

# **Elnoka Continuing Care Retirement Community (CCRC) Project**

## **Draft EIR**

**Public Hearing**

**May 27, 2021**

# Presentation Overview

- Purpose of Meeting
- Project Overview
- Overview of Environmental Review Process
- Overview of Draft EIR

# Public Hearing on Draft EIR

- Purpose of the meeting is to allow the public to provide comments on the Public Draft EIR
- Speakers are encouraged to provide written comments by June 15, 2021
- Comments should be address to Senior Planner Kristinae Toomians:
  - By email to [ktoomians@srcity.org](mailto:ktoomians@srcity.org)
  - Or by mail to Kristinae's attention at:

City of Santa Rosa

Planning and Economic Development Department, 100

Santa Rosa Avenue, Room 3

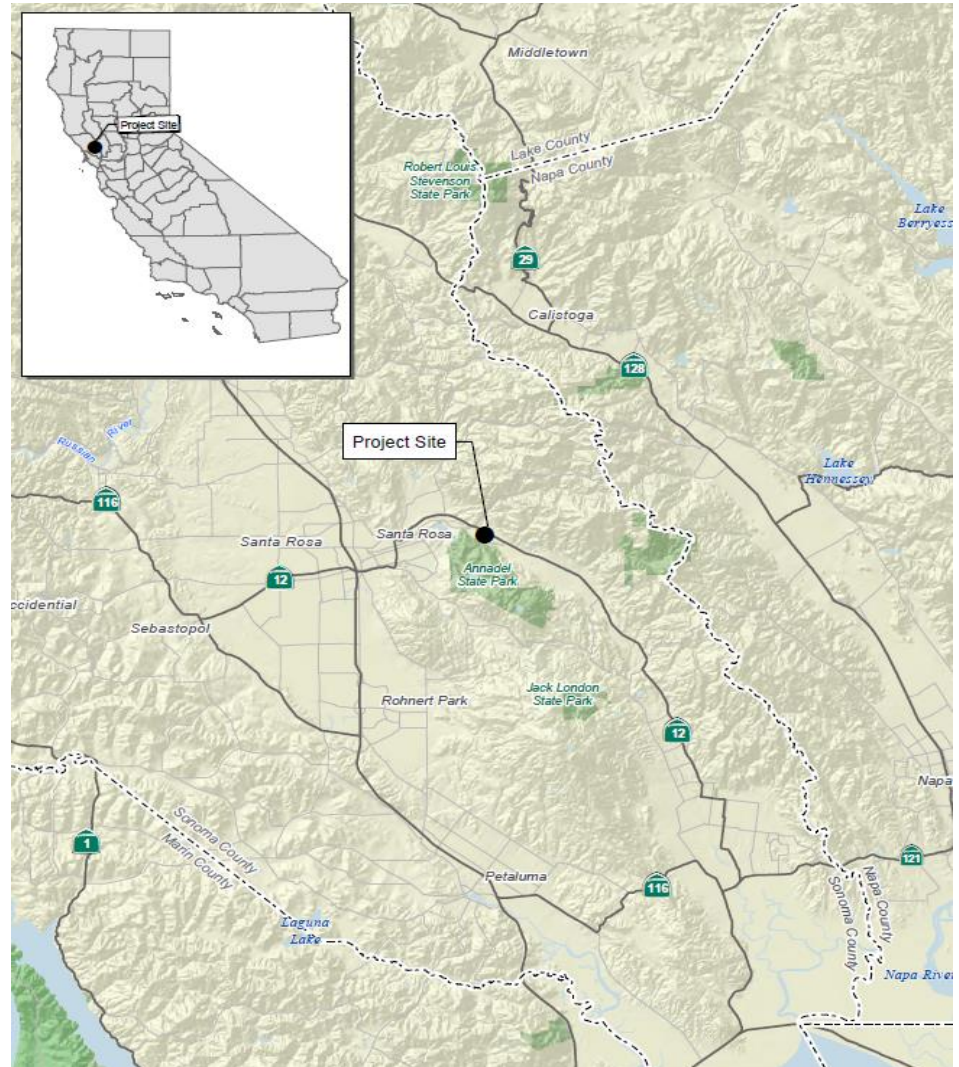
Santa Rosa CA 95404

# Project Location

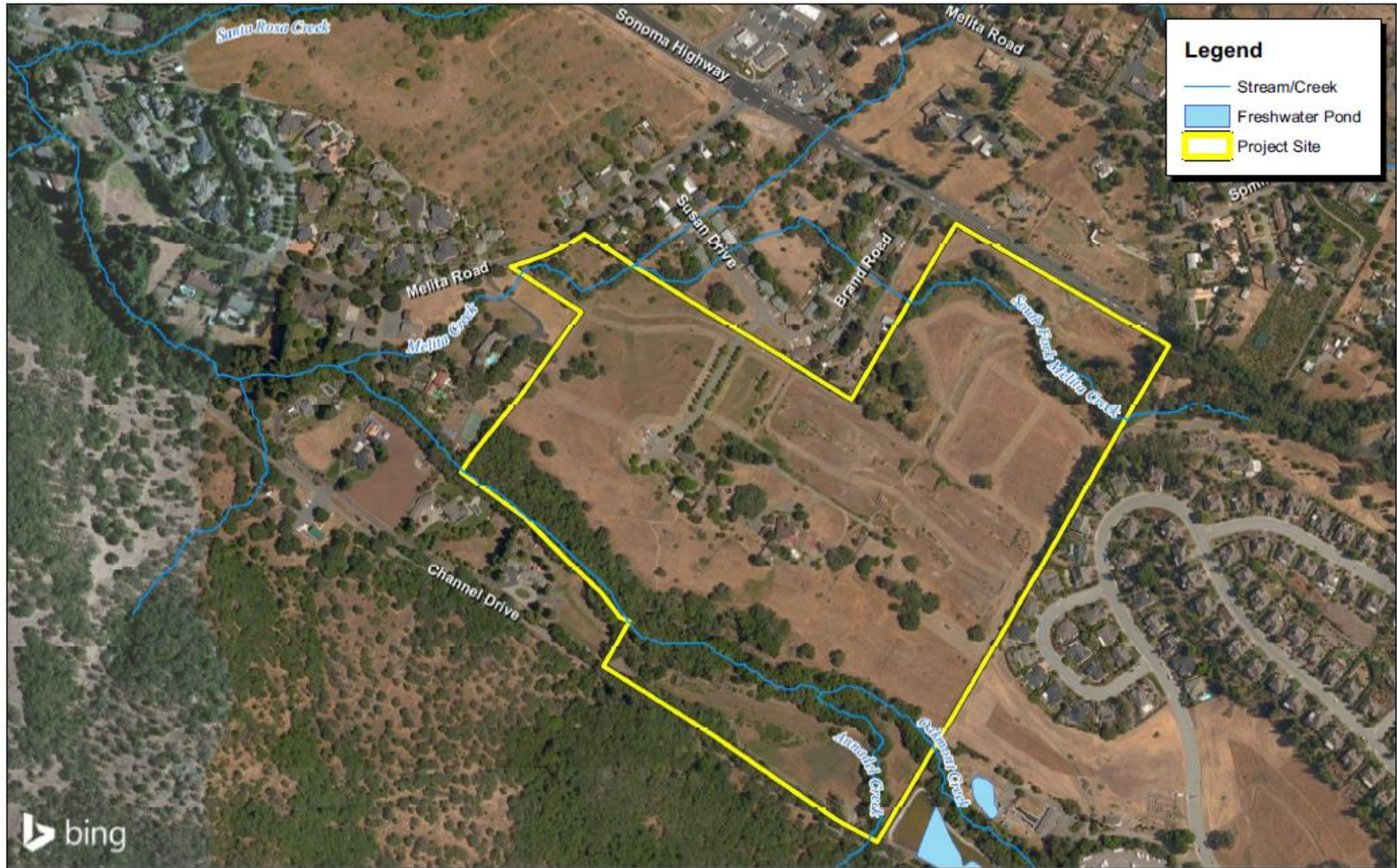
## Project Site:

6100 and 6160 Sonoma  
Highway

(eastern side of City of  
Santa Rosa)



# Project Area



# Project Overview

- Development of Continuing Care Retirement Community licensed by the State of California
- 664 new community care units, 12 employee housing units, and associated improvements and amenities

| Type of Housing   | Number of Units |
|---|-----------------|
| Cottages (Detached)                                     | 74              |
| Apartments (Attached)                                   | 528             |
| Care Center Units                                       | 62              |
| Single-family (Attached, intended for employee housing) | 12              |
| <b>Total</b>  | <b>676</b>      |

# Project Overview

- Ancillary facilities and other building amenities
  - Private + formal dining rooms
  - Entertainment + activity rooms
    - Beauty salon
    - Reading rooms
    - Banking services
    - Business center
    - Fitness center
    - Media room
    - Café
  - Outside courtyards
  - Outdoor recreation areas
    - Swimming pool
    - Sports and bocce courts
    - Resident gardens
    - Pet parks
    - Walking paths

# Site Plan





# Phasing

- Construction would occur in five phases (starting in 2021)
- Phase 1 (2021):
  - 202 community care units + 12 employee units
  - Amenities such as, swimming pool, café, and open space areas
- Phase 2 (2022):
  - 116 community care units
- Phase 3 (2023):
  - 116 community care units
- Phase 4 (2024):
  - 115 community care units
- Phase 5 (2025):
  - 115 community care units

# Project Objectives

- 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.

