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: Aviation Boulevard Minor Subdivision and Design Review, PLP25-0005

Lead Agency: County of Sonoma | Contact Person: Jennifer Faso
Mailing Address: 2550 Ventura Ave | Phone: (707) 565-1683
City: Santa Rosa | Zip: 95403 | County: Sonoma

Project Location: County: Sonoma | City/Nearest Community: Town of Windsor
Cross Streets: Brickway Blvd | Zip Code: 95403
Longitude/Latitude (degrees, minutes and seconds): 38 ° 30 ′ 59 ″ N / 122 ° 47 ′ 39 ″ W Total Acres: 5.57
Assessor's Parcel No.: 059-271-006 | Section: 8N | Twp.: 8W | Range: 30 | Base: Mt Diablo
Within 2 Miles: State Hwy #: Highway 101 | Waterways: N/A
Airports: Sonoma County Airport | Railways: Sonoma County Smart Train | Schools: Sonoma County Day School

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: Design Review

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 47,071 Acres 11.08 Employees 55
☐ 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 ☐ 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:

Industrial Park (MP) 1 Acre Average Density, Valley Oak Habitat (VOH), Light Industrial

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

Two-lot subdivision with a request for Design Review for two new warehouses. The existing 5.57-acre parcel would be subdivided into two lots. Lot 1 would result in a 3.51-acre lot and would be developed with a 21,345 square foot warehouse including 28 parking spaces for employees, 2 accessible spaces and 10 carpool/electric vehicle charging stations. In addition, 13 depressed loading docks and 37 spaces for route delivery trucks/vans would be provided. Lot 2 would result in a 1.45-acre parcel that would be developed with a 25,726 square foot warehouse. Including 14 parking spaces for employees, including 1 accessible space and 4 carpool/electric vehicle charging stations and 2 depressed loading docks.

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	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # _____	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 1
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	X	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 3	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

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

Starting Date November 10, 2025 Ending Date December 10, 2025

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: Jennifer Faso **Date:** 11/7/2025

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