



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that pursuant to the State of California Public Resources Code and Sections 15072 and 15073 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the City of Cloverdale hereby gives notice that a Draft Initial Study/Mitigated Negative Declaration (IS/MND) is available for public review and comment. The IS/MND found that the environmental effects from the proposed development of the Bi'du Khaale Phase 2 Housing and Wellness Project would be less than significant with mitigation.

Project Title: Bi'du Khaale Phase 2 Housing and Wellness Project

Applicant/Property Owner: Dry Creek Rancheria

Project Location: 27821 Dutcher Creek Road, Cloverdale, Sonoma County, California
APN: 117-040-107

Description of Project: 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 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.

Review Period and Document Availability Location: The Draft IS/MND and supporting documents are available for review and comment online at the City's website: <https://www.cloverdale.net/243/Long-Range-Planning> as well as the Governor's Office and Planning and Research (OPR) CEQAnet Web Portal at <https://ceqanet.opr.ca.gov/> or at City Hall (124 N. Cloverdale Boulevard, Cloverdale). The 30-day comment period is from April 22, 2026, to May 22, 2026. All interested persons are invited to send written comments to the address listed below no later than the hearing date and/or be present to comment orally on the project. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to, the public hearing.

Findings: The proposed Bi'du Khaale Phase 2 Housing and Wellness Project would result in potentially significant impacts but compliance with regulatory requirements and implementation of mitigation measures would reduce all potentially significant adverse impacts to less than significant levels.

Lead Agency: City of Cloverdale Planning and Community Development Department

Notice of Public Hearing: The Planning Commission of the City of Cloverdale will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing on a date yet to be determined at 6:30 p.m. or as soon thereafter as may be heard via zoom or in person at the Cloverdale Performing Arts Center, 209 North Cloverdale Blvd., Cloverdale, California, for consideration and possible recommendation to the City Council on the adoption of the Mitigated Negative Declaration for the project.

Contact Person: Rafael Miranda, Associate Planner
City of Cloverdale Planning and Community Development Department
124 N. Cloverdale Blvd.
Cloverdale, CA 95425
E-mail: rmiranda@ci.cloverdale.ca.us
Phone: (707) 894-1701