# Project Objectives

- 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 onsite 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.

# Project Objectives

- 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 amount of trees, thoughtful site design that takes into consideration the natural topography, landscaped setbacks, and the preservation of substantial amounts of natural open space.

# Environmental Review

- The City of Santa Rosa, as the Lead Agency, evaluated the proposed project pursuant to the California Environmental Quality Act (CEQA)
  - ✓ Purpose is to identify and mitigate significant environmental impacts
  - ✓ An Environmental Impact Report (EIR) is the highest level of CEQA review, providing impartial evaluation of a project's potential impacts

# Environmental Review Timeline

- **Step 1:**
  - ✓ Notice of Preparation (July 12 to August 11, 2017)
  - ✓ Scoping Meeting (July 27, 2017)
- **Step 2:**
  - ✓ Draft EIR – released April 30 for a 45-day review period
  - ✓ Public Hearing (May 27, 2021)
  - ✓ Receive Comments through June 15, 2021
- **Step 3:** Prepare Final EIR
  - ✓ Responses to comments and any required revisions

# Contents of Draft EIR

- Project Description
- 16 environmental topical sections
- Cumulative Effects
- Alternatives Analysis
- Other CEQA Considerations
- Effects Found not to be Significant
- Appendices

# Draft EIR Conclusions

- Significant and Unavoidable Impacts:
  - Aesthetics and Visual Character
- Impacts Found Less than Significant with Mitigation:
  - Air Quality / Greenhouse Gas Emissions
  - Biological Resources
  - Cultural Resources
  - Geology, Soils, and Seismicity
  - Hazards and Hazardous Materials
  - Hydrology and Water Quality
  - Noise
  - Transportation
  - Wildfire



# Draft EIR Conclusions

- Impacts Found Less than Significant:
  - Hydrology and Water Quality
  - Energy
  - Land Use and Planning
  - Population and Housing
  - Public Services and Recreation
  - Utilities and Service Systems

# Mitigation Measures

- Aesthetics and Visual Character

- As part of the design review process for the project, the applicant shall incorporate the following features into the project's design:

- ✓ Structures facing a public street or neighboring property shall use minimally reflective glass, and other materials and colors used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare.
    - ✓ Building windows shall be tinted with an anti-reflective material

# Mitigation Measures

- Air Quality – construction mitigation
  - ✓ Exposed surfaces shall be watered two times per day, or more as needed.
  - ✓ All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
  - ✓ All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.
  - ✓ All vehicle speeds on unpaved roads and surfaces shall be limited to 15 miles per hour.
  - ✓ All roadways, driveways, and sidewalks shall be paved as soon as possible.
  - ✓ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes.

# Mitigation Measures

- Air Quality – construction mitigation
  - ✓ Clear signage for construction workers at all access points.
  - ✓ All construction equipment shall be maintained and checked by a certified mechanic and determined to be running in proper condition.
  - ✓ A publicly visible sign shall be posted on all street-facing elevations that provides contact information of the General Contractor for complaints related to dust or other construction activities.
  - ✓ The applicant shall ensure all off-road construction equipment in excess of 50 horsepower used on-site by the developer or contractors is equipped with engines meeting the EPA Tier IV off-road engine emission standards.

# Mitigation Measures

- Biological Resources
  - Construction-period protections:
    - ✓ California Red-legged Frog
    - ✓ Foothill Yellow-legged Frog Protections
    - ✓ California Giant Salamander Protections
    - ✓ Red-bellied Newt Protections
    - ✓ Western Pond Turtle
    - ✓ Pallid Bat
    - ✓ Migratory and Nesting Birds

# Mitigation Measures

- Cultural Resources

- ✓ Cultural Resources Management Plan to protect archaeological and Tribal Cultural Resources (TCRs)
- ✓ Avoidance or preservation of known archaeological sites
- ✓ Inadvertent discovery protections pursuant to state regulations

# Mitigation Measures

- Geology, Soils, and Seismicity
  - ✓ Grading best management practices to prevent soil erosion
  - ✓ Design-level geotechnical investigation
  - ✓ Monitoring by a qualified paleontologist during initial ground disturbance and spot checks, as needed
  - ✓ Inadvertent discovery protections for paleontological resources

