



April 19, 2021

## NOTICE OF AVAILABILITY of a Draft Environmental Impact Report and Notice of Virtual Public Hearing

- Project Title:** Rezoning Sites for Housing
- Project Proponent:** Sonoma County
- Project Location:** Countywide (refer to Table 1 and Figures 1 through 12)
- Hearing Date:** May 20, 2021
- Hearing Time:** 1:05 pm
- Hearing Body:** Sonoma County Planning Commission
- Hearing Location:** Online. Visit <https://sonomacounty.ca.gov/Planning-Agency/Full-Calendar/> for details.
- DEIR Review Period:** April 19, 2021 through June 18, 2021

The Sonoma County Permit and Resource Management Department (Permit Sonoma) has prepared a Draft Program Environmental Impact Report (EIR) for the rezoning of selected sites throughout the County for housing. The County is the lead agency under the California Environmental Quality Act (CEQA) for the project. The intent of this Notice of Availability (NOA) is to notify interested parties that the Draft Program EIR is available for public review and comment.

**Project Location:** The project proposes to rezone 59 sites in General Plan-designated Urban Service Areas throughout unincorporated Sonoma County, and, where necessary, to amend the General Plan and area plan land use and density for identified sites. See Table 1 for site information and Figures 1 through 12 for maps of site locations.

**Table 1 Potential Rezone Sites**

Potential Rezone Site	Site Address	Assessor's Parcel Number	Nearest Community	Corresponding Figure No.
GEY-1	21837 Geyserville Ave	140-180-035	Geyserville	2
GEY-2	21403 Geyserville Ave	140-150-008	Geyserville	2
GEY-3	21413 Geyserville Ave	140-150-004	Geyserville	2
GEY-4	21421 Geyserville Ave	140-150-001	Geyserville	2
GUE-1	14156 Sunset Ave	070-070-040	Guerneville	3
GUE-2	16450 Laughlin Rd	069-270-002	Guerneville	3



Rezoning Sites for Housing – Notice of Availability of a Draft Program Environmental Impact Report and Notice of a May 20, 2021 Planning Commission Meeting

Potential Rezone Site	Site Address	Assessor's Parcel Number	Nearest Community	Corresponding Figure No.
<b>GUE-3</b>	16500 Cutten Ct	069-280-043	Guerneville	3
<b>GUE-4</b>	16050 Laughlin Road	069-230-007	Guerneville	3
<b>LAR-1</b>	5146 Old Redwood Highway	039-320-051	Larkfield	4
<b>LAR-2</b>	201 Wikiup Drive	039-040-040	Larkfield	4
<b>LAR-3</b>	1 Airport Boulevard	039-025-060	Larkfield	4
<b>LAR-4</b>	245 Airport Blvd	039-025-026	Larkfield	4
<b>LAR-5</b>	175 Airport Blvd	039-025-028	Larkfield	4
<b>LAR-6</b>	145 Wikiup Drive	039-040-035	Larkfield	4
<b>LAR-7</b>	5495 Old Redwood Highway	039-380-018	Larkfield	4
<b>LAR-8</b>	5224 Old Redwood Hwy	039-390-022	Larkfield	4
<b>FOR-1</b>	6555 Covey Rd	083-073-017	Forestville	5
<b>FOR-2</b>	6898 Nolan Road	083-120-062	Forestville	5
<b>FOR-3</b>	6220 Hwy 116 N	084-020-004	Forestville	5
<b>FOR-4</b>	6090 Van Keppel Road	083-073-010	Forestville	5
<b>FOR-5</b>	6475 Packing House Road	084-020-003	Forestville	5
<b>FOR-6</b>	6250 Forestville St	084-020-011	Forestville	5
<b>GRA-1</b>	9001 Donald St	130-165-001	Graton	6
<b>GRA-2</b>	3400 Ross Road	130-090-009	Graton	6
<b>GRA-3</b>	3155 Frei Rd	130-180-079	Graton	6
<b>GRA-4</b>	3280 Hicks Road	130-146-003	Graton	6
<b>GRA-5</b>	8525 Graton Road	130-176-013	Graton	6
<b>SAN-1</b>	3525 Brooks Avenue	134-132-057	South Santa Rosa	7
<b>SAN-2</b>	298 W Robles Avenue	134-111-068	South Santa Rosa	7
<b>SAN-3</b>	3569 Brooks Avenue	134-132-056	South Santa Rosa	7
<b>SAN-4</b>	3345 Santa Rosa Avenue	043-153-021	South Santa Rosa	7
<b>SAN-5</b>	3509 Brooks Avenue	134-132-034	South Santa Rosa	7
<b>SAN-6</b>	3824 Dutton Avenue	134-072-040	South Santa Rosa	7
<b>SAN-7</b>	3280 Dutton Avenue	134-072-038	South Santa Rosa	7
<b>SAN-8</b>	3427 Moorland Avenue	134-111-020	South Santa Rosa	7
<b>SAN-9</b>	150 Todd Road	134-171-059	South Santa Rosa	7
<b>SAN-10</b>	4020 Santa Rosa Avenue	134-192-016	South Santa Rosa	7
<b>GLE-1</b>	950 & 987 Carquinez Avenue 136651 & 13675 Arnold Drive	054-290-057	Glen Ellen	8
<b>GLE-2</b>	No Address	054-290-084	Glen Ellen	8



**Sonoma County Permit and Resource Management Department**

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Potential Rezone Site	Site Address	Assessor's Parcel Number	Nearest Community	Corresponding Figure No.
AGU-1	188 Academy Ln	056-531-005	Agua Caliente	9
AGU-2	211 Old Maple Ave	056-531-006	Agua Caliente	9
AGU-3	18621 Railroad Avenue	052-272-011	Agua Caliente	9
PEN-1	10078 Main Street	047-174-009	Penngrove	10
PEN-2	No Address	047-152-020	Penngrove	10
PEN-3	10070 Main Street	047-174-008	Penngrove	10
PEN-4	No Address	047-152-019	Penngrove	10
PEN-5	361 Woodward Ave	047-173-011	Penngrove	10
PEN-6	355 Adobe Road	047-091-013	Penngrove	10
PEN-7	220 Hatchery Road	047-153-004	Penngrove	10
PEN-8	206 & 11790 Main Street	047-166-023	Penngrove	10
PEN-9	11830 Main Street	047-166-025	Penngrove	10
PET-1	1085 Bodega Avenue	019-090-003	Petaluma	11
PET-2	1105 Bodega Avenue	019-090-053	Petaluma	11
PET-3	1155 Bodega Avenue	019-090-004	Petaluma	11
PET-4	1002 Bodega Avenue	019-090-058	Petaluma	11
SON-1	20549 Broadway	128-311-015	Sonoma	12
SON-2	20561 & 20531 Broadway	128-311-016	Sonoma	12
SON-3	20535 & 20539 Broadway	128-311-014	Sonoma	12
SON-4	20563 Broadway	128-311-017	Sonoma	12

**Project Description:** To comply with Housing Element law, the County of Sonoma identified 59 sites eligible for rezoning and subsequent inclusion in the County's General Plan Housing Element site inventory for the upcoming 2023-2031 Housing Element cycle. The project is intended to facilitate by-right housing development. An Environmental Impact Report is required under the California Environmental Quality Act (CEQA). The project would: where necessary, change identified sites' General Plan and area plan land use and density to Urban Residential, with a density of 10 or 11 units per acre, or urban commercial land uses to allow addition of the Workforce Housing (WH) Combining Zone; and change identified sites' zoning to either R2 (Medium Density Residential) or commercial zoning districts that allow application of the WH combining zone and apply the WH combining zone.

