

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR THE PLANNING COMMISSION

MAY 27, 2021

PROJECT TITLE

Elnoka CCRC

ADDRESS/LOCATION

Various

ASSESSOR'S PARCEL NUMBER

031-061-003, 031-050-014, -018, -019, -060, -061, -062, -063, -064, -065, -066, -067, -068, -069, -070-071, and -072

APPLICATION DATE

May 25, 2017

REQUESTED ENTITLEMENTS

Tentative Map, Conditional Use Permit, Design Review, Hillside Development Permit, and EIR Certification

PROJECT SITE ZONING

PD 93-002-RC (Planned Development within a Resilient City overlay) and R-3-18-RC (Multi-family Residential within a Resilient City overlay)

PROJECT PLANNER

Kristinae Toomians

APPLICANT

Oakmont Senior Living, LLC

PROPERTY OWNER

OSL SANTA ROSA PROJECTS LLC

FILE NUMBER

PRJ17-040

APPLICATION COMPLETION DATE

NA

FURTHER ACTIONS REQUIRED

Tentative Map, Conditional Use Permit, Design Review, Hillside Development Permit, and EIR Certification

GENERAL PLAN DESIGNATION

Very Low Density Residential (0.2-2.0 units per acre), Low Density Residential (2-8 units per acre), and Medium Density Residential (8-18 units per acre)

RECOMMENDATION

No formal action required at this time.

For Planning Commission Meeting of: May 27, 2021

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: ELNOKA CONTINUING CARE RETIREMENT COMMUNITY
(CCRC) ENVIRONMENTAL IMPACT REPORT
AGENDA ACTION: PUBLIC HEARING, NO FORMAL ACTION REQUIRED

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission hold a public hearing on the Elnoka Continuing Care Retirement Community (CCRC) Draft Environmental Impact Report (EIR) and provide comments on the Draft EIR. Oral comments made during this Planning Commission meeting will be summarized for inclusion in the Final EIR. Members of the public wishing their verbatim comments to be incorporated are directed to submit their comments in writing. No action is required at this time.

EXECUTIVE SUMMARY

This Draft Environmental Impact Report (EIR) evaluates the potential impacts of the proposed Elnoka Continuing Care Retirement Community (CCRC), referred to as the "Proposed Plan."

An EIR is intended to inform decisionmakers and the general public of the potential significant environmental impacts of a Proposed Plan. The EIR also considers the

availability of mitigation measures to minimize significant impacts and evaluates reasonable alternatives to the Proposed Plan.

The Draft EIR was released for public review on April 30, 2021 and is available for review to the public and interested agencies for a period of 45 days, which closes on June 15, 2021. The purpose of the review period and this public hearing is to obtain comments, “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided and mitigated” (Section 15204, CEQA Guidelines).

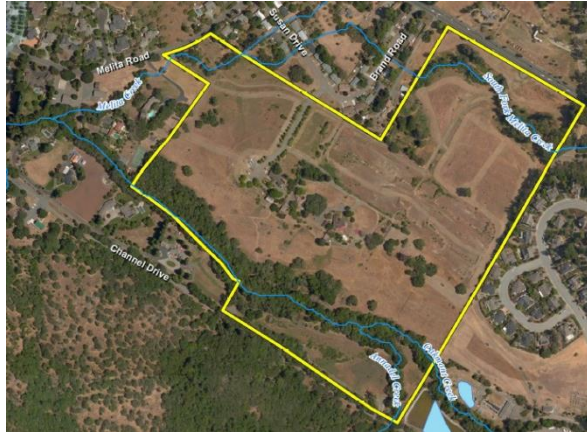


Figure 1: Project Site

ROLE OF THE PLANNING COMMISSION

Per Code section [17-04.180](#), the Planning Commission has an opportunity to review and provide comments on the Draft EIR. All comments and responses will be published within a Final EIR document to be distributed prior to the Commission’s next meeting on the Proposed Project. At this next meeting, the Commission will be asked to consider the Proposed Project and decide on Project approval and certification of the EIR.

