

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: Bi'du Khaale Phase 2 Housing and Wellness Project

Lead Agency: City of Cloverdale Planning and Community Development Department Contact Person: Rafael Miranda, Associate Planner
 Mailing Address: 124 N. Cloverdale Blvd., Cloverdale CA 95425 Phone: (707) 894-1701
 City: Cloverdale Zip: 95425 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Cloverdale
 Cross Streets: Dutcher Creek Road, Kelly Road, Nopo Way Zip Code: 95425
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 46 ' 35 " N / 123 ° 0 ' 18 " W Total Acres: 16.52
 Assessor's Parcel No.: 117-040-107 Section: 00 Twp.: 11N Range: 10W Base: Mount Diablo
 Within 2 Miles: State Hwy #: 101 Waterways: Russian River
 Airports: Cloverdale Municipal Airport (O60) Railways: _____ Schools: Washington Middle School

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: Design Review

Development Type:

Residential: Units 53 Acres 1.44
 Office: Sq.ft. 4102 Acres 0.09 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:

Land Use: General Commercial and General Industry, Zoning: General Commercial and General Industrial

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

The project includes a General Plan Amendment, Rezone, Minor Subdivision, and development of a 53-unit all-electric affordable housing community and Behavioral Health and Wellness Center on Tribal fee land, located at 27821 Dutcher Creek Road in Cloverdale (APN: 117-040-107). A General Plan Amendment is proposed to change a portion of the site from General Industry (GI) to General Commercial (GC) and vice versa, a Rezone to change a portion of the site from General Industrial (M-1) to General Commercial (G-C) and vice versa, and a Minor Subdivision of the 16.52-acre parcel into a 3.32-acre development lot and a 13.20-acre remainder lot. Design Review and issuance of a Conditional Use Permit are also required for the project.

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".

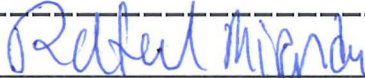
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management 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 # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>1</u> |
| <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 # <u>3</u> | <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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date April 22, 2026 Ending Date May 22, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>LACO Associates</u>	Applicant: <u>Dry Creek Rancheria</u>
Address: <u>1072 N. State Street</u>	Address: <u>1450 Airport Boulevard, Suite 200B</u>
City/State/Zip: <u>Ukiah, California 95482</u>	City/State/Zip: <u>Santa Rosa, CA 95403</u>
Contact: <u>Kevin Doble</u>	Phone: <u>(707) 431-4033</u>
Phone: <u>(707) 462-0222</u>	

Signature of Lead Agency Representative:  Date: 4-20-26

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