**Potential Environmental Effects of the Project:** The Draft EIR finds that implementation of the project could result in significant and unavoidable impacts related to cultural resources, transportation, and wildfire. Impacts in all other areas were found to be less than significant or less than significant with incorporation of mitigation measures. The draft EIR provides a detailed project description, an analysis of physical environmental effects of the project, and an identification of feasible mitigation measures and alternatives that would avoid or lessen the severity of project impacts. The project includes sites on a hazardous waste list enumerated under Section 65962.5 of the Government Code. Sites SAN-9 and FOR-1 are associated with active GeoTracker cases. Refer to Impact HAZ-2 in Section 4.9 of the Draft EIR for more information.



**Availability of the Draft Program EIR:** The Draft Program EIR and all documents referenced therein will be available for review at this website: [sonomacounty.ca.gov/PRMD/Regulations/Housing/Housing-Sites-EIR](https://sonomacounty.ca.gov/PRMD/Regulations/Housing/Housing-Sites-EIR). A physical copy of the Draft EIR will be available at the Permit Sonoma offices, 2550 Ventura Avenue, Santa Rosa, CA 95403. Electronic versions on flash drives or printed copies may be mailed upon request, at cost. To arrange payment and request a flash drive or printed copy of the Draft EIR or any of the documents referenced therein, contact Nina Bellucci, at [Nina.Bellucci@sonoma-county.org](mailto:Nina.Bellucci@sonoma-county.org) or (707) 565-1236.

**EIR Public Review Period:** The Rezoning Sites for Housing Draft Program Environmental Impact Report (EIR) is available for a public review period of 60 days, **commencing April 19, 2021 and ending June 18, 2021**. All comments on the Draft EIR must be submitted during the public review period.

Please submit written comments by 5:00 p.m. on June 18, 2021:

- Comment through the interactive map at: <https://bit.ly/3rT937B>
- Email: [HousingSites@sonoma-county.org](mailto:HousingSites@sonoma-county.org)
- Fax: (707) 565-1103
- Regular Mail: Nina Bellucci, Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, California 95403

For comments submitted via email, please include “Draft EIR Comments: Rezoning Sites for Housing” in the subject line and the name and physical address of the commenter in the body of the email.

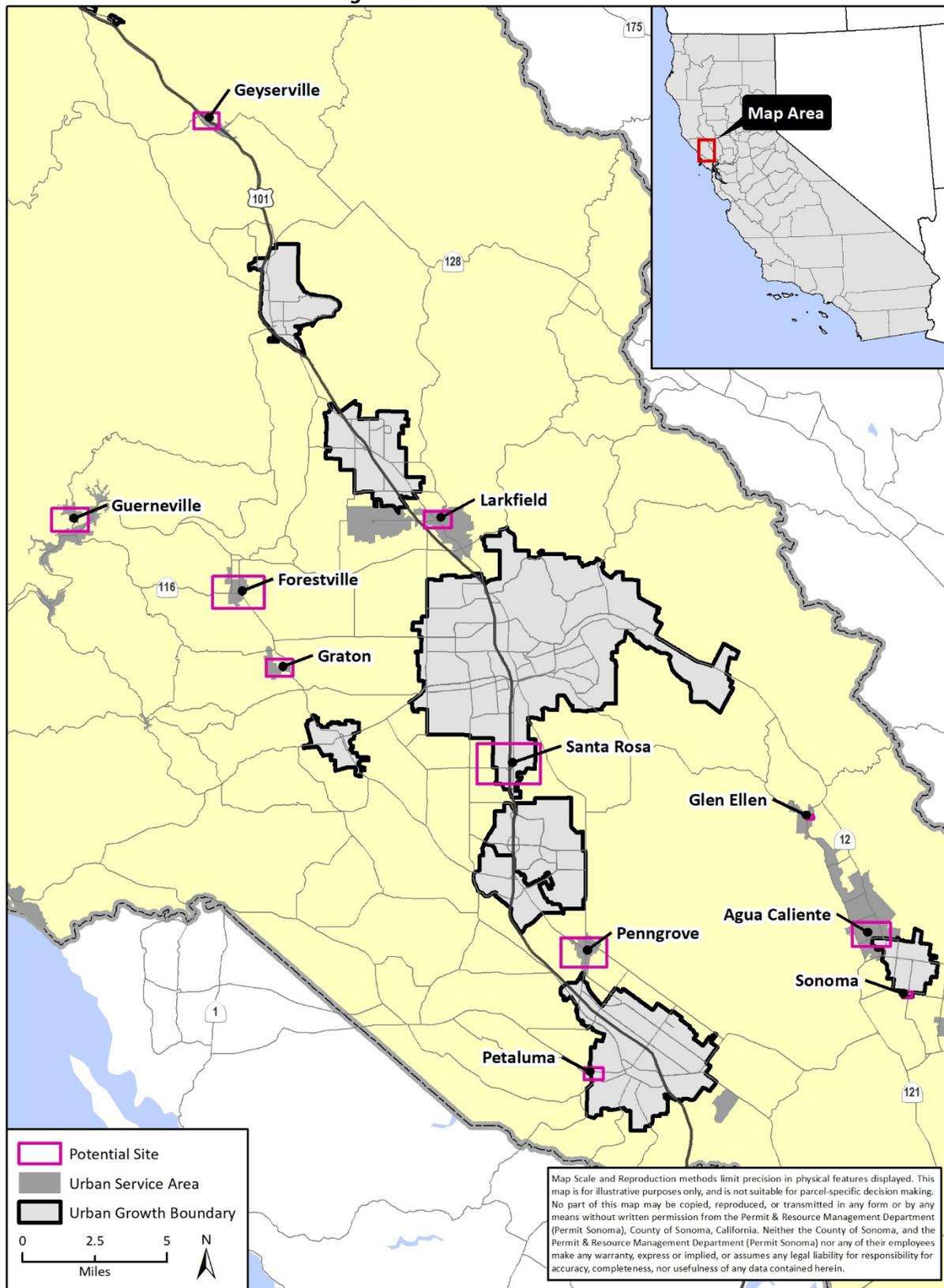
**Public Hearing on Draft EIR:** The Sonoma County Planning Commission will hold a virtual public hearing on **Thursday, May 20, 2021 at 1:05 p.m.** The purpose of the public hearing is for the Planning Commission and Permit Sonoma staff to receive comments on the adequacy and accuracy of the EIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. The purpose of the public hearing is for the Planning Commission and Permit Sonoma staff to receive comments on the adequacy of the EIR. The Planning Commission will not take action on the project at this hearing. Certification of the Final EIR will be considered at a later hearing. Contact Nina Bellucci ([Nina.Bellucci@sonoma-county.org](mailto:Nina.Bellucci@sonoma-county.org) or (707) 565-1236) if you wish to be on the mailing list for future notices.