BACKGROUND

The project site was zoned PD Planned Development on June 1993 as part of the Santa Rosa Pacific LifeCare project. The 68-acre Santa Rosa Pacific LifeCare project consisted of all of the Proposed Project parcels plus other parcels to the south and west. The purpose of the Planned Development was to provide residential care and services to seniors licensed by the State of California.

The site’s current General Plan designations were established in 2002 as part of the 2002 comprehensive General Plan update. Prior to 2002, the entire 68-acre site was designated for Very Low Density Residential. As part of the 2002 update, approximately 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.



Figure 2: Project site General Plan designation.

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

On September 1, 2016, the Design Review Board reviewed a Concept Design of the proposed project.

On October 20, 2016, Planning staff held a pre-application Neighborhood Meeting at the Berger Auditorium.

On May 25, 2017, the current applicant applied for a Tentative Map, Conditional Use Permit, Design Review, Hillside Development Permit, and EIR Certification to allow the development of 664 senior care units (74 cottages, 528 apartments, and a 62-unit care center) with 12 affordable employee housing units and recreational center.

On July 12, 2017, a Notice of Preparation (NOP) was mailed to responsible and trustee agencies and interested entities and individuals, beginning the formal CEQA scoping process. The purpose of the scoping process is to allow the public, other government agencies and other interested parties and organizations to provide input on the scope of the EIR. The NOP mailing list included approximately 270 federal, State, and local agencies, regional and local interest groups, and property owners within 1,000 feet of the project site. The scoping period began on July 12, 2017, and ended on August 11, 2017, representing the statutory 30-day public review period.

On July 27, 2017 the City held a public scoping meeting at the Berger Auditorium at Oakmont Community Center to gather additional input.

On April 30, 2021 the Draft EIR was released for public review, with a 45-day circulation period beginning on April 30, 2021 and ending on June 15, 2021.

PROJECT DESCRIPTION

The project site is located on 17 lots including 6100 and 6160 Sonoma Highway, where - the project fronts State Highway 12 (known locally as the Sonoma Highway and referred to herein as the Sonoma Highway), and 300–425 Elnoka Lane in the southeastern portion of Santa Rosa in the urban/rural fringe. The approximately 68.73-acre site is located in the eastern portion of the City of Santa Rosa and is bounded by Sonoma Highway (northeast); Oakmont Village (southeast); Trione-Annadel State Park and Channel Drive (southwest); and Melita Road (northwest).



Figure 3: Illustrative site plan.

Elnoka Continuing Care Retirement Community (Elnoka CCRC or project) proposes the development of 676 residential units, comprised of 74 cottages, 528 apartments, 12 attached units that are intended for employee housing, and a 62-unit care center. The project includes amenities for Elnoka residents such as private and formal dining rooms, a café, entertainment and activity rooms, sport courts, swimming pool, pet parks, walking paths, a beauty salon, reading rooms, banking services, business center, and outside courtyards. In addition, the staff would provide housekeeping, emergency response, exercise programs, and living assistance for memory or physically impaired residents.

The proposed land use type constitutes a Community Care Facility, which is defined by the Santa Rosa City Code Chapter 20-70 as: "A facility, place, or building that is maintained and operated to provide non-medical residential care, which may include home finding and other services, for children and/or adults, including: the physically handicapped; mentally impaired, mentally disordered, or incompetent; developmentally disabled; court wards and dependents; neglected or emotionally disturbed children; the addicted; and the aged." The project would be State licensed and regulated as a continuing care retirement community (Chapter 10, Division 2 of the State Health and Safety Code; Title 22, Division 6, Chapter 8 of CCR § 87100, et seq.).

The project would be developed in phases over time. The first phase would contain 202 units of project housing, including 12 attached units intended for employee housing. The remaining 462 units would be built in subsequent phases over time based on market conditions. There would be a total of approximately 975 residents on-site at full buildout (1.42 seniors per unit plus an average of 2.62 persons per employee units). The project would employ approximately 194 people in full- and part-time positions, including care staff, housekeepers, landscaping, maintenance, administrative and recreation center staff. There would be an average of 75 employees on-site daily. Residents and employees will likely be drawn largely from the Santa Rosa area.

