



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

DATE:	November 19, 2024	FROM:	Kristinae Toomians, Senior Planner
TO:	State Clearinghouse State Responsible Agencies State Trustee Agencies Other Public Agencies Interested Organizations Sonoma County Clerk		Planning and Economic Development City of Santa Rosa 100 Santa Rosa Avenue, Room 3 Santa Rosa, CA 95404
SUBJECT:	Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for The Woodlands		
LEAD AGENCY:	City of Santa Rosa Planning & Economic Development Department		
PROJECT TITLE:	The Woodlands		
PROJECT FILE NUMBER:	PRJ23-007		

Introduction

Notice is hereby given that the City of Santa Rosa (City) will prepare an EIR for the proposed “The Woodlands” project (proposed project), which proposes a General Plan Amendment and rezone to designate the approximately 71-acre site for residential development. No tentative subdivision maps, project designs, or development plans have been proposed or presented at this time. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15168, the City, acting as the Lead Agency, will prepare an EIR to address the potential environmental impacts associated with future residential development of the project site at a programmatic level. The proposed project, its location, and potential environmental effects are described below.

Pursuant to CEQA Guidelines Section 15082, the City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations and individuals. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the City needs to know the reasonable alternatives and mitigation measures that are germane to each agency’s statutory responsibilities in connection with the proposed project. Responsible agencies may need to use the EIR prepared by the City when considering permitting or other approvals for potential future development projects.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day Notice of Preparation (NOP) review period on December 20, 2024. If

you submit comments on the scope of the EIR, you will automatically be added to the City’s distribution list for future notices and information about the environmental review process for the proposed project. If you do not wish to submit comments on the scope of the EIR but would like to be added to the City’s distribution list, you can submit your contact information, including email address with a request to be added to the mailing list for The Woodlands project.

Please send your written comments to Kristinae Toomians, Senior Planner of the Planning & Economic Development Department, at the address shown above or email to woodlandsatchanate@srcity.org with “The Woodlands EIR” as the subject. Public agencies providing comments are asked to include a contact person for the agency.

Lead Agency Contact

Kristinae Toomians, Senior Planner
Planning and Economic Development Department
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
707.543.4692
woodlandsatchanate@srcity.org

Project Sponsor

Chanate Development Group

Project Location and Setting

The approximately 71-acre site is located in the northeastern portion of the City of Santa Rosa, approximately two miles northeast of downtown Santa Rosa and approximately one mile east of Highway 101. The site is west of Hidden Valley Drive, north of Rolling Hill Drive, and east of Sycamore Avenue and Nielson Court, as shown in Figure 1, Project Location. Chanate Road bisects the project site, with approximately 20.2 acres on the north side of Chanate Road and 50.9 acres south of Chanate Road. Cobblestone Drive forms the eastern boundary for the northern portion of the project site; while the eastern boundary of the southern portion of the site abuts existing residential parcels located on Hidden Valley Drive and Meadow Glen Drive. Paulin Creek Open Space Preserve is adjacent to the southwest portion of the project site. The site consists of 11 separate parcels, with the following Assessor’s Parcel Numbers: 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.

Present within the project site are several Sonoma County facilities including the Public Health Laboratory, Mental Health Center, Coroner’s Office, and a residential facility, as well as the non-project Bird Rescue Center. It also supports the former Sonoma County Medical Complex, which is vacant. The project site also supports the Chanate Historic Cemetery located on the south side of Chanate Road. The project site is surrounded by residential and office land uses, the Pine Creek Flood Control Reservoir, and the Paulin Creek Open Space Preserve.

Project Description

The proposed project includes a request for a General Plan Amendment to change the land use designations of the project site from Public/Institutional to Residential Low Density, Medium Density, and Medium-Low Density, as shown in Figure 2, Existing and Proposed Land Use Designations; a request to rezone the project site to be consistent with the proposed land use designations; and a proposed zoning text amendment to the City's Municipal Code Section [20-28.050](#) - Scenic Road Combining District that would establish development standards for properties along Chanate Road. No tentative subdivision maps, project designs, or development plans have been proposed at this time. Based on the allowable development density and intensity under the proposed land use and zoning designations, it is expected that maximum buildout of the project site under future residential development projects could include up to 304 single family dwelling units and 575 multi-family dwelling units.

Potential Environmental Impacts of the Project

The EIR for the proposed project will address the following environmental topics to evaluate potential impacts that could result from the proposed change in land use and zoning designations and future project construction consistent with the proposed designations.

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Requested Entitlements

The proposed project is requesting the following discretionary approvals from the City of Santa Rosa:

- General Plan Amendment to change the land use designations from Public/Institutional to Residential Low Density, Medium Density, and Medium-Low Density;
- Rezoning of the property to R-1-6-SR, R-2-SR, and R-3-18-SR
- Zoning Text Amendment of Municipal Code Section 20-28.050 to add development standards for properties along the portions of Chanate Road adjacent to the project site; and
- Certification of the EIR.

EIR Process

Following the close of the NOP comment period, a Draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for a required minimum 45-day review period. Following the close of the 45-day minimum public review period, the City will prepare a Final EIR, which will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR will be considered by the Planning Commission in considering whether to recommend EIR certification and project approval to the City Council and the EIR will be considered by the City Council in determining whether to certify the EIR and approve, conditionally approve, or deny the Project.

