

Notice of Completion & Environmental Document Transmittal

SCH #2003112011

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812 (916) 445-0613

Project Title: Southeast Specific Plan Project

Lead Agency: City of Rohnert Park
Planning Department
6750 Commerce Boulevard
Rohnert Park, CA 94928

Contact Person: Maureen Rich, Sr. Planner
Phone: (707) 588-2236
County: Sonoma

Project Location

County: Sonoma City/Nearest Community: Rohnert Park
Cross Streets: Bodway Parkway and Valley House Drive Total Acres: 80
Assessor's Parcel No. 047-111-030 Section: _____ Twp. _____ Range: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____
Airports: _____ Railways: _____ Schools: _____

Document Type

CEQA: NOP Supplement/Subsequent NEPA: NOI Other: Joint Document
 Early Cons EIR (Prior SCH No.) _____ EA Final Document
 Neg Dec Other _____ Draft EIS Other _____
 Draft EIR 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, Parcel Map, Tract Map, etc.) Other

Development Type

Residential: Units: 499 Acres 72 Water Facilities: Type _____ MGD
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 20,000 Acres 8 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ Watts
 Educational _____ Waste Treatment: Type _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archaeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Recreation/Parks Vegetation Other _____

Present Land Use/Zoning/General Plan Use

Site currently has one residence, site used for production of hay. Zoning: County of Sonoma Diverse Agriculture District (DA, minimum 20 acres per dwelling):

Project Description An 80 acre site that is contiguous to the City's easterly boundaries, south of Canon Manor, and within the City's LAFCO-approved Sphere of Influence. The project is proposed to include 27 estate residential units, 168 low density residential units, 268 medium density residential units, 36 mixed-use units and up to 20,000 square feet of commercial uses. The project would also include the annexation of properties to the City of Rohnert Park and necessary off-site infrastructure construction.

Reviewing Agencies Checklist

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District #3
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture
- Health & Welfare
- Health Services _____
- State & Consumer Services
- General Services
- OLA (Schools)

KEY

- S = Document sent by lead agency
- X = Document sent by SCH
- = Suggested distribution

Environmental Affairs

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # (_____)
- Youth & Adult Corrections
- Corrections
- Independent Commissions & Offices**
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Department of Toxic Substances Control
- Other:

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

Starting Date: December 14, 2005

Ending Date: January 27, 2006, 5 PM

Signature: _____

Michael G. Rich

Date: _____

Dec 9, 2005

Lead Agency (Complete if applicable):

Consulting Firm: EIP Associates
 Address: 353 Sacramento Street, Suite 1000
 City/State/Zip: San Francisco, CA 94111
 Contact: Ted Adams, Sr. Associate
 Phone: (415) 362-1500

Applicant:

Clement C. Carinalli/Willow Glen Partners,
 LLC.
 Address: 520 Mendocino Ave. #250
 City/State/Zip: Santa Rosa, CA 95401
 Phone: (707) 578-1302

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes: _____