**In accordance with Executive Orders N-25-20, N-29-20, and N-33-20 this meeting will be conducted via videoconference only without a physical location from which members of the public may observe and offer public comment. Members of the public may watch, listen, and participate in the hearing through Zoom or by phone.**

Members of the public who join the Zoom meeting, either through the Zoom app or by telephone, will have an opportunity to provide live comments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting via the Zoom app or by telephone. The agenda will be posted one week prior to the hearing date located: <https://sonomacounty.ca.gov/Planning-Agency/Full-Calendar/>



**Figure 1: Potential Sites Overview**



Source: Modified from data obtained with permission from the County of Sonoma, Permit & Resource Management Department (Permit Sonoma).  
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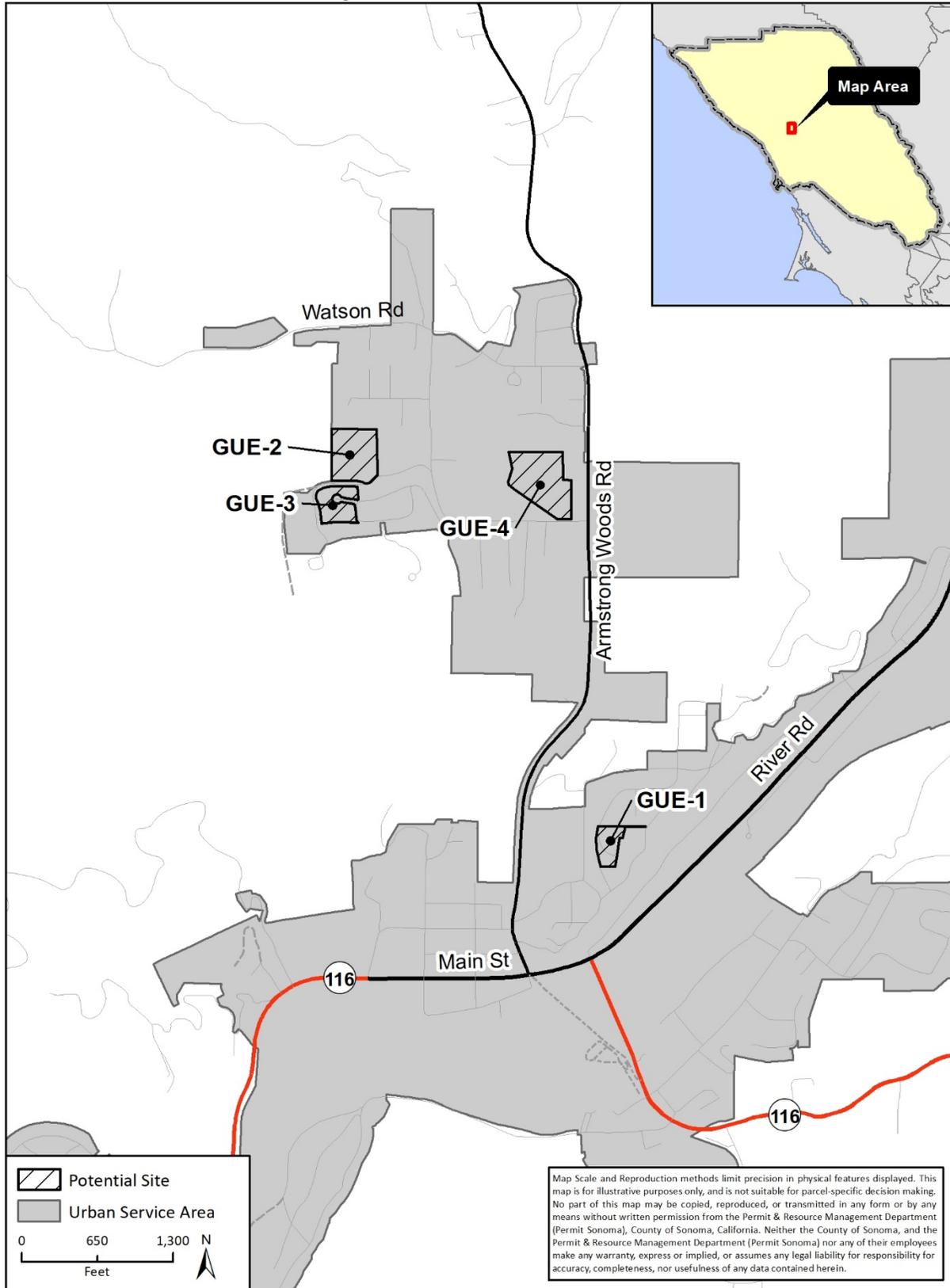
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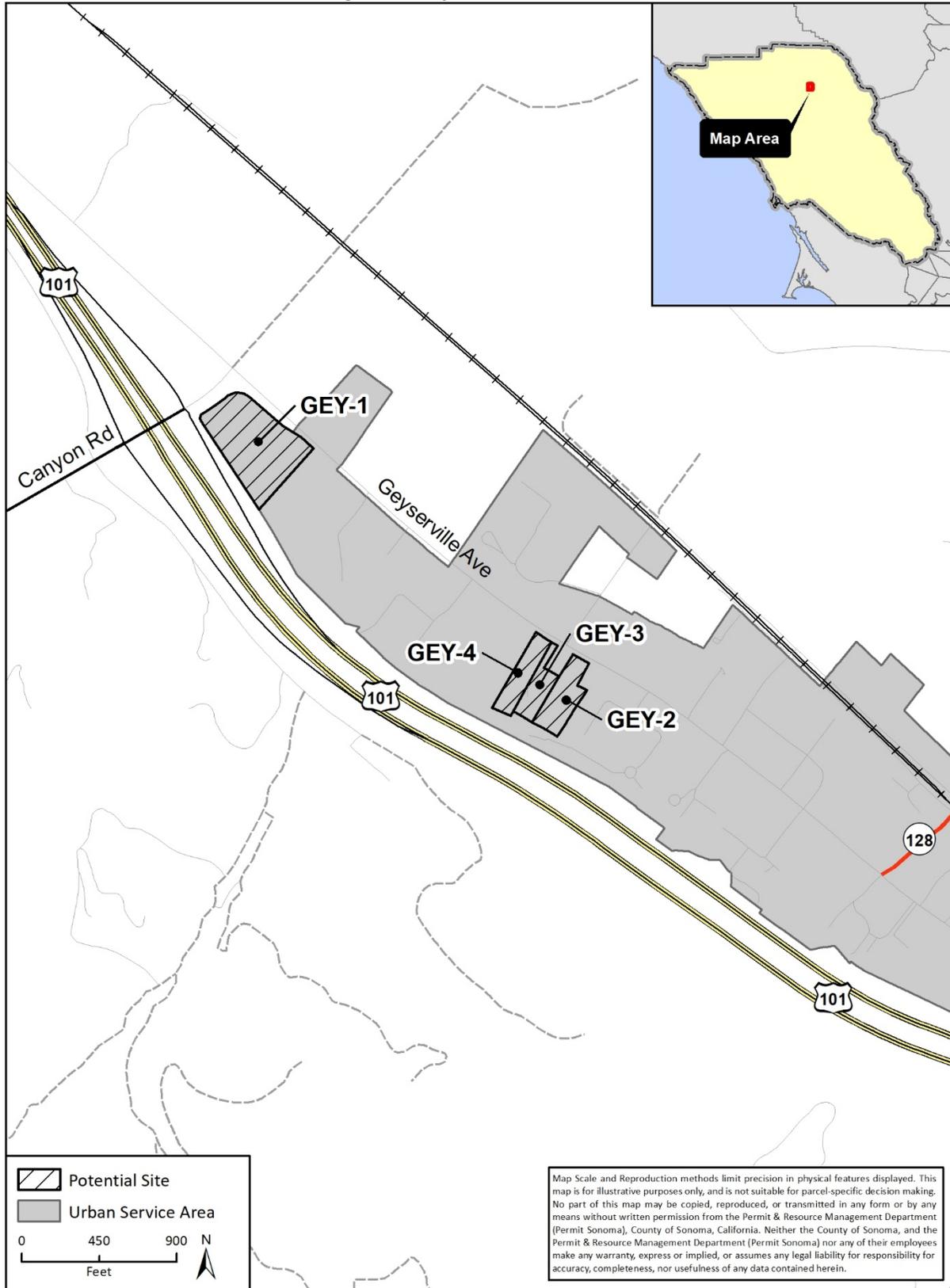
**Figure 2: Guerneville Potential Sites**



