

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: U-Haul Moving and Storage Project

Lead Agency: County of Sonoma, Permit and Resource Management Department (Permit Sonoma)

Contact Person: Derik Michaelson, Planner III

Mailing Address: 2550 Ventura Avenue

Phone: (707) 565-3095

City: Santa Rosa

Zip: 95403

County: Sonoma

Project Location: County: Sonoma

City/Nearest Community: Santa Rosa

Cross Streets: Santa Rosa Avenue

Zip Code: 95407

Longitude/Latitude (degrees, minutes and seconds): 38 ° 23 ' 22.36 " N / 122 ° 42 ' 49.48 " W Total Acres: 3

Assessor's Parcel No.: 134-123-034

Section: 2

Twp.: 6N

Range: 8W

Base: Mt Diablo

Within 2 Miles: State Hwy #: 101

Waterways: None

Airports: None

Railways: None

Schools: New Directions School, Taylor Mountain Elementary

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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: Design Review**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. 121,345

Acres 3

Employees 13

☐ Transportation: Type _____☐ 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:**

U-Haul Moving and Storage Facility/ Limited Urban Industrial District with Valley Oak Habitat and Scenic Resources Combining Districts/ General Industrial

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

The applicant, Amerco Real Estate Company, is proposing to redevelop an existing U-Haul Moving and Storage Facility located at 3601 Santa Rosa Avenue in Sonoma County, California. The existing U-Haul Moving and Storage Facility is currently developed with a 2,163-square foot retail building, a 5,166-square foot warehouse building, a 4,099-square foot self-storage building, and a surface parking lot. The proposed U-Haul Moving and Storage Project would demolish the three existing buildings to construct a new 4,745-square foot retail building and a 116,600-square foot self-storage building. The proposed project would also include a surface parking lot, on- and off-site utility connections, landscaping, and frontage improvements. The project requires Design Review approval.

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".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>1</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date August 18, 2025 Ending Date September 18, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Stantec Consulting Services Inc.</u>	Applicant: <u>Amerco Real Estate</u>
Address: <u>2999 Oak Road, Suite 800</u>	Address: <u>2727 North Central Avenue</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Phoenix, AZ 85004</u>
Contact: <u>Kaela Johnson, Environmental Planner</u>	Phone: <u>(707) 481-4559 (Peter Stanley)</u>
Phone: <u>(925) 296-2121</u>	

Signature of Lead Agency Representative: _____

Date: 8/19/25

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