

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 # 2017072021

Project Title: Elnoka Continuing Care Retirement Community (CCRC) Project

Lead Agency: Santa Rosa Contact Person: Kristinae Toomians
 Mailing Address: 100 Santa Rosa Avenue, Room 3 Phone: 707.543.4692
 City: Santa Rosa Zip: 95404 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Santa Rosa/Oakmont Senior Living
 Cross Streets: Melita Road, SR-12 Zip Code: 95404

Longitude/Latitude (degrees, minutes and seconds): 38 ° 27 ' 8 " N / 122 ° 37 ' 26 " W Total Acres: 68.73

Assessor's Parcel No.: 031-061-003; 031-050-014, -018, -019, -060 to -072 Section: 15 Twp.: 7 North Range: 7 West Base: Mt. Diablo

Within 2 Miles: State Hwy #: 12 Waterways: Oakmont Creek, Annadel Creek, Melita Creek
 Airports: _____ Railways: _____ Schools: Sequoia Elementary 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: _____

Development Type:

Residential: Units 676 Acres 68.73
 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: Continuing Care Retirement Community

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:

GP: Very Low Density Residential, Low Density Residential, and Medium Density Residential; Zoning: Planned District and R-3-18-RC

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

The project would develop approximately 664 new community care units, 12 employee housing units, and associated improvements and amenities, which would be licensed by the State of California as a Continuing Care Retirement Community. The project would include ancillary facilities and other building amenities to serve residents. Ancillary facilities may include private and formal dining rooms, a café, entertainment and activity rooms, a beauty salon, reading rooms, banking services, a business center, and outside courtyards. Primary vehicle access to the project site would be from a gated entrance along SR-12 and a secondary gated entrance along Melita Road. No changes to the existing General Plan designation would occur while the entirety of the project site would be re-zoned and included in a SH (Senior Housing) combining district.

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 checked="" 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 checked="" 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 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 30, 2021 Ending Date June 15, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions, Inc.</u>	Applicant: <u>Steve McCullagh</u>
Address: <u>1350 Treat Blvd., STE 380</u>	Address: <u>9240 Old Redwood Highway, Suite 200</u>
City/State/Zip: <u>Walnut Creek, CA, 94597</u>	City/State/Zip: <u>Windsor, CA, 95492</u>
Contact: <u>Mary Bean</u>	Phone: <u>707.535.3209</u>
Phone: <u>925.357.2562 ext 1107</u>	

Signature of Lead Agency Representative:  Date: 04.28.2021

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