

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: JESSICA JONES, SENIOR PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT  
SUBJECT: PROFESSIONAL SERVICES AGREEMENT – ELNOKA  
CONTINUING CARE RETIREMENT COMMUNITY  
ENVIRONMENTAL IMPACT REPORT

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council, **by Resolution:** 1) waive the competitive selection process in Council Policy 600-01 in the best interests of the City; and 2) approve the Professional Services Agreement with FCS International, Inc. of Irvine, California in an amount not to exceed \$303,400 for preparation of the Elnoka Continuing Care Retirement Community Environmental Impact Report.

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EXECUTIVE SUMMARY

The proposed Elnoka Continuing Care Retirement Community is planned on approximately 68 acres situated in southeast Santa Rosa, adjacent to the Oakmont residential development. The project, which would include a combination of senior apartment units, senior care center units, detached senior cottages, and employee housing, has received initial comments from the Design Review Board through the Conceptual Design Review Process, has had a Neighborhood Meeting and a Pre-Application meeting with City staff. Entitlement permits are anticipated to be submitted in May 2017. Due to the size and anticipated potential environmental impacts, both the applicant and City staff agree that an Environmental Impact Report (EIR) should be prepared.

Council Policy 600-01 requires a competitive process prior to selection and award of professional services agreements. Article 4.1.2 of Council Policy 600-01 states that the City Council may waive this process if the Council finds it is in the best interests of the City to do so. Staff believe it is in the best interests of the City to enter into an agreement with FCS without engaging the competitive process under Policy 600-01 because FCS is familiar with the project area, and it has the ability to reuse and

reference existing studies. In addition, its budget, timeline, and scope of work have been deemed acceptable by the Planning and Economic Development Department. Last, all funds necessary to prepare the EIR will be provided by the applicant, Oakmont Senior Living LLC.

## BACKGROUND

In June 1993, Planned Development zoning, and an associated Policy Statement and development plan, was adopted for the subject 68-acre area, as part of the Pacific LifeCare project. The purpose of the Planned Development was to provide residential care and services to seniors licensed by the State of California. Grading for the project was initiated, which is evident on the site today, but the project was never completed.

In 2002, the site's current General Plan designations were established as part of the comprehensive General Plan Update. Prior to 2002, the site was designated for Very Low Density Residential development. As part of the update, 9.2 acres of the project site were designated Medium Density Residential and areas of the site west of Elnoka Lane and north of Road A were designated Low Density Residential. The Medium Density Residential designation was intended to plan for and facilitate higher density residential development to achieve sufficient residential units citywide to meet State requirements.

In July 2008, the City Council approved rezoning of 8.98 acres of the site to Multi-Family Residential (R-3-18), consistent with the Medium Density Residential General Plan land use designation.

In September 2008, a new project was submitted for an approximately 12.74-acre area of the site, located at 251 Elnoka Lane, at the Highway 12 frontage. The proposed project included a request to construct 209 multi-family residential units, and approximately 5,000 square-feet of neighborhood center uses. An EIR was prepared for the project; however, the EIR, which was prepared by FirstCarbon Solutions, was not certified.

In September 2014, the applicant submitted a General Plan Amendment requesting that Figure 7-3 (Slope/Ridgelines) of the General Plan 2035 be modified to remove a designated Ridgeline on the project site. The request was denied by the Planning Commission in February 2015, with the decision being upheld by the City Council in April 2015.

On September 1, 2016, the Design Review Board provided comments through the Concept Design Review process for the current project, which would include a combination of senior apartment units, senior care center units, detached senior cottages, and employee housing on the 68-acre site.

PROFESSIONAL SERVICES AGREEMENT – ELNOKA CONTINUING CARE  
RETIREMENT COMMUNITY ENVIRONMENTAL IMPACT REPORT  
PAGE 3 OF 4

On September 6, 2016, the applicant submitted a memo from FirstCarbon Solutions (FCS) outlining their familiarity of the project site and requesting that they be selected to provide environmental consulting services for the proposed project.

On October 4, 2016, a Pre-Application meeting was held with City staff to provide initial feedback on the preliminary plans.

On October 5, 2016, a Neighborhood Meeting was held in the Oakmont community to provide an opportunity for surrounding property owners to learn about the conceptual project and provide comments. Approximately 90 people attended the meeting.

On February 22, 2017, FirstCarbon Solutions (FCS) submitted a scope of services, schedule and budget for the preparation of an EIR for the proposed Elnoka Continuing Care Retirement Community.

On March 22, 2017, the applicant submitted the Pre-EIR Administration fees necessary for staff to process the Professional Services Agreement with FCS.

#### PRIOR CITY COUNCIL REVIEW

Not applicable.

#### ANALYSIS

1. The proposed Professional Service Agreement involves the preparation of the Elnoka Continuing Care Retirement Community EIR, which includes all required meetings, project management, acquisition of technical documents, and publishing of environmental documents as outlined in the attached scope of work and schedule.
2. The total cost for preparation of the EIR, including a 10% contingency, is \$303,400, all of which will be paid for by the proposed development project applicant. The applicant will also be providing the City with 15% of the total budget for staff's administrative review of the EIR. In accordance with Council Policy 600-01, when an agreement exceeds \$100,000, approval must be granted by the City Council.
3. Council Policy 600-01 allows the awarding authority waive the competitive proposal selection process when it is in the best interests of the City to do so. The EIR for the 2009 Elnoka project, while smaller in scope, was prepared by FirstCarbon Solutions (FCS). As such, the consultant has access to previous studies and assets used to prepare the previous EIR, as well as familiarity and experience with the project area. For these reasons, and considering the fact that no public funds will be required to develop the EIR, staff finds that FCS

PROFESSIONAL SERVICES AGREEMENT – ELNOKA CONTINUING CARE  
RETIREMENT COMMUNITY ENVIRONMENTAL IMPACT REPORT  
PAGE 4 OF 4

would be the preferred preparer of the Elnoka Continuing Care Retirement Community EIR.

FISCAL IMPACT

Funding for the preparation of the EIR will be provided in its entirety by Oakmont Senior Living LLC.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Resolution

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