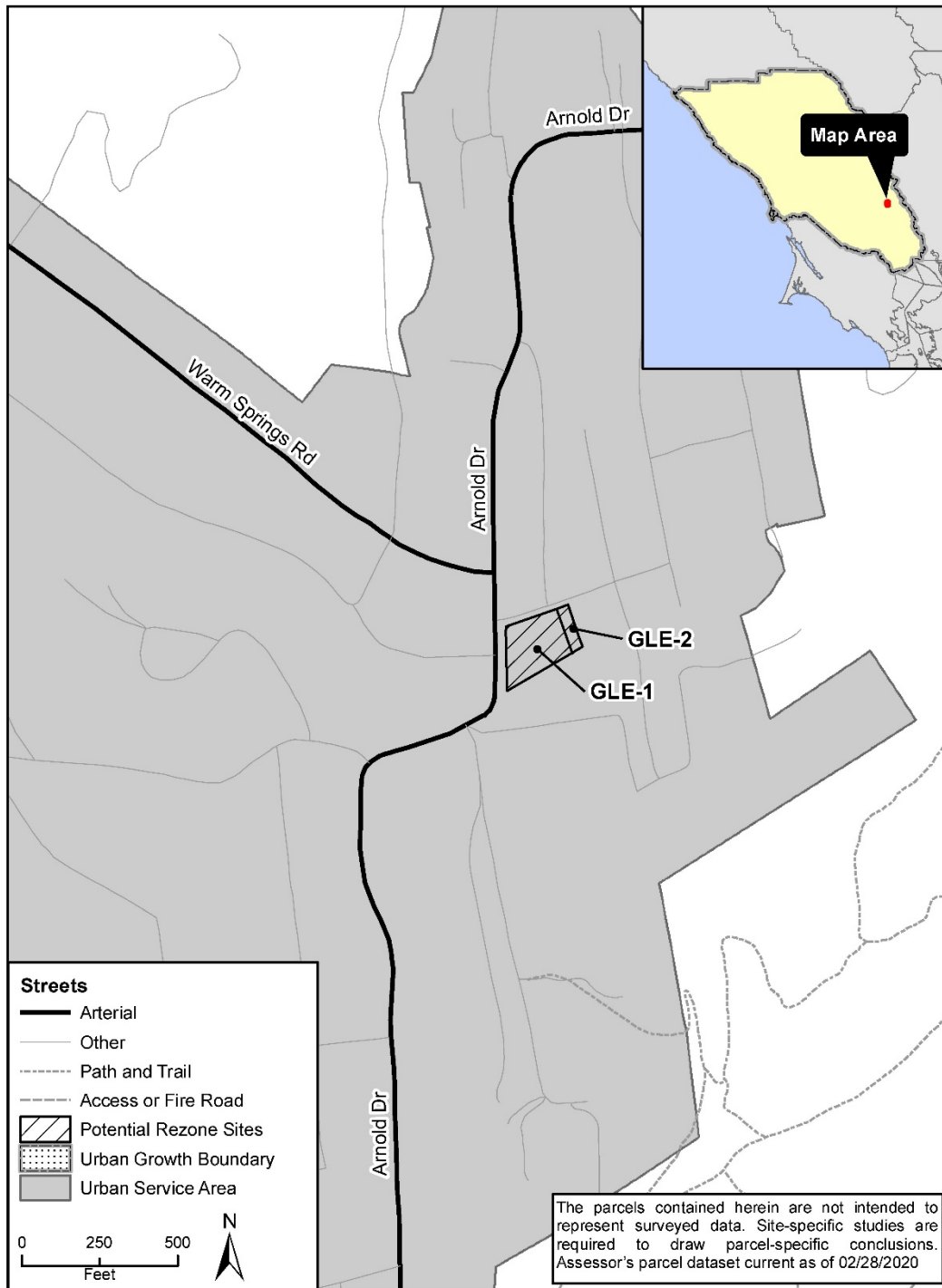


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Santa Rosa Potential Rezone Sites