Scoping Meeting

The City will hold a scoping meeting to solicit public comment on the environmental issues to be addressed in the EIR. The scoping meeting will be held on Monday, December 16, 2024 from 6:00 PM – 7:30 PM at the Finley Community Center Auditorium at 2060 W College Ave, Santa Rosa, CA 95403.

Submitting Comments

As stated previously, the City has prepared this NOP to inform other agencies and the public of the proposed project and to request comments and guidance on the scope and content of the EIR. Due to the time limits mandated by State law, your response must be received no later than the close of the 30-day Notice of Preparation (NOP) review period on December 20, 2024. Please send your written comments to Kristinae Toomians, Senior Planner of the Planning & Economic Development Department, at the 100 Santa Rosa Ave, Room 3, Santa Rosa, CA 95404, or email to woodlandsatchanate@srcity.org with “The Woodlands EIR” as the subject. Additional project information and future updates can be found at the following website: srcity.org/2881/The-Woodlands-at-Chanate

Date: November 19, 2024

Signature: *Kristinae Toomians*

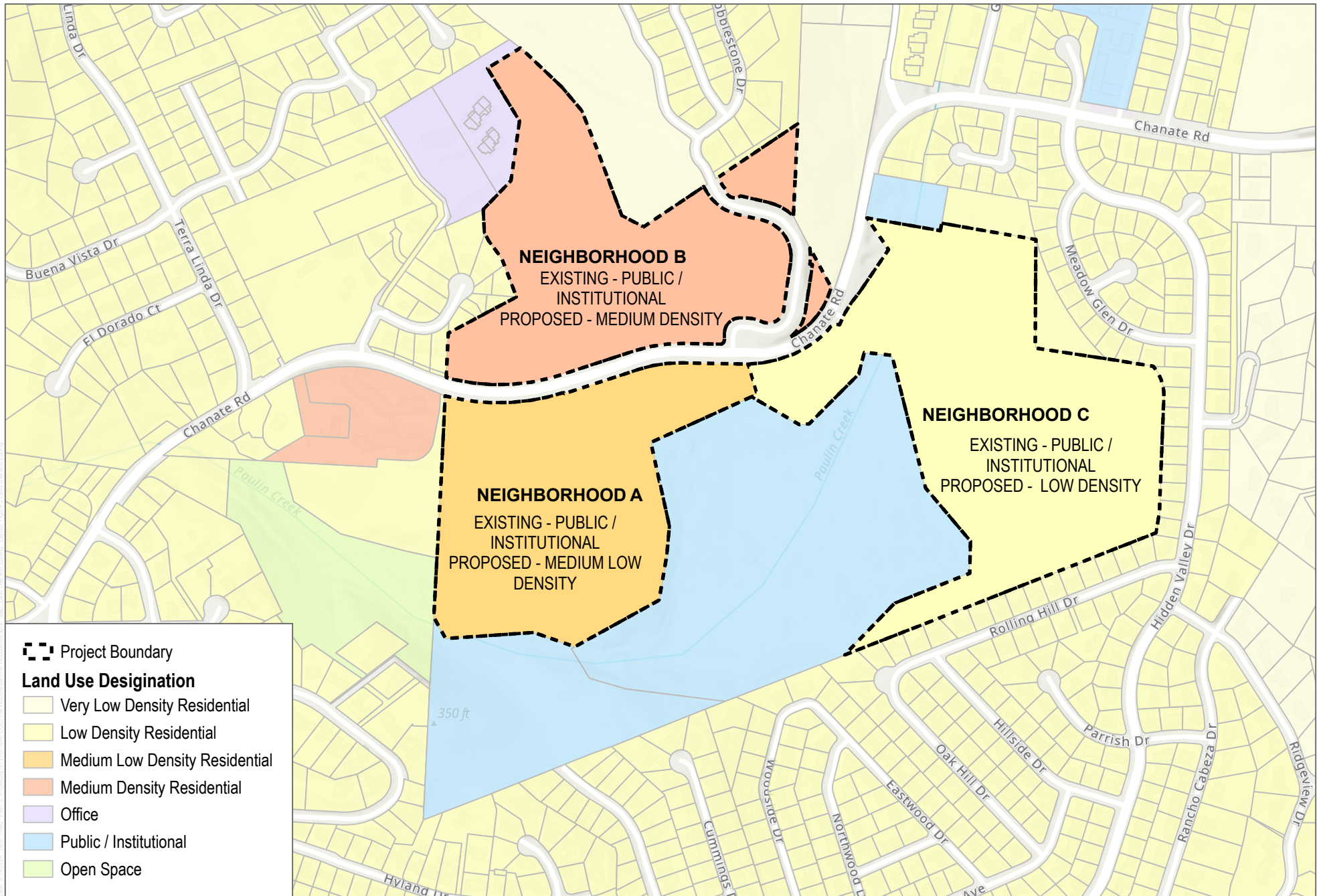
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SOURCE: ESRI Imagery Accessed 2024

FIGURE 1
Project Site
The Woodlands



SOURCE: Sonoma County Parcel Data 2024