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**Figure 3: Geyserville Potential Sites**



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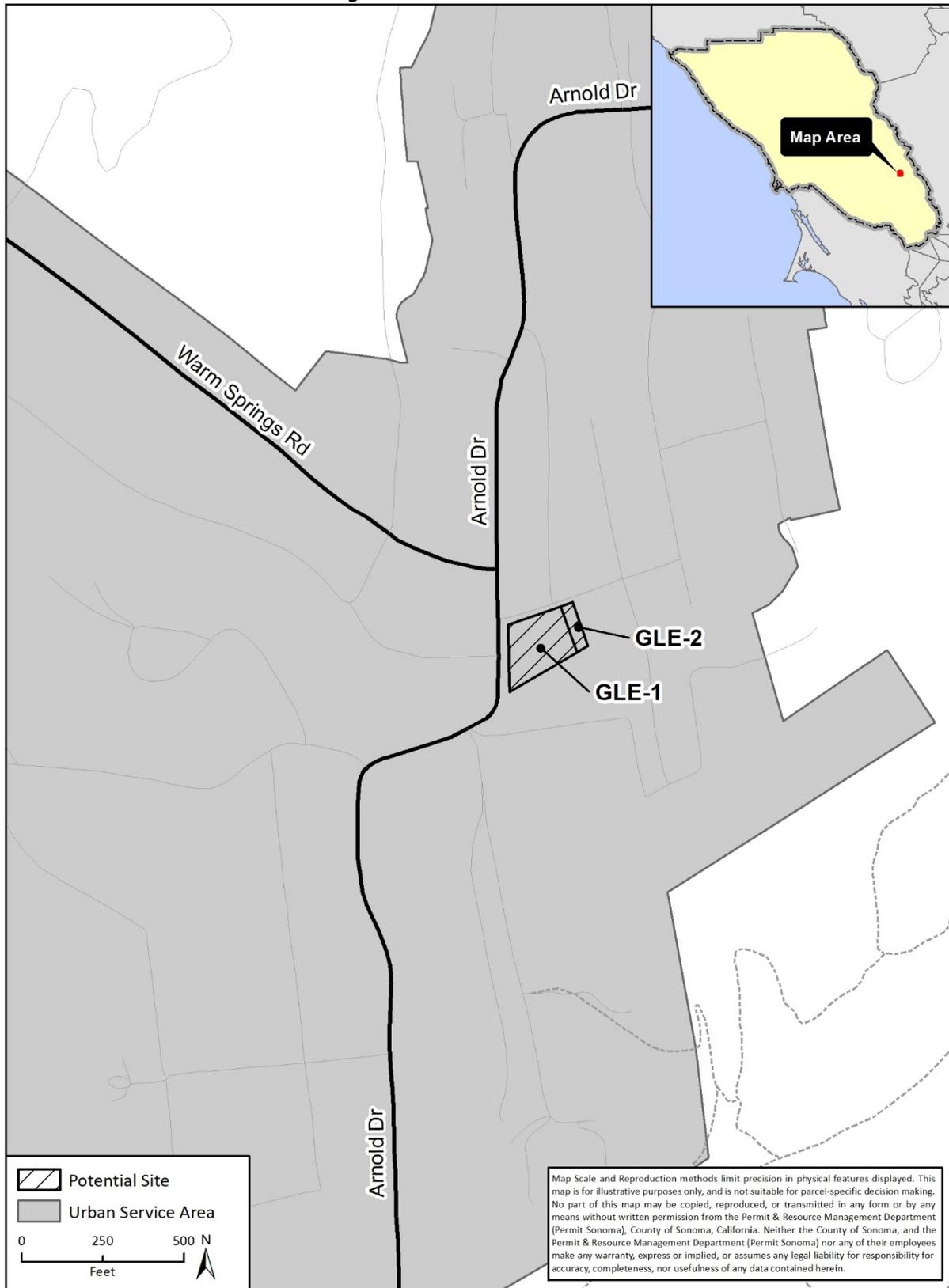
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**Figure 4: Glen Ellen Potential Sites**



