

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 # 2020060247

Project Title: 38 Degrees North Phase 3Lead Agency: City of Santa RosaContact Person: Adam RossMailing Address: 100 Santa Rosa Avenue, Room 3Phone: 707-543-4705City: Santa RosaZip: 95404County: Sonoma**Project Location:** County: Sonoma City/Nearest Community: Santa RosaCross Streets: 2660 Petaluma Hill Road (Nearest cross street: Yolanda Avenue) Zip Code: 95404Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 15.92Assessor's Parcel No.: 044-370-002, -010, 044-051-055, -073

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: Hwy 101Waterways: Colgan Creek (Kawana Springs)Airports: N/ARailways: SMARTSchools: West Park + Kawana**Document Type:**CEQA: NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: Addendum to MNDNEPA: NOI EA Draft EIS FONSIOther: Joint Document Final Document Other: _____**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Zoning Map Amendment Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: Design Review**Development Type:** Residential: Units 30 Acres 1.29 Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Educational: _____ Recreational: _____ Water Facilities: Type _____ MGD _____ Transportation: Type _____ Mining: Mineral _____ Power: Type _____ MW _____ Waste Treatment: Type _____ MGD _____ Hazardous Waste: Type _____ Other: Open Space Preserve (2.54 Acres)**Project Issues Discussed in Document:** Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: _____**Present Land Use/Zoning/General Plan Designation:**Land Use: Medium Density Residential and Retail and Business Services; Zoning: Commercial Shopping Center (CSC)**Project Description:** (please use a separate page if necessary)

The 38 Degrees North Phase 3 Project site is part of an overall site that encompasses Phase 1 (5.03 acres) and Phase 2 (10.87 acres). The project proposes to amend the General Plan Land Use map and text by changing the Medium Density Residential (8.0–18.0 units per acre) and Retail and Business Services land use designation to the Medium High Density Residential (18.0-30 unit per acre) land use designation and eliminating the "star" symbol designating the site as a location for a Community Shopping Center. In addition, the project will amend the General Plan text to remove reference to a Community Shopping Center at the site. The 38 Degrees North Phase 3 Project proposes to amend the 38 Degrees North Phase 2 Project by eliminating the approximately 21,000 square-foot conceptualized community shopping center, located at the southwest corner of the property at 2660 Petaluma Hill Road, and instead will provide 30 multi-family residential units within two new residential buildings, and associated improvements on approximately 1.04-net acres (1.29-gross acres) of the 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 #4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB #1
<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 #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	<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: <u>M-Group</u>	Applicant: <u>KW Petaluma Hill Road LLC, Dave Eadie</u>
Address: <u>499 Humbolt Street</u>	Address: <u>3200 Bristol Street, Suite 640</u>
City/State/Zip: <u>Santa Rosa, CA 95404</u>	City/State/Zip: <u>Costa Mesa, CA 92626</u>
Contact: <u>Olivia Ervin</u>	Phone: <u>714-619-7877</u>
Phone: <u>707 540.0723 x 202</u>	

Signature of Lead Agency Representative: Adam Ross Date: 11-18-2021

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