

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: Baumgardner Ranch Development Project

Lead Agency: City of Cloverdale Contact Person: Kevin Thompson

Mailing Address: 124 North Cloverdale Boulevard Phone: 707.894.1723

City: Cloverdale Zip: 95425 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Cloverdale

Cross Streets: Sandholm Lane and Foothill Boulevard Zip Code: 95425

Longitude/Latitude (degrees, minutes and seconds): 38 ° 46 ' 43.63 " N / 123 ° 0 ' 43.00 " W Total Acres: 28.5

Assessor's Parcel No.: 117-040-053 & -084 Section: 30 Twp.: 11 North Range: 10 West Base: Mt. Diablo Meridian

Within 2 Miles: State Hwy #: 101 Waterways: Russian River

Airports: Cloverdale Municipal Airport Railways: _____ Schools: Washington School

Document Type: Governor's Office of Planning & Research

CEQA: NOP Draft EIR NEPA: **FEB 10 2020** Other: Joint Document

Early Cons Supplement/Subsequent EIR EA Final Document

Neg Dec (Prior SCH No.) _____ **STATE CLEARINGHOUSE** 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 304 Acres 19.98

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: privately maintained open space - 8.52 acres

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:
 General Plan: CF, LDR, and GI; Zoning Code: AR, RR, and M1

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

The project site is located at the southern edge of the City of Cloverdale in Sonoma County, California and consists of Assessor's Parcel Number 117-040-053 & -084. The applicant is proposing to develop 304 housing units composed of 79 single-family residences, 59 row house units, 166 apartment units, and 2 community clubhouses and related infrastructure. In total, the project would develop 20.3 acres while preserving 6.79 acres of hillside woodland areas above 400-feet on the project site and preserve an additional 1.50 acres, which contains an existing homestead. The project would include a 25-foot setback from top of bank from the unnamed drainage in the northeast portion of the site. Because the project site is currently located outside of the city limits, the project includes annexation into the City of Cloverdale, a General Plan Amendment to re-designate the project site to Medium Density Residential and High Density Residential, and rezoning to Planned Unit Development.

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

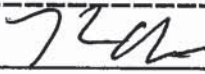
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California 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 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 checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date February 11, 2020 Ending Date March 12, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>Integrated Community Development</u>
Address: <u>1350 Treat Boulevard, Suite 380</u>	Address: <u>20750 Ventura Boulevard, Suite 155</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Woodland Hills/California/91364</u>
Contact: <u>Liza Baskir</u>	Phone: <u>(818) 974-2966</u>
Phone: <u>925.357.2562 ext. 1113</u>	

Signature of Lead Agency Representative:  Date: 1/28/20

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