Figure 7

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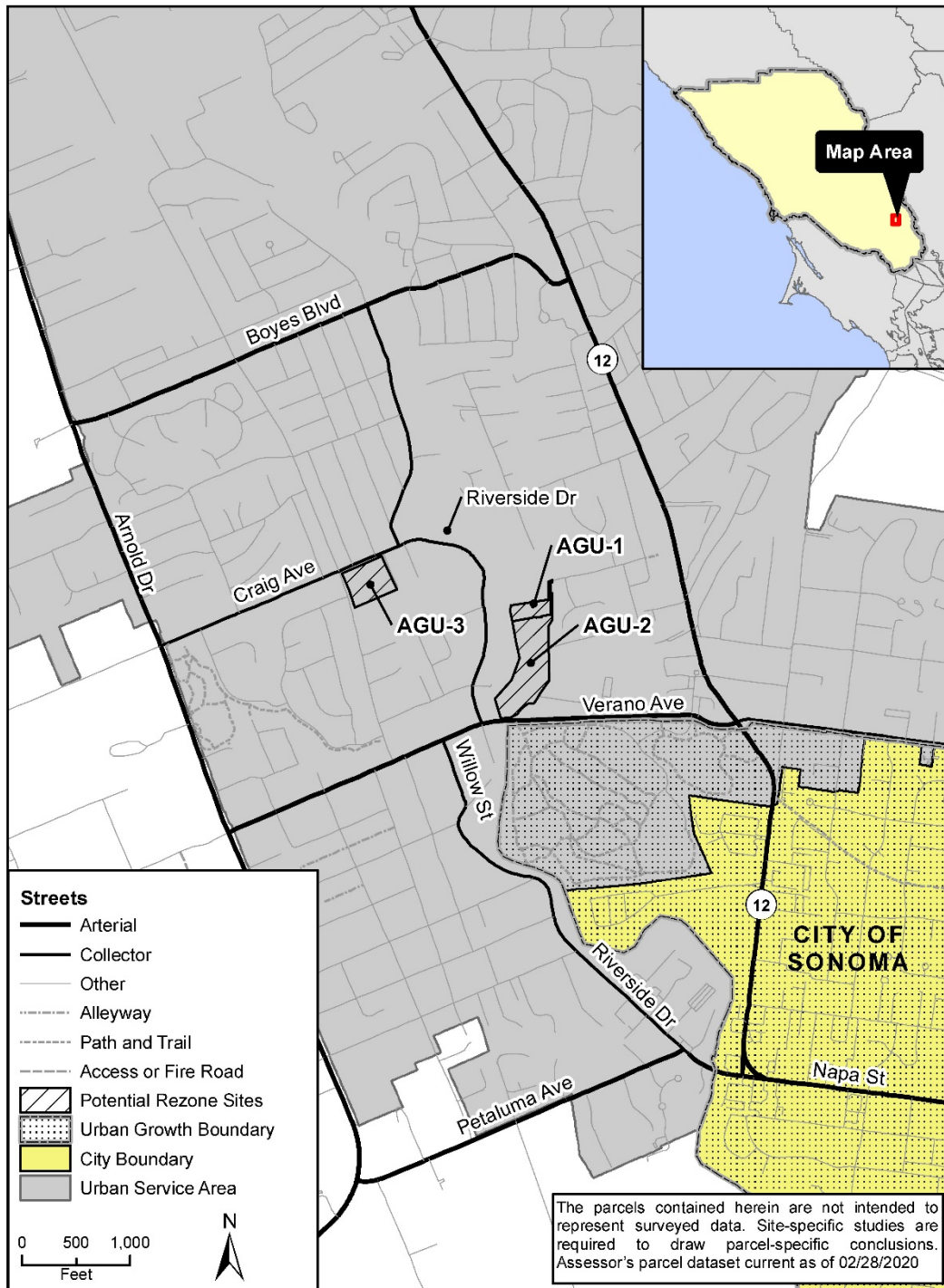


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Glen Ellen Potential Rezone Sites

