

The Woodlands

General Plan Amendment, Rezone & Neighborhood Meeting Project Description

Location: Chanate Campus, Santa Rosa, California 95403
APNs: 173-130-038, 180-090-001, 180-090-002, 180-090-003, 180-090-004, 180-090-005, 180-090-006, 180-090-008, 180-090-009, 180-090-010, 180-090-029
Proposal: Request for General Plan Amendment and Rezone
Project Site: 71.1 acres
General Plan: Current: Public/Institutional;
 Proposed: Low density, medium-low density and medium density
Zoning: Current: Public/Institutional;
 Proposed: R-1-6, R-2, R-3-18

Applicant

Chanate Development Group, LLC
 2810 W Charleston Blvd #75, Las Vegas, Nevada,
 89102

Owner

Chanate Development Group, LLC
 2810 W Charleston Blvd #75, Las Vegas,
 Nevada, 89102

Architect

EV&A Architects
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 NV 89144

Engineer

BKF Engineers
 200 4th St. Suite 300
 Santa Rosa, A 95401

Builder Partner

Christopherson Builders
 565 W. College Ave.
 Santa Rosa, CA 95401

Project Setting

Location

The Project Site (Figure 2) is an infill site and consists of 71.1 acres along Chanate road in Santa Rosa, California, of which 57.1 acres are considered buildable. The parcels are located along both sides of Chanate Road and Cobblestone Drive, west of Hidden Valley Drive, north of Rolling Hill Drive and east of Sycamore Avenue and Nielsen Court, in the City of Santa Rosa, County of Sonoma, California. The property is referred to as tracts one through seven as described in the title report.

