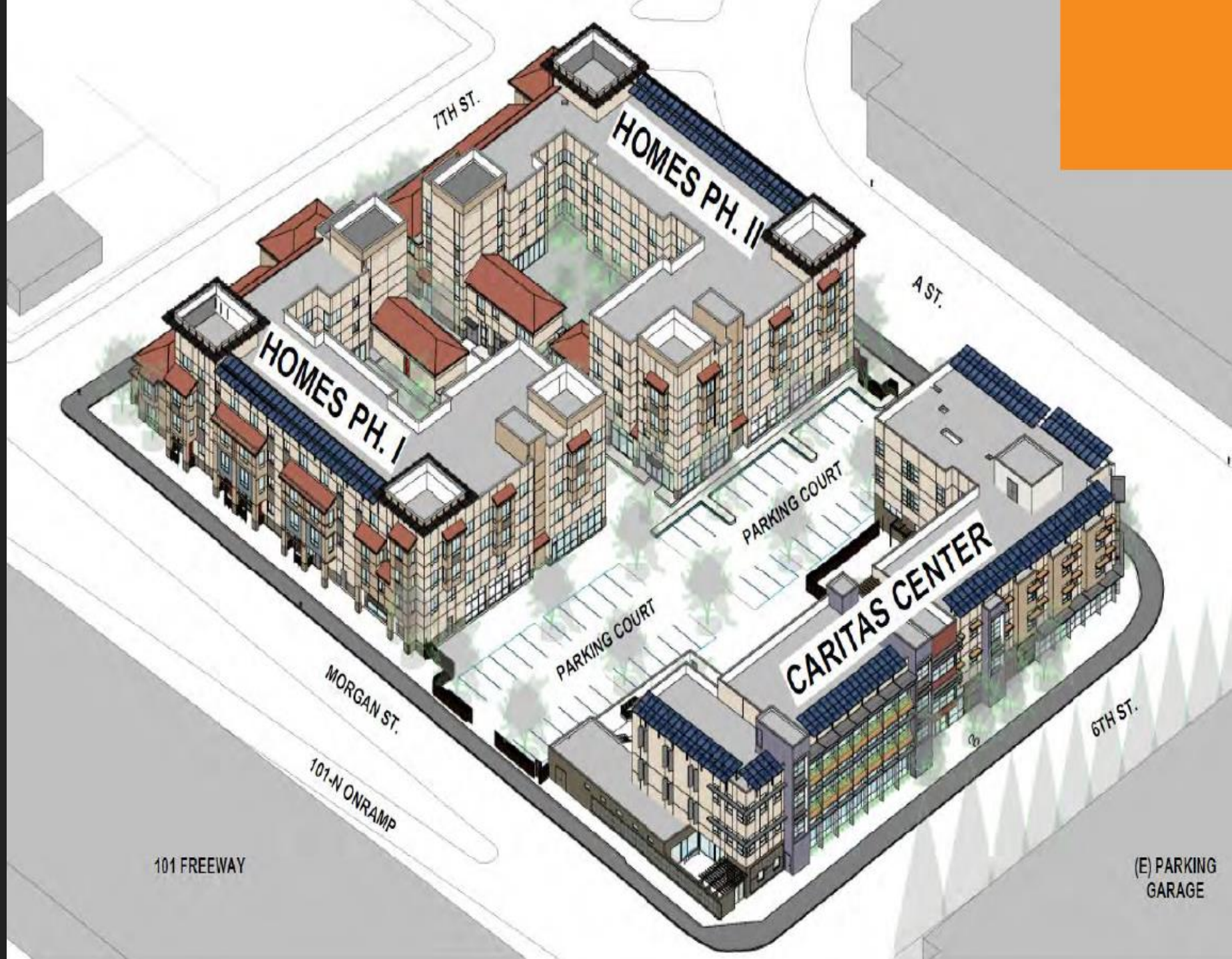


# Caritas Village Project

## City Council Meeting

MARCH 3, 2020





# AGENDA

- INTRODUCTION
- CEQA PURPOSE
- CEQA PROCESS
- CEQA DOCUMENT
- ALTERNATIVES
- FINDINGS
- STATEMENT OF OVERRIDING CONSIDERATIONS
- QUESTIONS



