

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 # 2023010573

Project Title: Labcon North America

Lead Agency: City of Petaluma

Contact Person: Olivia Ervin

Mailing Address: 11 English Street

Phone: 707-778-4556

City: Petaluma

Zip: 94952

County: Sonoma

Project Location: County: Sonoma

City/Nearest Community: Petaluma

Cross Streets: Lakeville Highway, Cader Lane, Fisher Drive, McDowell Boulevard South Ext.

Zip Code: 94952

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 16.33

Assessor's Parcel No.:

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #: HW 101 and SR 116

Waterways: Petaluma River, Adobe Creek

Airports:

Railways: SMART

Schools: Casa Grande, McDowell, Etc.

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: 15183 Consistency W/ GP EIR

☐ 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 and Architecture Review☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☒ Office: Sq.ft. 51,330

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☒ Industrial: Sq.ft. 125,327

Acres _____

Employees _____

☐ Power: Type _____ MW☐ Educational: _____☐ Waste Treatment: Type _____ MGD☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD☐ 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:**

Existing Labcon facility and undeveloped land/ Planned Community Development and Business Park (BP)/ BP

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

The project would rezone 6.51 acres along Fisher Drive from Lakeville Business Park Planned Community Development (PCD) to Business Park (BP) to be consistent with the existing BP zoning designation of the 9.82-acre portion of the site along Lakeville Highway construct a new 176,657 square foot building for warehouse and manufacturing operations. Post construction, the parcel would include 288,209 square feet of total floor area, with Labcon North America using 247,941 square feet as a manufacturing, warehousing and distribution facility, and Steris Corporation's existing 40,268 square foot sterilization facility, on the 16.33 acre site.

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 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 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 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	

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

Starting Date N/A Ending Date N/A

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Greg LeDoux</u>
Address: <u>11 English Street</u>	Address: <u>48 West Sierra Avenue</u>
City/State/Zip: <u>Petaluma, CA 94952</u>	City/State/Zip: <u>Cotati, CA 94931</u>
Contact: <u>Olivia Ervin</u>	Phone: <u>707-795-8855</u>
Phone: <u>707-778-4556</u>	

Signature of Lead Agency Representative:  Date: 1/25/2023

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