OBJECTIVES

The applicant's specific objectives established for the project include the following:

- Positively contribute to the local economy through new capital investment, the construction of new dwelling units, and the creation of new recreational pursuits.
- Develop a vacant infill site within the City limits in an economically viable manner while taking into consideration the security, safety, and privacy needs of the senior community to be served by the project along with various site constraints and the desire to minimize impact to the natural terrain to the extent feasible.
- Create a range of senior housing opportunities to meet market demand for this type of housing product in Sonoma County.
- Develop a complete community with a flexible range of residential options, recreational amenities, and daily services to cater to the needs of residents and to reduce off-site vehicle trips.
- Provide market rate units intended for on-site employee housing in the interests of reducing commute times and contributing to the City's housing stock.
- Provide efficient and safe access to and from the project site and effectively

manage traffic in the vicinity of the project site.

- Cluster residential development on the project site to preserve significant amounts of open space areas adjacent to the riparian corridors.
- Preserve and protect Oakmont Creek by establishing a greenway along the creek corridor. This greenway would be provided for use by residents and staff. It would not be open to the public.
- Promote land use compatibility with neighboring residential uses through the use of clustering, preservation of significant amounts of trees, thoughtful site design that takes into consideration the natural topography, landscaped setbacks, and the preservation of substantial amounts of natural open space.

SIGNIFICANT ENVIRONMENTAL EFFECTS:

The project would result in the following significant unavoidable impacts:

- **Scenic Vista:** The project's placement of homes along the natural contours of the site would maintain the natural curvature of the hill and proposed landscaping, trees, and shrubs would enhance screening throughout the project site to minimize the visual impacts of the buildings and homes. However, despite these design features, the impact of developing the project's 676 residential units on approximately 68 acres results in a visually dense character that is aesthetically inconsistent with surrounding areas, thereby adversely affecting the scenic vista as viewed from Los Alamos Road, which is designated as a Scenic Road for its views of scenic vistas, and other surrounding public locations. Due to site configuration constraints, no mitigation is available for the proposed project that would reduce this impact to less than significant. As such, although the land use would be consistent with applicable General Plan 2035 and Zoning regulations, including the modified Policy Statement, a significant unavoidable impact would occur.
- **Visual Character:** The project site is a prominent portion of the overall middle-distance view as seen from Los Alamos Road (a designated scenic road). The building density and massing of the project is inconsistent with the visual character of the surrounding views of rural residential uses. As such, the visual character of the area as seen from this viewpoint is adversely affected and impacts would be significant. In addition, views of the project site from higher elevations in Trione-Annadel State Park as well as near the entrance on Channel Drive to Trione-Annadel State Park would be visually inconsistent with the surrounding visual character similar to the impact to views seen from Los Alamos Road. Therefore, impacts to other publicly available views of the project site and surrounding area as seen from afar (particularly higher elevations in Trione-Annadel State Park) would be significant. No mitigation is available for the proposed project that would reduce this impact to less than significant due to site configuration constraints. As such, a significant and unavoidable impact would occur.

NOTIFICATION

Notice of Availability of EIR and a notice for this hearing was published in an advertisement in the Press Democrat, posted in three locations at City Hall, posted on

the City website (<https://srcity.org/2568/Elnoka-Continuing-Care-Retirement-Commun>), and mailed to interested parties and agencies, emailed to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, as well as all property owners and residents within 1,000-feet of the project boundaries.

ATTACHMENTS

The Draft Plan and Draft EIR were distributed in hard copy to those Planning Commissioners who made a request. Electronic copies of both documents can be found on the website here: <https://srcity.org/2568/Elnoka-Continuing-Care-Retirement-Commun>

CONTACT

Kristinae Toomians, Senior Planner

KToomians@srcity.org

707-543-4692