Figure 8

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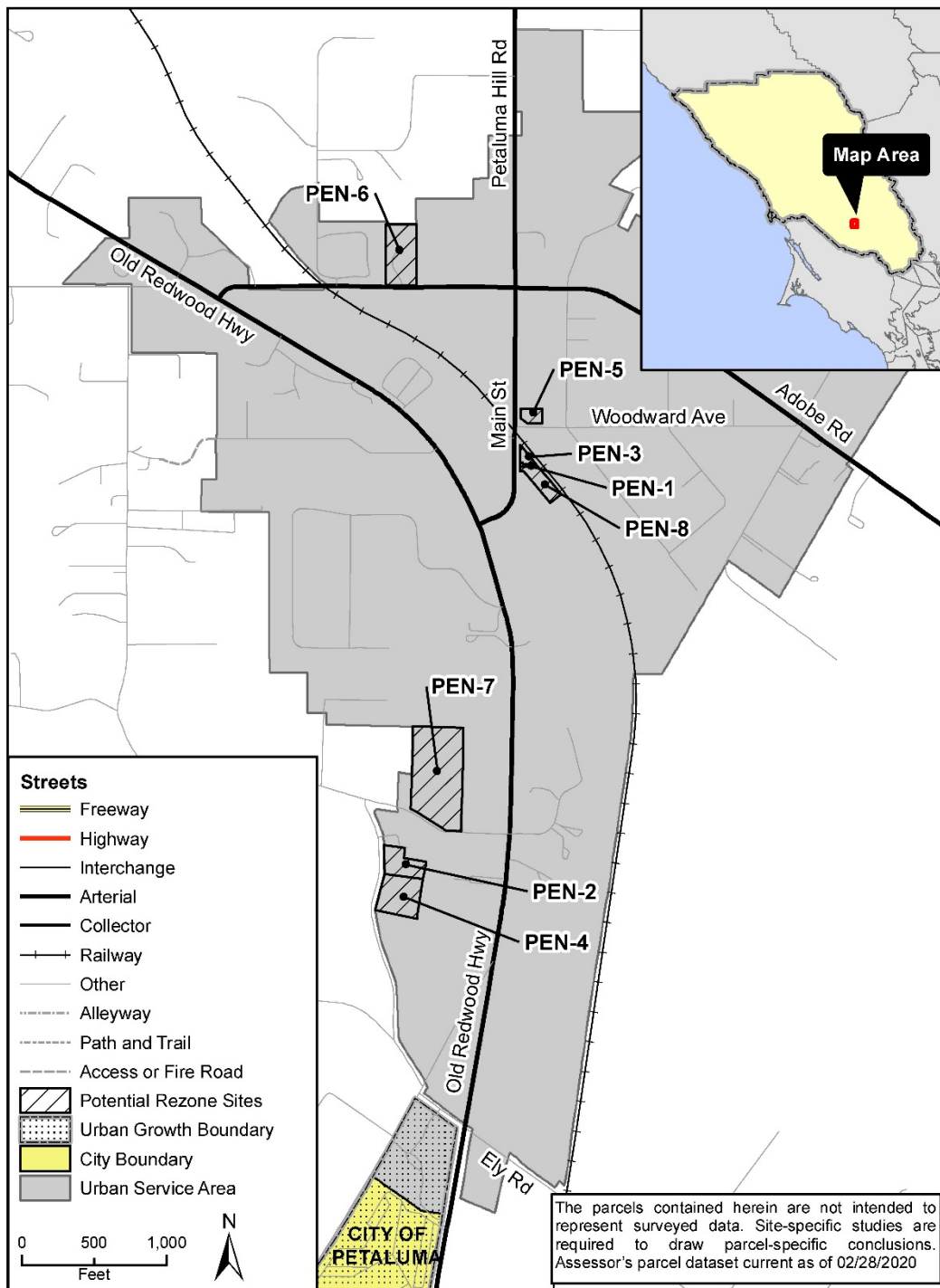


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Agua Caliente Potential Rezone Sites