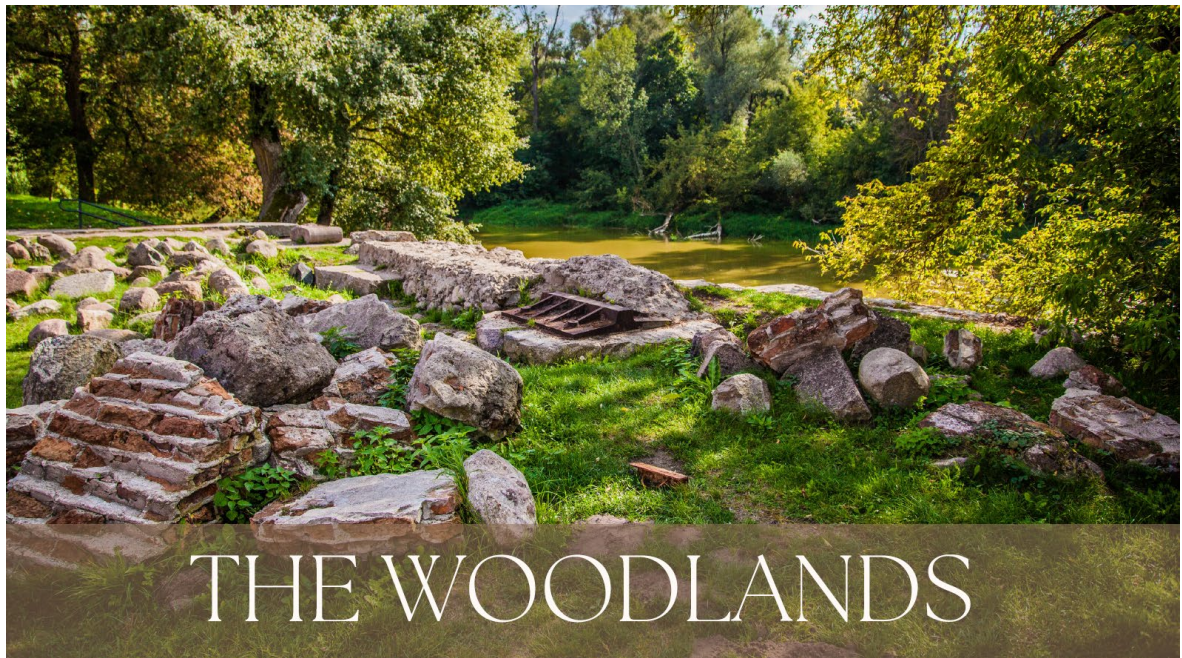


Figure 1

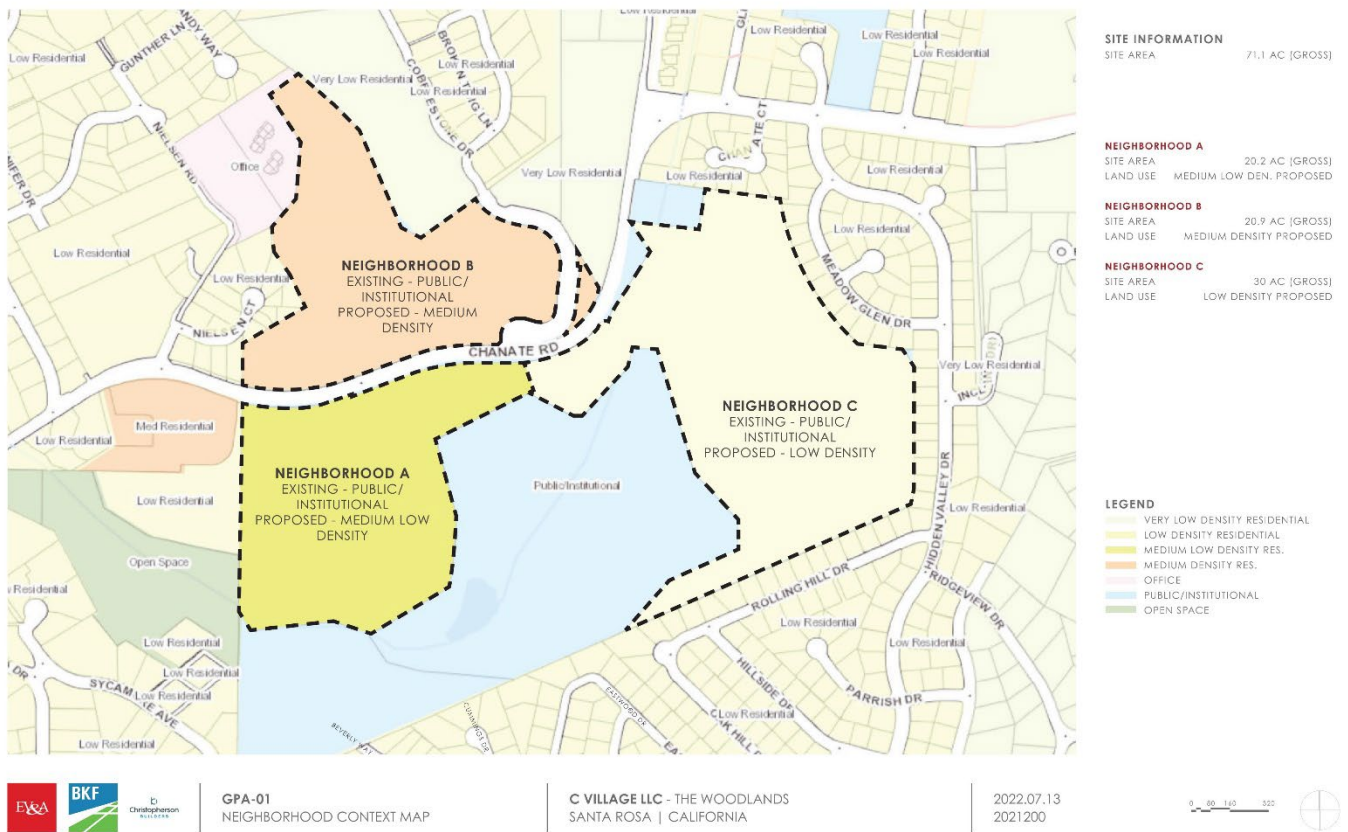


Figure 2: Project Site, general plan amendment map

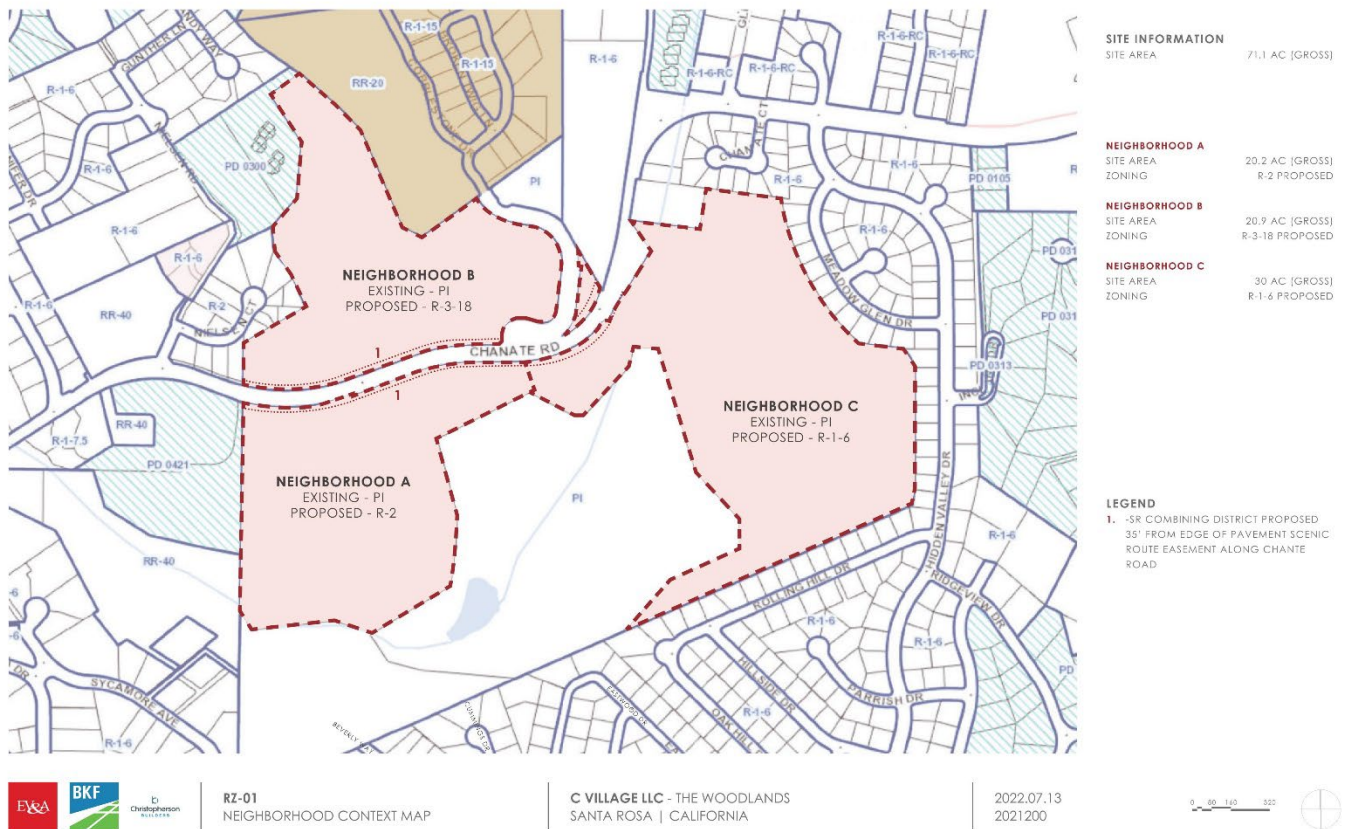


Figure 3: Project Site, rezoning map

Existing Use

The property was historically the site of a hospital complex which has been abandoned, with those buildings in an advanced state of decay, therefore a health and fire hazard, as well as an attractive nuisance for homeless.

In addition, there are currently four active uses remaining on the site including the County Morgue, Public Health Laboratory, a bird rescue and women's shelter. A small cemetery is also present on the property.

Topography and Soils

The Project Site is topographically varied with slopes ranging from less than 10% to more than 25% in locations. Topography will dictate much of the project design as well as development costs.

The Project Site consists mostly of oak and fir trees, and outcropping of basalt. Paulin Creek crosses part of the property which abuts the Paulin Creek Preserve on the south side. Several Geotechnical investigations have been performed in the past, but recommendations have not been generated for a specific project. Given the level of rock and proximity to existing residents, these soils are likely not considered prime farmland for agricultural uses.

Additional Studies

Additional studies will be conducted as required by state and local regulations.

Surrounding Land Use

As seen in Figure 2, the parcel is surrounded by residential homes with the exception a few offices and Paulin Creek Preserve on the south side.

Project Description

Santa Rosa General Plan

The Santa Rosa General Plan Land Use diagram identifies the parcel as Public/Institutional. The surrounding land use is predominantly residential, ranging from Low Density Residential to Medium Density Residential. Given that the County of Sonoma sold the site and that the current site zoning is no longer congruent with the surrounding community, the applicant is requesting a General Plan Amendment and Rezone.

General Plan Amendment and Rezone

The applicant purchased the property in December 2021 from the County of Sonoma.

The proposed Woodlands Development is considering the inclusion of several different typologies consisting of zoning R-1-6, R-2 and R-3-18 housing densities. The development may include market rate apartments, senior apartments, affordable housing, townhomes and detached single family homes. The plans will have varying elevation styles, materials, colors, and architectural features.

The Project Site is not visible from off-site areas or from major roadways. The Project Site is only visible from Chanate Road. It will be at an elevation below the surrounding residential areas and is not anticipated to have an impact on views.

The proposed development will include measures that meet the City's storm water low impact development requirements.

Design Concept

Architectural

We are at an early stage in the project and architecture has not been developed. Architecture will to the extent possible compliment the surrounding community.

Public Outreach

Given that the development will consist of multiple projects, each securing their own approvals, it is anticipated that each project will involve its own outreach process.