# INTRODUCTION

## **Stantec Consulting Services Inc.**

- **Trevor Macenski, Senior Principal**
- **Elena Nuño, Senior Project Manager/Air Quality Scientist**
- **Daniel Herrick, Architectural Historian/Preservation Planner**
- **Daryl Zerfass, PE, Transportation Engineer**



## CEQA PURPOSE

### **Environmental Review Process**

The purpose of CEQA is to identify, disclose, and consider the potential environmental impacts of proposed discretionary actions that lead agencies are considering for approval.

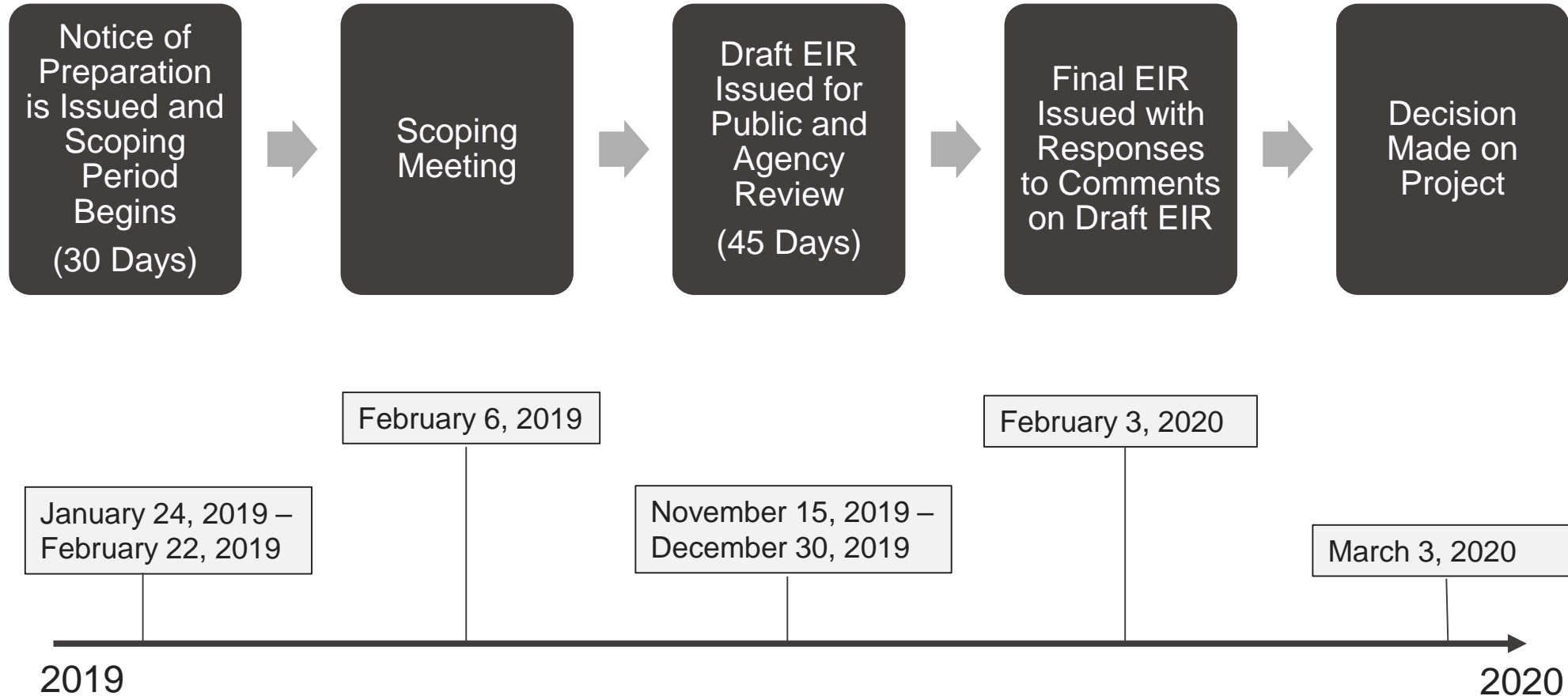
EIR's must be prepared pursuant to the CEQA Guidelines (14 California Code of Regulations 15000 et seq.).