Figure 9

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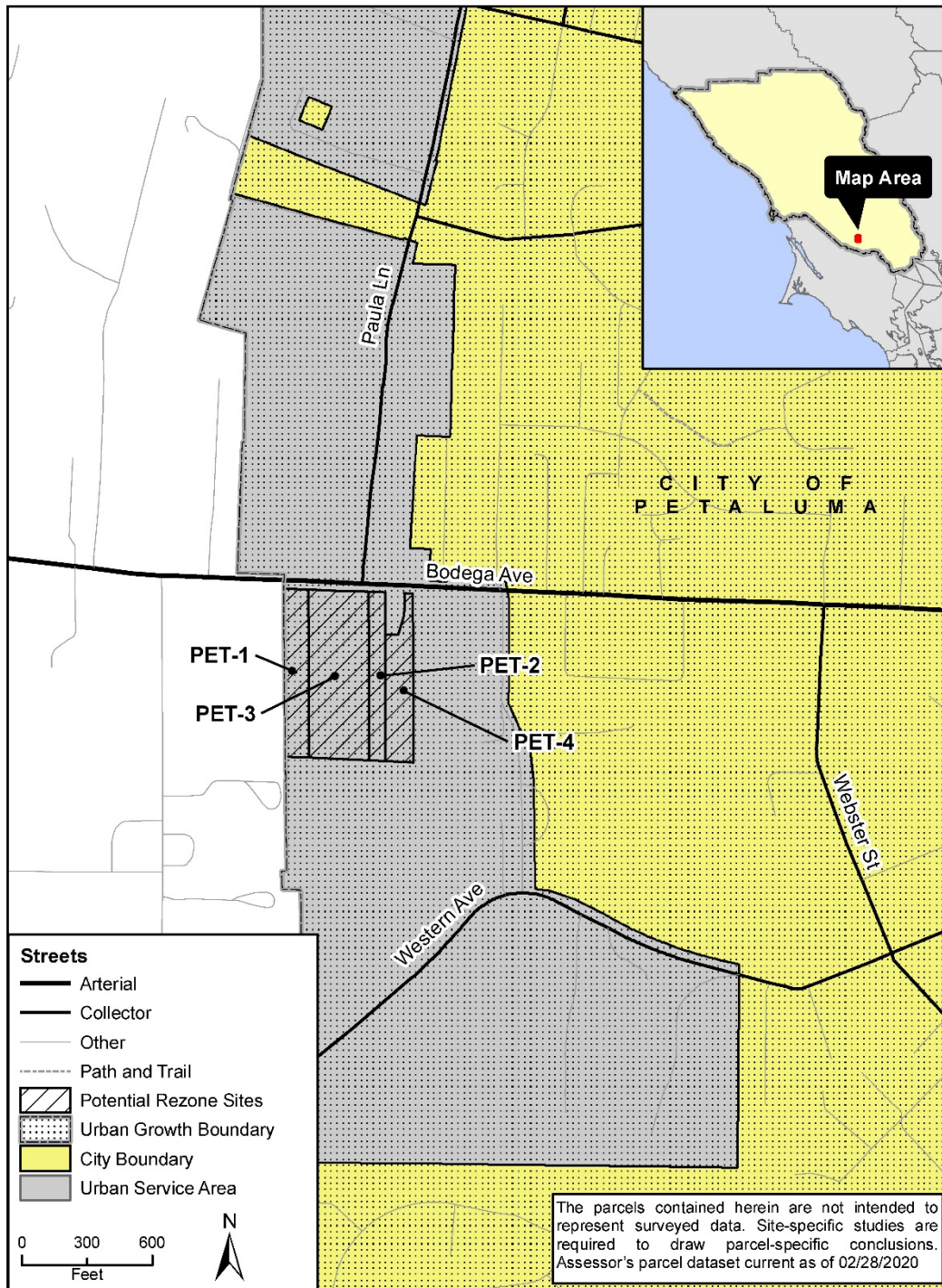


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Penngrove Potential Rezone Sites

Figure 10

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Petaluma Potential Rezone Sites

Figure 11

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Sonoma Potential Rezone Sites

Figure 12

Rincon Consultants, Inc.