

Notice of Completion & Environmental Document Transmittal

SCH# **2019069039**

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

Project Title: Parkview Senior Residential Care Facility and Multifamily Residential Project
Lead Agency: City of Sonoma Contact Person: Kathy Pease, Contract Planner
Mailing Address: Planning Department, 1 the Plaza Phone: kpease@masfirm.com; 707-938-3681
City: Sonoma Zip: 95476 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Sonoma
Cross Streets: First Street East, north of Sonoma Bike Path and Mission Terrace Zip Code: 95476
Longitude/Latitude (degrees, minutes and seconds): 38 ° 17 ' 48.70 " N / 122 ° 27 ' 19.81 " W Total Acres: 2.6
Assessor's Parcel No.: 018-131-012, -013, and -018 Section: _____ Twp: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy#: 12 Waterways: Sonoma Creek
Airports: n/a Railways: n/a Schools: Sassarini Elem, Adele Harrison Middle, Sonoma Valley High

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: _____

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 27 Acres _____
 Office: Sq. ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
:
 Industrial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
:
 Water Facilities: Type _____ MGD _____ Other: 80-unit senior residential care facility

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:

General Plan: Mixed Use, Zoning: Mixed Use/Historic Overlay Zone

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

Project redevelop a 2.6-acre site with an 80-unit senior residential facility home and 27 multi-family (apartment) residential units. The senior care facility would provide a range of 1-, 2-, and 3-bedroom units. 20 of the units would provide memory care. There would be a commercial kitchen and communal dining area as well as a range of other amenities. The apartment units would be located within five buildings and would include 1- and 2-bedroom units, with 20% of the units offered at below-market rates consistent with City requirements. Project includes onsite landscaping and parking.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <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 # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" 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 checked="" type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date June 13, 2019 Ending Date July 15, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Jason Reyes</u>
Address: <u>1630 San Pablo Ave Suite 300</u>	Address: <u>2012 Broom Grass Court</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Vacaville CA 95688</u>
Contact: <u>Katherine Waugh</u>	Phone: _____
Phone: <u>530.863.4642</u>	

Signature of Lead Agency Representative:  Date: _____

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

NOP Distribution List

County: Sonoma

SCH# 2019069039

Resources Agency

- Resources Agency**
Nadell Gayou
- Dept. of Boating & Waterways**
Denise Peterson
- California Coastal Commission**
Allyson Hitt
- Colorado River Board**
Elsa Contreras
- Dept. of Conservation**
Crina Chan
- Cal Fire**
Dan Foster
- Central Valley Flood Protection Board**
James Herota
- Office of Historic Preservation**
Ron Parsons
- Dept of Parks & Recreation**
Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
- Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Wildlife

- Depart. of Fish & Wildlife**
Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1**
Curt Babcock
- Fish & Wildlife Region 1E**
Laurie Harnsberger
- Fish & Wildlife Region 2**
Jeff Drongesen
- Fish & Wildlife Region 3**
Craig Weightman

- Fish & Wildlife Region 4**
Julie Vance
- Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

- California Department of Education**
Lesley Taylor
- OES (Office of Emergency Services)**
Monique Wilber
- Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services**
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission**
Erik Vink
- Delta Stewardship Council**
Anthony Navasero
- California Energy Commission**
Eric Knight

- Native American Heritage Comm.**
Debbie Treadway
- Public Utilities Commission**
Supervisor
- Santa Monica Bay Restoration**
Guangyu Wang
- State Lands Commission**
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics**
Philip Crimmins
- Caltrans - Planning HQ LD-IGR**
Christian Bushong
- California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1**
Rex Jackman
- Caltrans, District 2**
Marcelino Gonzalez
- Caltrans, District 3**
Susan Zanchi
- Caltrans, District 4**
Patricia Maurice
- Caltrans, District 5**
Larry Newland
- Caltrans, District 6**
Michael Navarro
- Caltrans, District 7**
Dianna Watson
- Caltrans, District 8**
Mark Roberts

- Caltrans, District 9**
Gayle Rosander
- Caltrans, District 10**
Tom Dumas
- Caltrans, District 11**
Jacob Armstrong
- Caltrans, District 12**
Maureen El Harake

Cal EPA

Air Resources Board

- Airport & Freight**
Jack Wursten
- Transportation Projects**
Nesamani Kalandiyur
- Industrial/Energy Projects**
Mike Tollstrup
- California Department of Resources, Recycling & Recovery**
Kevin Taylor/Jeff Esquivel
- State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board**
Cindy Forbes - Asst Deputy
Division of Drinking Water
- State Water Resources Control Board**
Div. Drinking Water # _____
- State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board**
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center
- Department of Pesticide Regulation**
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3**
Central Coast Region (3)
- RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S**
Central Valley Region (5)
- RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- RWQCB 6**
Lahontan Region (6)
- RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7**
Colorado River Basin Region (7)
- RWQCB 8**
Santa Ana Region (8)
- RWQCB 9**
San Diego Region (9)
- Other** _____
- _____
- _____
- _____
Conservancy