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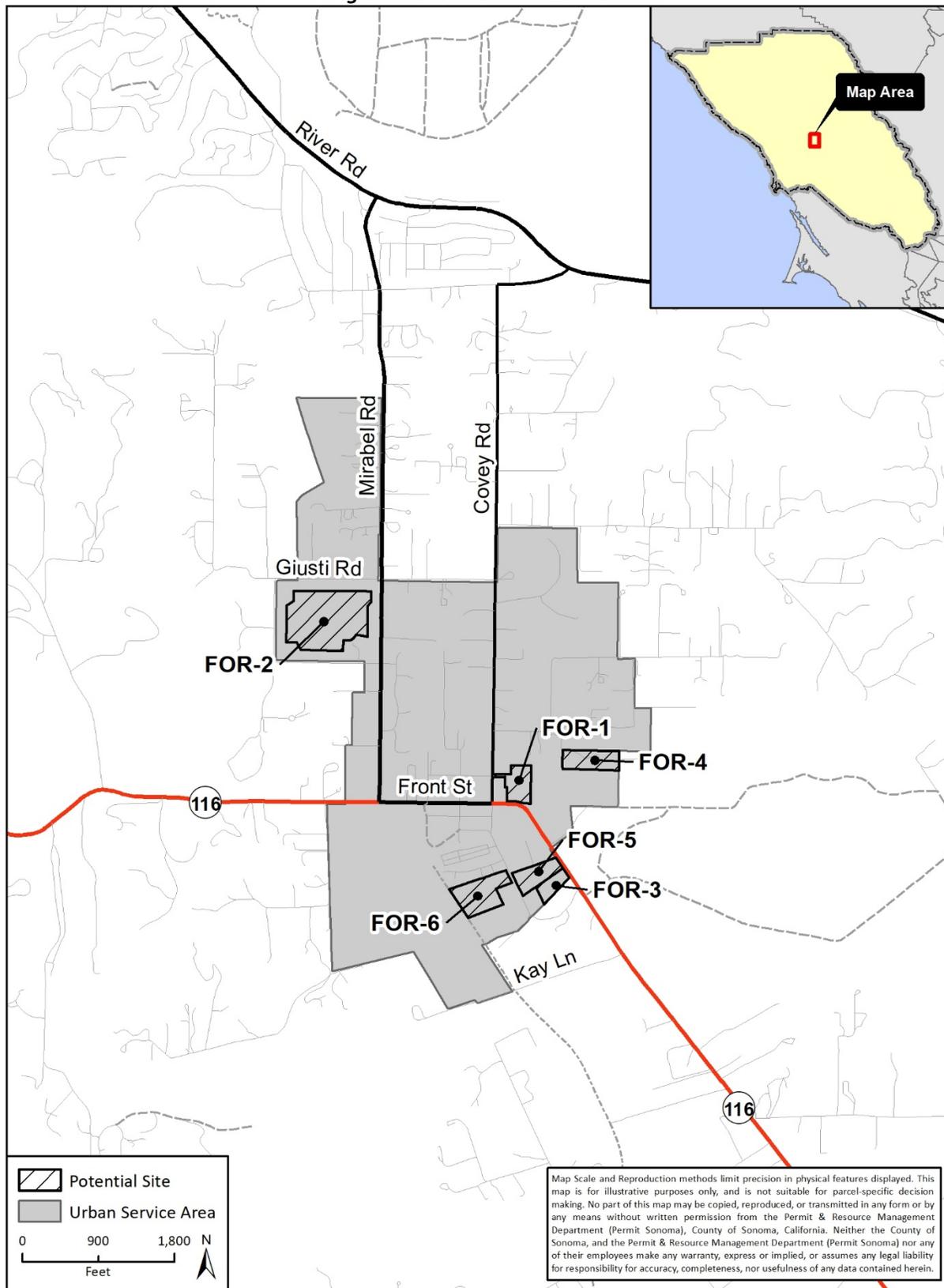
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**Figure 5: Forestville Potential Sites**



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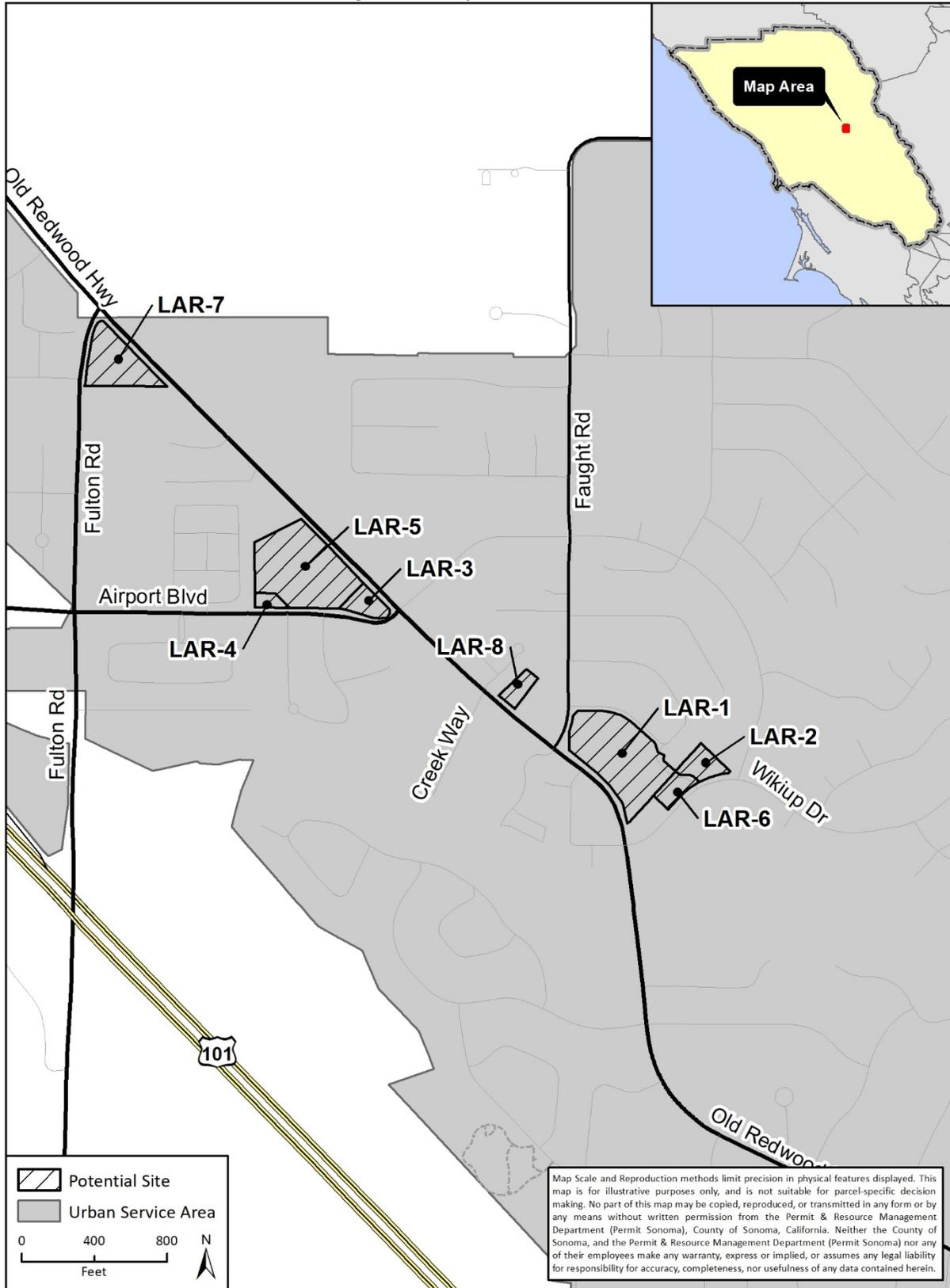
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**Figure 6: Larkfield Potential Sites**



