

Notice of Completion & Environmental Document Transmittal

2019069009

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: Yolanda Apartments

Lead Agency: City of Santa Rosa Contact Person: Susie Murray
Mailing Address: 100 Santa Rosa Avenue, Room 3 Phone: 707-543-4348
City: Santa Rosa Zip: 95404 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Santa Rosa
Cross Streets: 325 Yolanda Avenue (Nearest cross street: Santa Rosa Avenue) Zip Code: 95404
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 8.4
Assessor's Parcel No.: 004-071-002 and 004-041-010 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: Hwy 101 Waterways: Kawana Springs
Airports: N/A Railways: SMART Schools: West Park + Kawana

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:
[ X ] Mit Neg Dec Other: FONSI

Governor's Office of Planning & Research

JUN 11 2019

STATE CLEARINGHOUSE

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 [ X ] Site Plan [ ] Land Division (Subdivision, etc.) [ X ] Other: Design Review
Lot Line Adjustment

Development Type:

[ X ] Residential: Units 252 Acres 8.4
[ ] 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:

Project Issues Discussed in Document:

[ X ] Aesthetic/Visual [ ] Fiscal [ X ] Recreation/Parks [ X ] Vegetation
[ ] Agricultural Land [ X ] Flood Plain/Flooding [ X ] Schools/Universities [ X ] Water Quality
[ X ] Air Quality [ X ] Forest Land/Fire Hazard [ ] Septic Systems [ X ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ X ] Sewer Capacity [ X ] Wetland/Riparian
[ X ] Biological Resources [ X ] Minerals [ X ] Soil Erosion/Compaction/Grading [ X ] Growth Inducement
[ ] Coastal Zone [ X ] Noise [ X ] Solid Waste [ X ] Land Use
[ X ] Drainage/Absorption [ X ] Population/Housing Balance [ X ] Toxic/Hazardous [ X ] Cumulative Effects
[ ] Economic/Jobs [ X ] Public Services/Facilities [ X ] Traffic/Circulation [ X ] Other: Energy

Present Land Use/Zoning/General Plan Designation:

Lane Use: Business Services; Zoning General Commercial (CG)

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

The Yolanda apartments development consists of approximately 214,167 square feet of new residential space, an 8,000-square-foot clubhouse/leasing center, access driveways, parking, including surface stalls and tuck under garages, and frontage improvements to Yolanda Avenue. The residential apartments would be contained within eleven (11) three-story buildings and four (4) two-story buildings containing a total of 252 apartment units. As proposed 18 units will be studios, 115 units will be 1 bedroom units, 98 units will be 2 bedroom units, and 21 units will be 3 bedroom units. A total of 69 units would have tuck-under garages. The clubhouse/leasing center would contain a leasing office, conference room, guest room, fitness center, restrooms, mailroom, pool, spa, and outdoor patio. The project includes the dedication of approximately 30 feet along the entirety of the project site's frontage to the Yolanda Avenue right-of-way. The right of way dedication would provide for a westbound travel lane, a left-turn lane, a 6-foot bike lane, an 8-foot planting strip, and a 6-foot-wide sidewalk on the project side of Yolanda Avenue. Dedication of frontage along Yolanda Avenue will provide adequate width to accommodate the planned widening on Yolanda Avenue.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 6 - 4 - 2019

SCH COMPLIANCE 7 - 5 - 2019

Project Sent to the following State Agencies

[ X ] Resources [ ] Cal EPA
[ ] Boating & Waterways [ ] ARB: Airport & Freight
[ ] Central Valley Flood Prot. [ X ] ARB: Transportation Projects
[ ] Coastal Comm [ ] ARB: Major Industrial/Energy
[ ] Colorado Rvr Bd Resources, Recycl. & Recovery
[ ] Conservation [ X ] SWRCB: Div. of Drinking Water
[ X ] CDFW # 3 [ ] SWRCB: Div. Drinking Wtr #
[ X ] Cal Fire [ ] SWRCB: Div. Financial Assist.
[ X ] Historic Preservation [ ] SWRCB: Wtr Quality
[ X ] Parks & Rec [ ] SWRCB: Wtr Rights
[ ] Bay Cons & Dev Comm. [ X ] Reg. WQCB # 2
[ ] DWR [ ] Toxic Sub Ctrl-CTC

Yth/Adlt Corrections

[ ] Corrections

CalSTA

[ ] Aeronautics
[ X ] CHP
[ X ] Caltrans # 4
[ ] Trans Planning

Other

[ ] Education
[ ] Food & Agriculture
[ ] HCD
[ ] OES

State/Consumer Svcs

[ ] General Services

Independent Comm

[ ] Delta Protection Comm
[ ] Delta Stewardship Council
[ ] Energy Commission
[ X ] NAHC
[ X ] Public Utilities Comm
[ ] Santa Monica Bay Restoration
[ X ] State Lands Comm
[ ] Tahoe Rgl Plan Agency

[ ] Conservancy

[ ] Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019069009

Please forward late comments directly to the Lead Agency

AQMD/APCD 2/23

(Resources: 6 / 8)

**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 checked="" type="checkbox"/> Caltrans District #4             | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB #2                         |
| <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 #3            | <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              | Other: _____   |
| <input type="checkbox"/> Housing & Community Development             | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date June 5, 2019 Ending Date July 8, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>M-Group</u>	Applicant: <u>Evergreen</u>
Address: <u>499 Humbolt Street</u>	Address: <u>2390 East Camelback Road, Suite 410</u>
City/State/Zip: <u>Santa Rosa, CA 95404</u>	City/State/Zip: <u>Phoenix, AZ 85016</u>
Contact: <u>Olivia Ervin</u>	Phone: <u>602 808-8600</u>
Phone: <u>707 259-1790</u>	

Signature of Lead Agency Representative: *S. Murray* Date: 5/31/2019

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