

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: The Woodlands

Lead Agency: City of Santa Rosa Planning & Economic Development Department 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

Cross Streets: Chanate Road, Chanate Circle, Rolling Hill Drive, Meadow Glen Drive, Incline Drive, Country Farm Drive, Cobblestone Drive, Nielsen Road Zip Code: 95404

Longitude/Latitude (degrees, minutes and seconds): 38 ° 28 ' 05.8 " N / 122 ° 42 ' 17.4 " W Total Acres: 71

Assessor's Parcel No.: see below Section: 11 & 12 Twp.: 7N Range: 8W Base: Santa Rosa

Within 2 Miles: State Hwy #: US-101; SR 12 Waterways: Paulin Creek

Airports: _____ Railways: _____ Schools: Hidden Valley Elem, Rincon Valley Middle

APNs: 173-130-038, 180-090-001, 180-090-002, 180-090-003, 180-090-004, 180-090-005, 180-090-006, 180-090-008, 180-090-009, 180-090-010, and 180-100-029

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 879 Acres 71
 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:

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:

Public/Institutional

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

The project proposes a General Plan Amendment and rezone to change the land use and zoning designations for the project site from Public/Institutional to Residential Low Density, Medium Density, and Medium-Low Density. No development for the site is currently proposed; however, the General Plan Amendment and rezone would establish residential development as a permitted use throughout the site. The project also proposes a zoning text amendment to establish development standards for properties along Chanate Road that would be added to the City's Municipal Code Section 20-28.050 - Scenic Road Combining District. The project site is proposed to be divided into three residential neighborhoods. The project proposes to designate the 20.2 acres south of Chanate Road and north/northwest of Paulin Creek for medium-low density residential development (referred to as Neighborhood A), the 20.9 acres north of Chanate Road for medium density residential development (referred to as Neighborhood B), and the 30 acres south of Chanate Road and east of Paulin Creek for low density residential development (referred to as Neighborhood C).

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 checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 # 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 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 checked="" 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 checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date November 19, 2024 Ending Date December 20, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Chanate Development Group, Eddie Haddad, Managing Member</u>
Address: <u>853 Lincoln Way Suite 105</u>	Address: <u>2810 W Charleston Blvd #75</u>
City/State/Zip: <u>Auburn, CA 95603</u>	City/State/Zip: <u>Las Vegas, NV 89102</u>
Contact: <u>Katherine Waugh</u>	Phone: <u>702.491.5812; eddie@huelofts.com</u>
Phone: <u>(530) 863 4642</u>	

Signature of Lead Agency Representative: Kristinae Toomians

Digitally signed by Kristinae Toomians
Date: 2024.11.18 17:08:09 -08'00'

Date: 11/18/2024

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