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**Figure 7: Sonoma Potential Sites**



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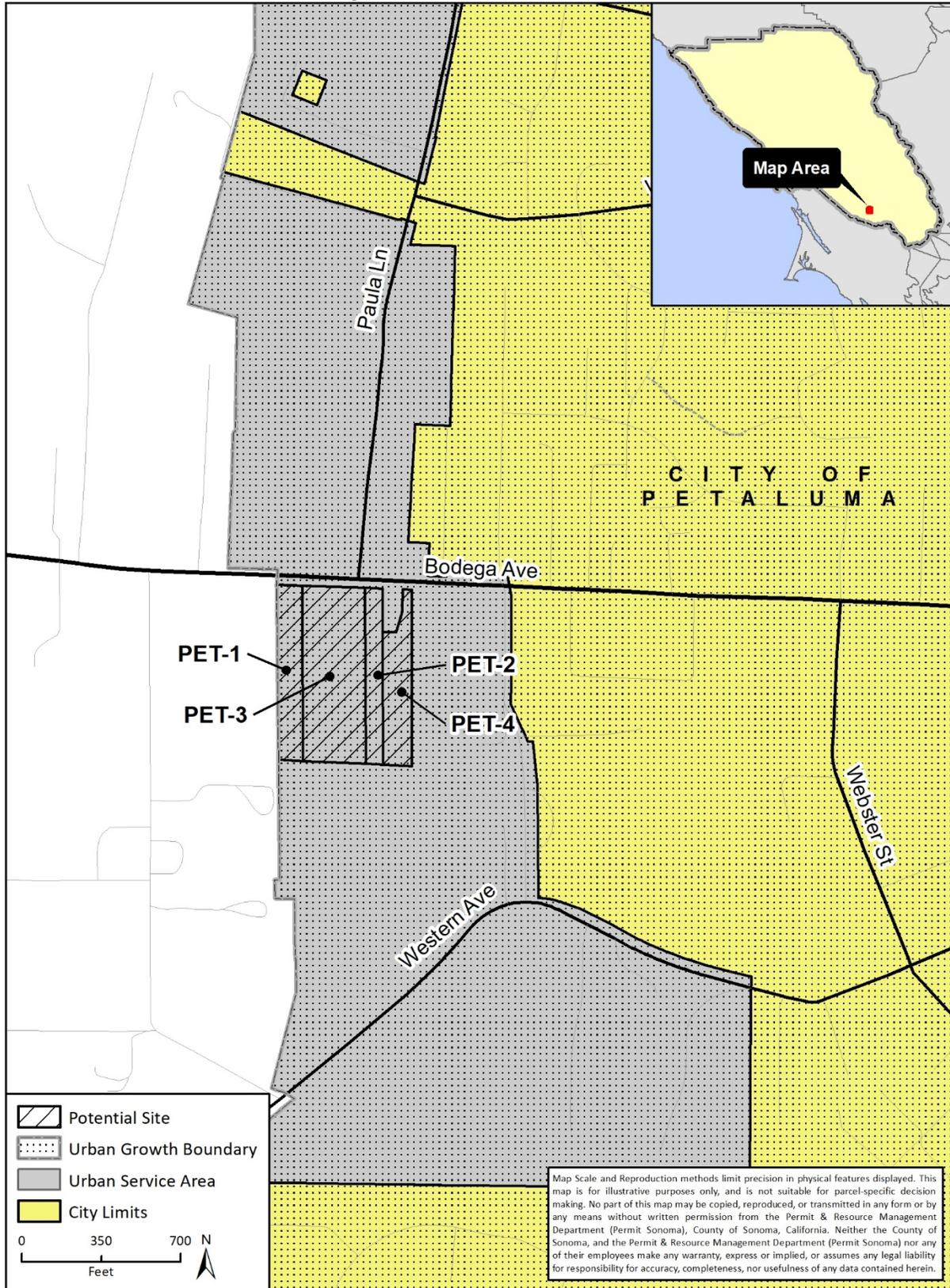
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**Figure 8: Petaluma Potential Sites**



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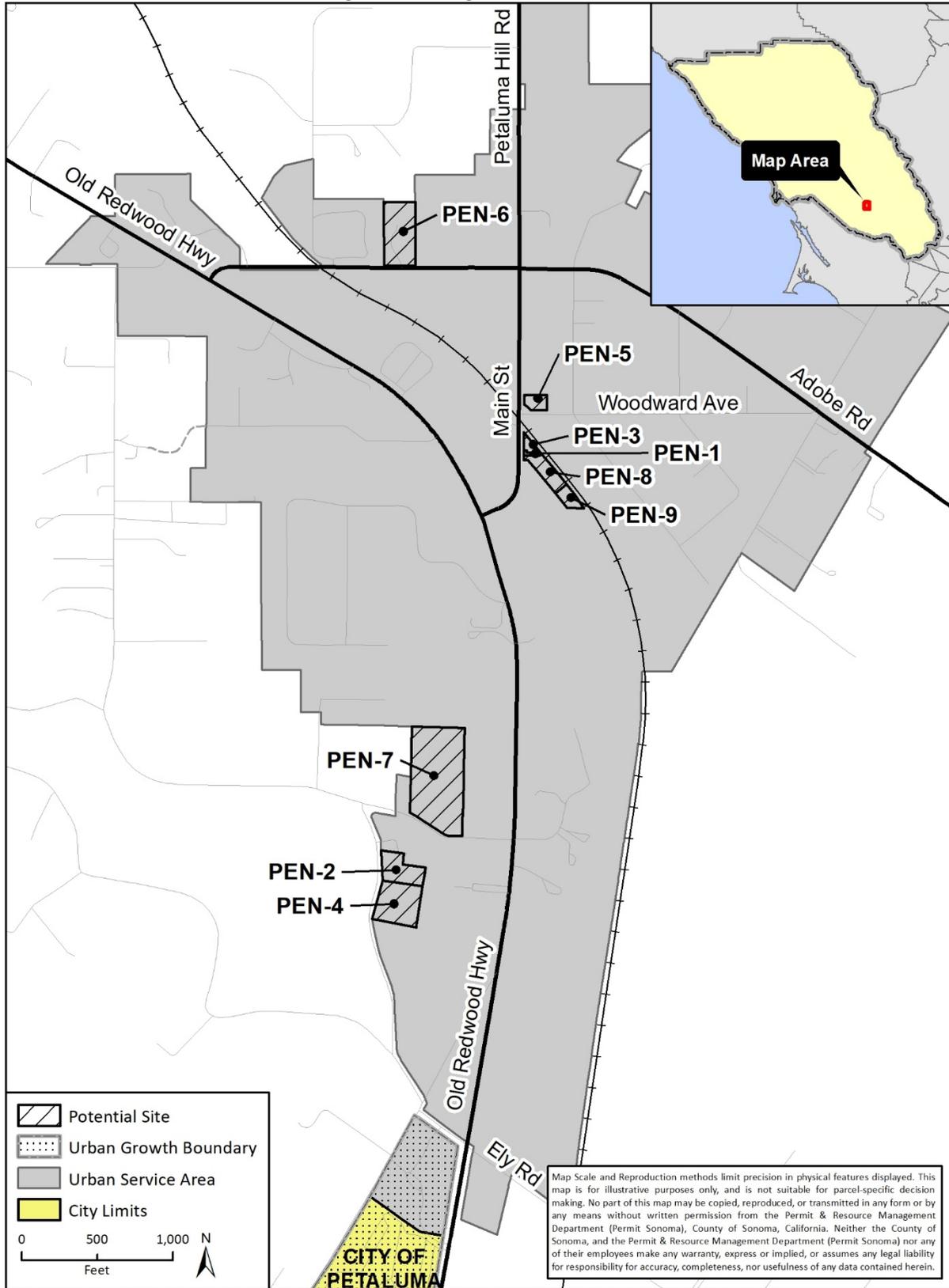
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**Figure 9: Penngrove Potential Sites**