CEQA requires that State and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects (California Public Resources Code 21000 et seq.).





# CEQA PROCESS





# CEQA Document





## **CEQA APPROACH**

### **Focused EIR**

**NOP – included Initial Study to focus on potentially significant impacts (Appendix A of Draft EIR)**

**A number of resource questions that were scoped out of EIR:**

- **Agriculture and forestry resources**
- **Geology and soils**
- **Hydrology and water quality**
- **Mineral resources**
- **Population and housing**
- **Recreation**
- **Utilities and service systems**

**Public comment during Scoping Meeting requested analysis of hazards, public services – Comment Summary and all comments received during scoping period provided in Appendix A of Draft EIR.**



**CEQA  
TECHNICAL  
STUDIES**

**Technical Studies prepared for the Draft EIR:**

- 1. Air Quality/Greenhouse Gas**
- 2. Health Risk Assessment**
- 3. Biological Resources Memorandum**
- 4. Archaeological Survey Report**
- 5. Historic Resources Report**
- 6. Traffic Analysis**
- 7. Noise Analysis**





## CEQA IMPACT DETERMINATIONS

**The Draft EIR found that except for Cultural Resources all other resource impacts would be less than significant or less than significant with mitigation.**

As presented in Table ES-1:

Impact AQ-1 (common construction mitigation for clean construction equipment)

Impact AQ-3 (MERV Filtration)

Impact BIO-1, 2 (Nesting birds, tree replanting)

Impact NOI-1 (normal construction measures related to hours, activity)

Impact TRANS-1 (construction traffic management plan)

Impact HAZ-1 (biohazards, asbestos, lead materials during demo)

Impact CUL-1: The proposed project would cause a substantial and adverse change in the significance of a historical resource as defined by §15064.5.

Significant and Unavoidable Impact

- Mitigation Measures:
  - MM CUL-1 Salvage Report
  - MM CUL-2 Public Report Documentation
  - MM CUL-3 Interpretive Materials
  - MM CUL-4 Compatible Design

Mitigation measures would reduce the indirect impacts to the St. Rose Historic District but would not reduce to a less than significant level. Demolition of the historic resources at 520 and 608 Morgan Street would still occur.



# Alternatives



## ALTERNATIVES

### Purpose of Alternatives

The purpose of an alternative analysis pursuant to CEQA is to identify feasible options that would attain most of the basic objectives of a proposed project while reducing one or more of its significant effects.

The CEQA Guidelines section 15126.6 states:

*The range of alternatives required in an EIR is governed by a “rule of reason”; the EIR must evaluate only those alternative necessary to permit a reasonable choice. The alternatives shall be limited to those that would avoid or substantially lessen any of the significant effects of a proposed project while meeting most of the underlying project objectives.*

Considered and rejected: Increased density, Alternative Location, Site Redesign – one building, Section 5.4 in Draft EIR

Alternative 1 – No Project

Alternative 2 – Site Redesign

Alternative 3 – Partial Preservation

Table 5-1 in Draft EIR, p. 5-19



# Findings



## FINDINGS OF FACT

### **Public Resources Code Section 21002 – cont.**

Agencies must adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a Project, the approving agency must issue written findings reaching one or more of three permissible conclusions.

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
2. Changes or alterations are within the responsibility or jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific, economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.

**Exhibit A to City Council Resolution NO. \_\_\_\_ provides the City's Findings of Fact.**



# Statement of Overriding Considerations



## **STATEMENT OF OVERRIDING CONSIDERATIONS**

### **Public Resources Code Section 21000 et seq. and CEQA Guidelines Section 15000 et seq.**

The City of Santa Rosa's approval of the Project will result in significant adverse environmental effects that cannot be avoided even with the adoption of all feasible mitigation measures; and there are no feasible alternatives that would mitigate or substantially lessen the impacts.

