

# Notice of Completion & Environmental Document Transmittal

SCH#

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: Holiday Inn Express and Suites  
 Lead Agency: City of Rohnert Park Contact Person: Susan Azevedo  
 Mailing Address: 130 Avram Avenue Phone: (707) 588-2236  
 City: Rohnert Park Zip: 94928 County: Sonoma

**Project Location:** County: Sonoma City/Nearest Community: Rohnert Park  
 Cross Streets: Business Park Drive/Dowdell Avenue Zip Code: 94928  
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 21 ' 30.17 " N / -122 ° 43 ' 07.68 " W Total Acres: 2.4  
 Assessor's Parcel No.: 045-075-015 Section: \_\_\_\_\_ Twp: 6N Range: 8W Base: Mount Diablo  
 Within 2 Miles: State Hwy#: US 101 Waterways: Hinebaugh Creek  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Pathways Charter School, John Reed Elementary, Marguerite Hahn Elementary

### 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: \_\_\_\_\_  FONSI  \_\_\_\_\_

### 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 \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq. ft. 58,100 Acres 2.4 Employees 20  Mining: Mineral \_\_\_\_\_  
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 Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 :  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: EVA: 1.4 acres; Utility extensions: 0.43 acres

### 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:

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.

Regional Commercial (C-R); City right-of-way for EVA and utilities

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

The project proposes to construct a new four-story hotel and a two-story mixed-use commercial building, together with on- and off-site infrastructure improvements at the intersection of Dowdell Avenue and Business Park. The off-site improvements consist of a new Emergency Vehicle Access (EVA) including water, recycled water, storm drain, and dry utilities within the roadway. The project would also include utility extensions for water and recycled water south of the EVA.

## 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".

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

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

Starting Date June 29, 2021 Ending Date July 29, 2021

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>MB Homes Sonoma, LLC</u>
Address: <u>1102 R Street</u>	Address: <u>2630 Mendocino Avenue, #A2-303</u>
City/State/Zip: <u>Sacramento, CA 95811</u>	City/State/Zip: <u>Santa Rosa, CA 95403</u>
Contact: <u>Christine Kronenberg</u>	Phone: <u>(707) 757-0042</u>
Phone: <u>(916) 438-5314</u>	

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Signature of Lead Agency Representative:  Date: June 29, 2021

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