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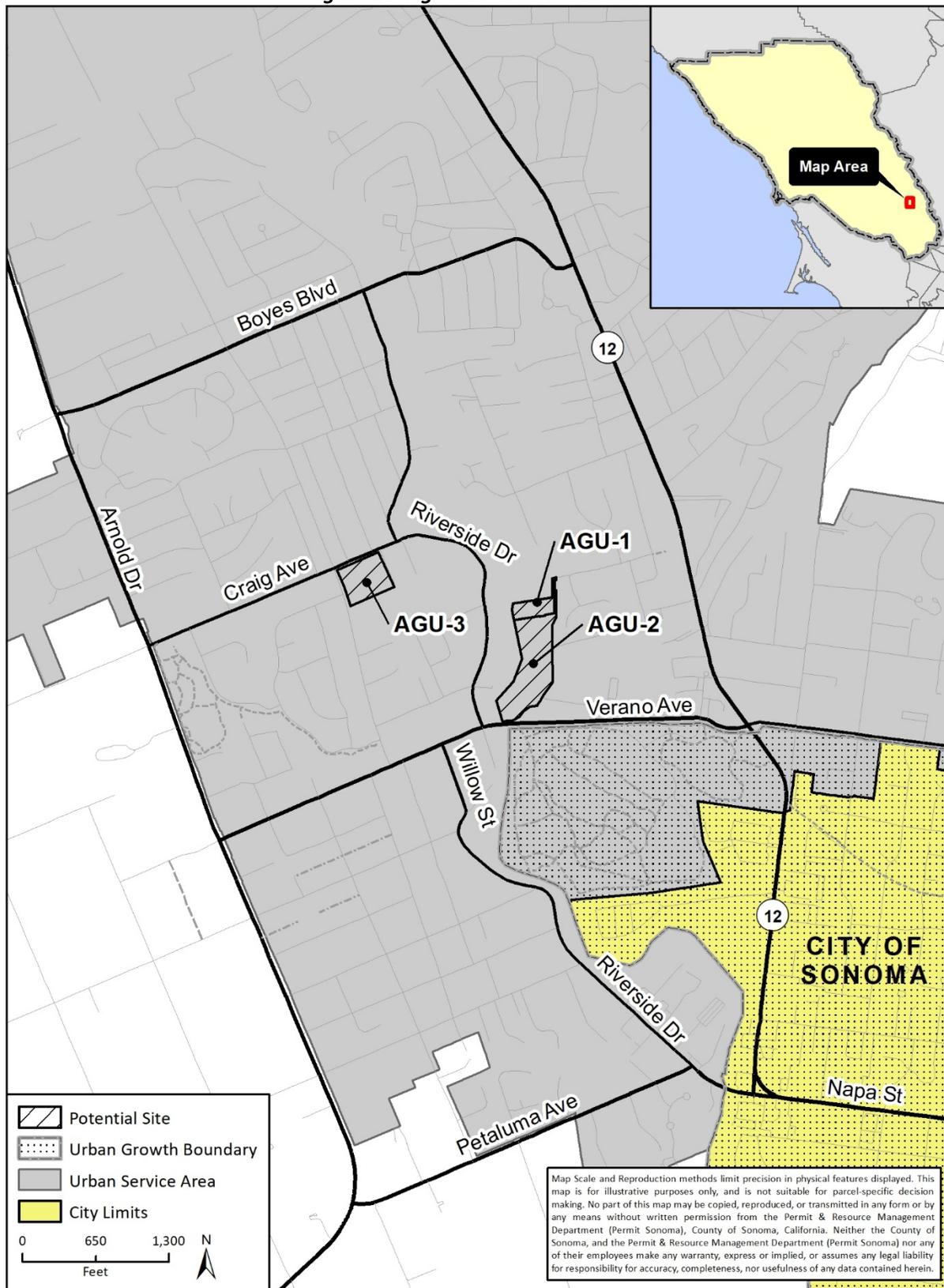
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**Figure 10: Agua Caliente Potential Sites**



