
Subject: FW: Determination of whether Santa Rosa medical project qualifies for CEQA exemptions (Sec.21155.5) related to Plan Bay Area/SCS

From: Mark Shorett <mshorett@bayareametro.gov>

Sent: Wednesday, September 15, 2021 3:50 PM

To: Curt Nichols <cnichols@carlilemacy.com>; Brad Paul <bpaul@bayareametro.gov>

Cc: David Rabbitt <david.rabbitt@sonoma-county.org>; Dave Vautin <DVautin@bayareametro.gov>

Subject: RE: Determination of whether Santa Rosa medical project qualifies for CEQA exemptions (Sec.21155.5) related to Plan Bay Area/SCS

Hi Curt,

I am following up on a request forwarded from Brad Paul. Thank you for reaching out.

Staff can confirm that the proposed project is located within a Priority Development Area (PDA) identified in Plan Bay Area 2040 that is projected to experience commercial, residential, and mixed-use development in the Plan, and is located within a Transit Priority Area (TPA). Consistent with CEQA 15182, the State Air Resources Board has accepted the determination that Plan Bay Area 2040 would achieve the applicable greenhouse gas emissions reduction target for the Plan.

Please feel free to follow up with me if you have any additional questions.

Best,

Mark Shorett

Mark Shorett

Principal Planner

mshorett@bayareametro.gov

BAY AREA METRO | BayAreaMetro.gov

Association of Bay Area Governments

Metropolitan Transportation Commission

Bay Area Metro Center | 375 Beale Street | Suite 800

San Francisco, CA 94105

(415) 820-7994

From: Curt Nichols <cnichols@carlilemacy.com>

Sent: Wednesday, September 8, 2021 11:45 AM

To: Brad Paul <bpaul@bayareametro.gov>

Cc: David Rabbitt <david.rabbitt@sonoma-county.org>; Mark Shorett <mshorett@bayareametro.gov>; Dave Vautin <DVautin@bayareametro.gov>

Subject: RE: Determination of whether Santa Rosa medical project qualifies for CEQA exemptions (Sec.21155.5) related to Plan Bay Area/SCS

External Email

Thanks Brad! Much appreciated!

Curt Nichols

Principal, LEED AP

CARLILE • MACY

15 Third Street, Santa Rosa CA 95401

Tel: (707) 542-6451, ext 1543 Dir: 535-1543 Fax: 542-5212

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cnichols@carlilemacy.com | www.carlilemacy.com

From: Brad Paul <bpaul@bayareametro.gov>

Sent: Wednesday, September 08, 2021 11:43 AM

To: Curt Nichols <cnichols@carlilemacy.com>; Mark Shorett <mshorett@bayareametro.gov>; Dave Vautin <DVautin@bayareametro.gov>

Cc: David Rabbitt <david.rabbitt@sonoma-county.org>

Subject: Determination of whether Santa Rosa medical project qualifies for CEQA exemptions (Sec.21155.5) related to Plan Bay Area/SCS

Curt,

I'm forwarding your request to several of our Regional Planning Program staff that should be able to answer your question.

Brad

Brad Paul
415-272-9502

From: Curt Nichols <cnichols@carlilemacy.com>

Date: Tuesday, September 7, 2021 at 6:02 PM

To: "bpaul@bayareametro.gov" <bpaul@bayareametro.gov>

Subject: RE: Looking for Appropriate Contact Person

External Email

Hi Brad,

I'm hoping you might be able to help me with the question I've outlined in the email to David Rabbitt below.

Specifically, I'm trying to determine whether CEQA exemptions under Sec. 21155.4 and Sec. 15182 would be applicable to a project I'm working on in Santa Rosa. The exemptions require the project be:

"consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board has accepted the determination that the sustainable communities strategy or the alternative planning strategy would achieve the applicable greenhouse gas emissions reduction targets."

I'm hoping you might be able to confirm whether Plan Bay Area (as the sustainable communities strategy for the Bay Area) has been determined by the State Air Resources Board to achieve the applicable greenhouse gas reduction targets and where the applicable policies regarding this might be found.

Any help or guidance you can provide would be greatly appreciated. Many thanks!

Curt

Curt Nichols

Principal, LEED AP

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From: David Rabbitt <David.Rabbitt@sonoma-county.org>
Sent: Sunday, September 05, 2021 1:16 PM
To: Curt Nichols <cnichols@carlilemacy.com>
Cc: Brad Paul <BradP@abag.ca.gov>
Subject: Re: Looking for Appropriate Contact Person at ABAG

Curt,

I have copied Brad Paul from ABAG on this response and trust he can point you in the right direction.

David

David A. Rabbitt

Supervisor, Second District

County of Sonoma

575 Administration Drive

Santa Rosa, California 95403

(707) 565-2241

David.Rabbitt@sonoma-county.org

From: Curt Nichols <cnichols@carlilemacy.com>
Sent: Thursday, September 2, 2021 3:35 PM
To: David Rabbitt
Subject: Looking for Appropriate Contact Person at ABAG

EXTERNAL

Hi David,

As the Immediate Past President of ABAG, I'm hoping that you might be able to suggest the appropriate person at ABAG that I could connect with to answer a question that really gets into the weeds of CEQA, sustainable communities strategies, and greenhouse gas reduction.

I'm working on a medical office building project in Santa Rosa that appears to possibly qualify for a couple CEQA exemptions (CEQA 21155.4 and CEQA Guidelines 15182) related to being in an area covered by a Specific Plan (Downtown Station Area Specific Plan in this case) but both exemptions require compliance with the following in order to be eligible:

“consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board has accepted the determination that the sustainable communities strategy or the alternative planning strategy would achieve the applicable greenhouse gas emissions reduction targets.”

City of Santa Rosa staff has indicated that the applicable “sustainable communities strategy” is Plan Bay Area and that ABAG should be the entity making the determination. They were actually not clear as to whether ABAG has made such determination but indicated that SACOG makes these determinations for the Sacramento area.

If you could suggest the appropriate person at ABAG that I might contact to pursue this, I would be most appreciative. Thanks!

Curt

Curt Nichols

Principal, LEED AP

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