#### **Overriding Considerations**

1. The project addresses the homelessness emergency and housing Crisis
2. The project provides affordable housing downtown
3. The project provides new employment opportunities

**Exhibit B to City Council Resolution NO. \_\_\_\_\_ provides the City's  
Statement of Overriding Considerations.**





QUESTIONS?



## ALTERNATIVE 1

### No Project

CEQA Guidelines section 12126.6(e)(1) requires that the no project alternative be described and analyzed.

The no project alternative assumes no additional development would occur to the project site.

The no project alternative would avoid the significant and unavoidable impact to historical resources as defined in section 15064.5, it would not meet two critical project objectives; increasing services to homeless individuals and providing permanent housing to people who have been or are at risk of homelessness.





## ALTERNATIVE 2

### Site Redesign – Two Buildings/Reduced Footprint/Higher Density

Alternative 2 would involve a site redesign the site two separate buildings for Caritas Center and Caritas Homes. Characteristics of this alternative include:

1. Higher density single building for Caritas Homes along A Street.
2. Acreage for each component would be approximately 0.75 acre.
3. 75 percent of the square footage/housing units.
4. Reduced or eliminated surface parking.
5. Taller buildings than the proposed project.
6. Structures adjacent to Morgan Street would be maintained



This alternative would not meet the project objective to help as many people as practicable by developing the project site to the highest residential density allowed by the City's General Plan



## ALTERNATIVE 3

### Partial Preservation

Alternative 3 would involve demolition of all structures on the project site except for the historic single-family home at 520 Morgan and the single-family home at 512 Morgan.

520 and 512 Morgan would be relocated to two vacant lots (501 A Street and 507 A Street).

507 A Street would be used as a residence and 501 A Street would be used as administrative offices by Catholic Charities staff.

608 Morgan would still be demolished under this alternative.

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# HEALTH RISK ASSESSMENT



BAAQMD  
Planning Healthy Places

Areas in Purple – should  
implement best practices





# HEALTH RISK ASSESSMENT

## Summary of Best Practices to Reduce Exposure to Local Air Pollution

### Health Protective Distances

Plan sensitive land uses as far from local sources of air pollution such as freeways as is feasible.

### Install Air Filters

Install air filters rated at a minimum efficiency reporting value (MERV) 13 or higher in buildings associated with sensitive land uses (e.g. schools, residences, hospitals).

### Project Phasing

When applicable, and when development is being phased over time (i.e. being built over several years), build residential units and/or sensitive land uses that are closest to the emissions source at the latest date in the future (e.g. in year 5 vs. year 1).

### Building Site Design and Operations

When designing a project site or developing a plan area, place sensitive land uses as far away from emission sources (including loading docks, busy roads, etc.) as is feasible. Place open space, commercial buildings, or parking garages between sensitive land uses and air pollution sources. This will help to create a "buffer" separating housing and other sensitive land uses away from air pollutants. Locate operable windows, balconies, and building air intakes as far away from any emission source as is feasible. Incorporating open space (i.e. parks) between buildings can improve air flow and air pollution movement.

### Barriers (sound walls)

Consider incorporating solid barriers into site design, similar to a sound wall, between buildings and sources of air pollution (for example, a freeway).

### Vegetation

Plant dense rows of trees and other vegetation between sensitive land uses and emission source(s). Large, evergreen trees with long life spans work best in trapping air pollution, including: Pine, Cypress, Hybrid Poplar, and Redwoods.

### Consider Limiting Ground Floor Uses

Consider limiting sensitive land uses on the ground floor units of buildings near non-elevated sources, e.g. ground level heavily traveled roadways and freeways.

### Alternative Truck Routes

Truck routes can be planned or re-rerouted through non-residential neighborhoods, and to avoid other sensitive land uses such as daycare centers, schools, and elderly facilities.

A full description and detail on each Best Practice to Reduce Exposure to air pollution is located in **Appendix B**.

## BAAQMD Planning Healthy Places

Areas in Purple – should  
implement best practices



## FINDINGS OF FACT

### **Public Resources Code Section 21002**

PRC Code section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.”

PRC Code section 210002 also states, “that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.”