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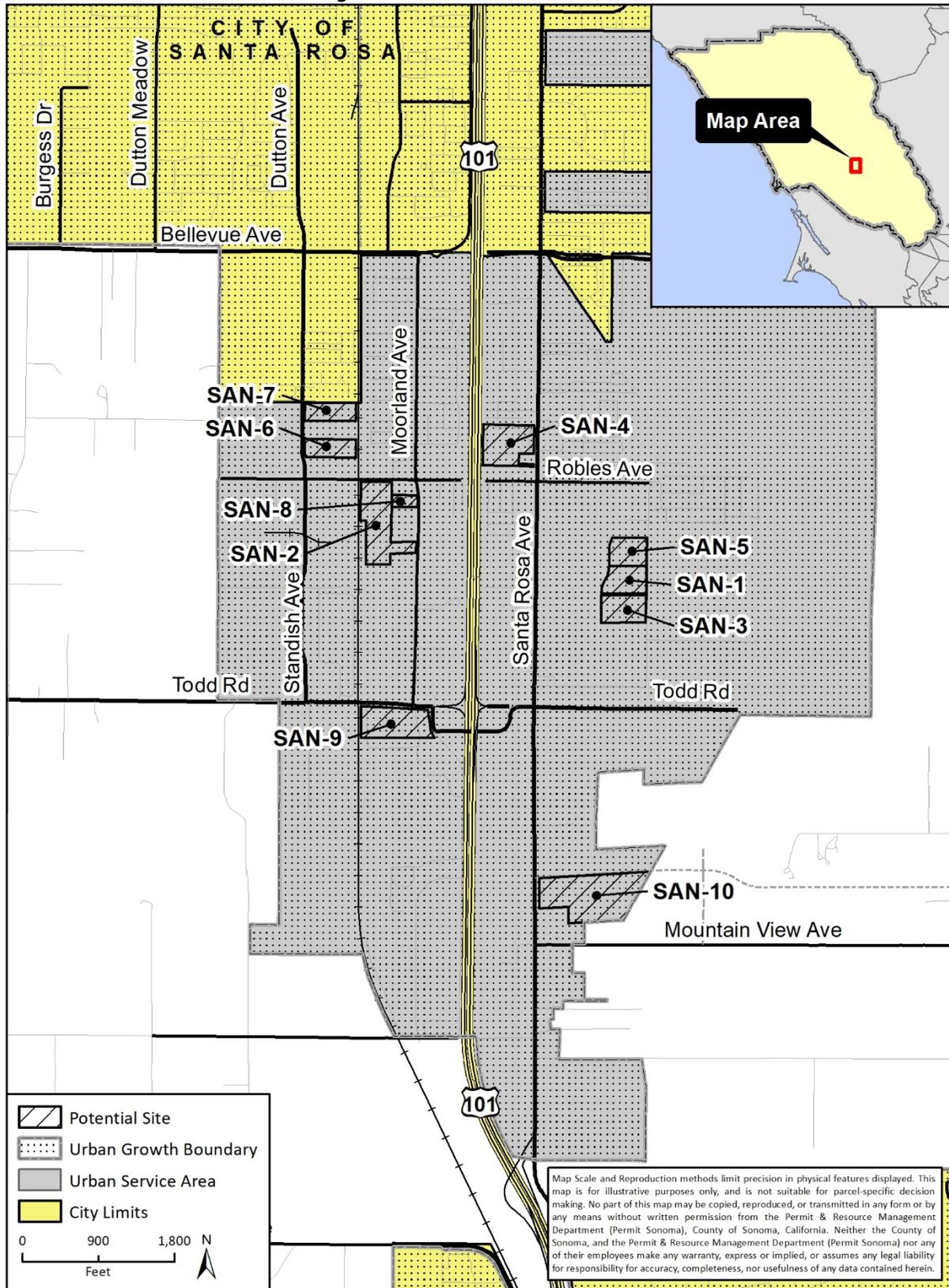
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**Figure 11: Santa Rosa Potential Sites**



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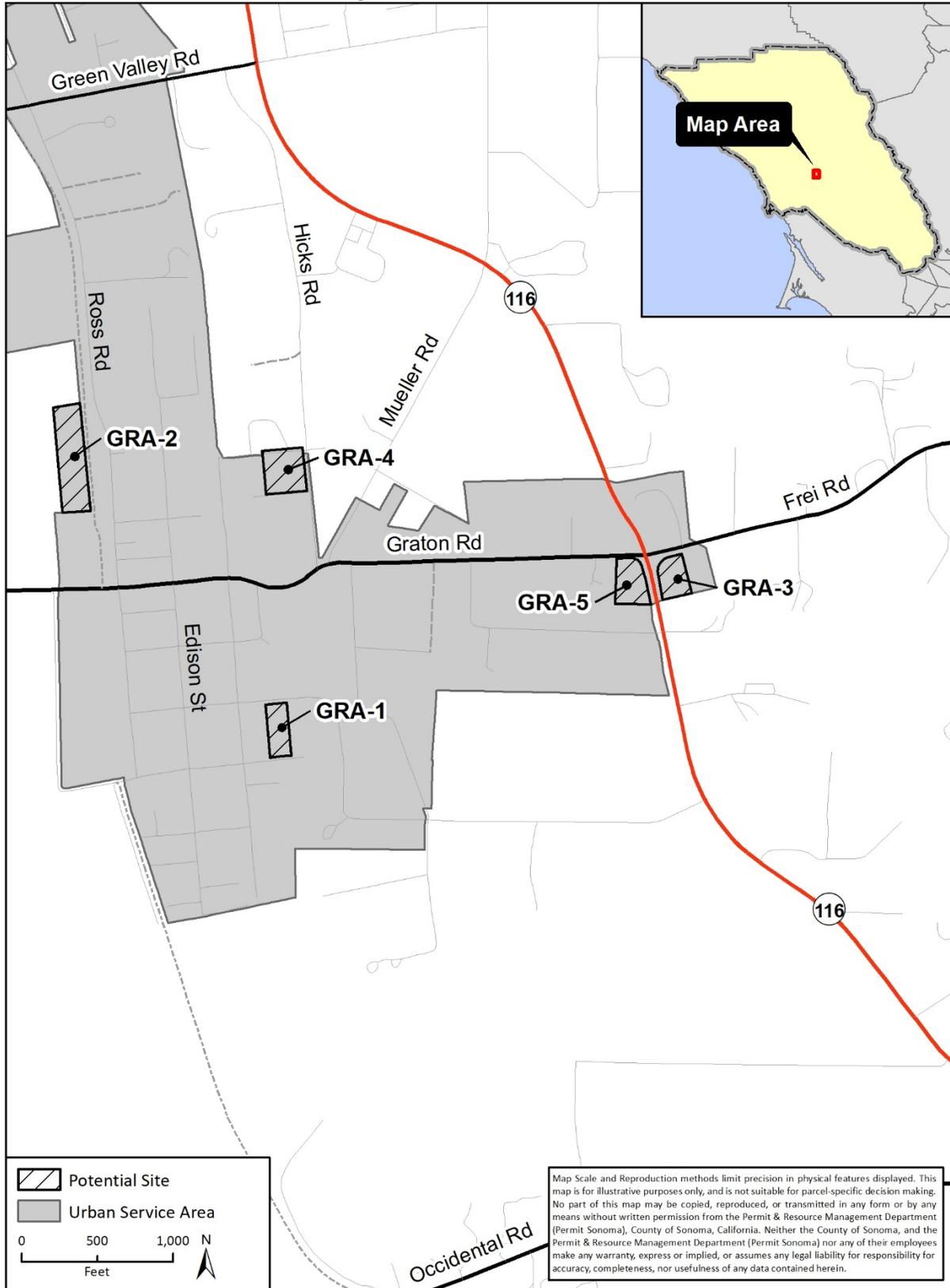
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**Figure 12: Graton Potential Sites**



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