# Mitigation Measures

- Greenhouse Gas Emissions and Energy
  - ✓ Requirement to achieve carbon neutral electricity use or equivalence
  - ✓ The applicant shall ensure that the project's estimated GHG emissions are reduced by 426 MT CO<sub>2</sub>e per year
  - ✓ Prior to the issuance of the certificate of occupancy, the applicant shall provide documentation to the City of Santa Rosa that the project will achieve additional annual GHG emission reductions equivalent to 815 MT CO<sub>2</sub>e per year starting in 2030



# Mitigation Measures

- Greenhouse Gas Emissions and Energy
  - ✓ High Solar Reflectivity Materials - site plans shall clearly illustrate the use of high solar reflectivity materials for new sidewalks and pavement (*reducing potential heat island effect*)
  
- Hazards and Hazardous Materials
  - ✓ Soil sampling and testing in the vicinity of the previously identified 55-gallon drums and railroad ties

# Mitigation Measures

- Noise

- ✓ Construction Noise reduction measures
- ✓ Residential units located within 200 feet of the centerline of Sonoma Highway shall be supplied with a mechanical ventilation system.

# Mitigation Measures

## ■ Public Services

- ✓ Annexation of all newly created parcels and multi-family residential development into the City's existing Special Tax District Number 2006-1
- ✓ Installation of automatic external defibrillators within the proposed development

# Mitigation Measures

## ■ Transportation

- ✓ Install traffic signal at project entrance
- ✓ Construction traffic control plan
- ✓ Dedication of right-of-way to Caltrans or the City of Santa Rosa for the planned widening of Sonoma Highway
- ✓ Preservation of sight distance: Landscaping or signage at project driveways shall not exceed 3 feet in height
- ✓ Traffic calming elements as directed by the City along Melita Drive between Sonoma Highway and Los Alamos Drive
- ✓ Construction of a portion of the Sonoma Valley Trail along the project's Sonoma Highway frontage

# Improvement Measures

## ■ Transportation

- ✓ Relocation of existing bus stops to facilitate mobility and access by Sonoma County Transit
- ✓ Sonoma Hwy/Calistoga Road - Optimize signal operations
- ✓ Sonoma Hwy/Calistoga Road - Extend westbound left-turn lane
- ✓ Sonoma Hwy/Melita Road - Extend eastbound left-turn lane
- ✓ Payment of proportional fair-share fees to fund improvements:
  - ✓ Sonoma Hwy/Calistoga Road – 100-foot westbound right-turn lane
  - ✓ Sonoma Hwy/Melita Road – widening westbound Sonoma Hwy to provide a 2<sup>nd</sup> westbound through lane and right turn pocket on NB approach
  - ✓ Sonoma Hwy/Oakmont Drive – relocate pedestrian crossing and add eastbound right-turn overlap signal phase

# Mitigation Measures

## ■ Wildfire

- ✓ Preparation of an evacuation plan and map for review by Traffic Engineering and the Fire Department
- ✓ The map shall include an open and accessible street network that provides access to both Sonoma Highway and Montgomery Drive
- ✓ Once City staff have completed their respective reviews, an updated plan shall be distributed to every existing Elnoka CCRC resident as well as to new occupants

# Alternatives

- No Project
  - No development would occur
  - The site would remain in its existing mostly undeveloped state

# Alternatives

- Existing General Plan Designation Alternative
  - Project site developed in accordance with existing Santa Rosa General Plan 2035 land use designations
    - ✓ 325 units, consisting of the following:
      - 161 single-family residences
      - 164 attached units
    - ✓ Potential for 114 additional Density Bonus units



# Alternatives

- Reduced Density Alternative
  - Development reduced to what is allowed by current Planned Development Policy Statement (460 units)
    - 110 senior cottages
    - 280 senior apartments
    - 62 residential care units
    - 8 employee housing units

# Alternatives

- Reconfigured Site Plan Alternative
  - Site plan would be reconfigured to provide wider buffer around biologically and archaeologically sensitive areas
  - Alternative would still include 676 units, same as the proposed project

# Public Hearing on Draft EIR

- Public comments on the Public Draft EIR
- Speakers provide written comments:
  - [ktoomians@srcity.org](mailto:ktoomians@srcity.org), or by mail to  
City of Santa Rosa  
Planning and Economic Development Department,  
100 100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95404
- No decisions are being made about the Elnoka CCRC Project at this meeting.

# Public Comment

- Recommend that Planning Commission open public hearing to receive public comment on proposed project and Draft EIR
  - Adequacy of the Draft EIR
  - Continue to accept comments on the Draft EIR until June 15, 2021 at 5 PM

**THANK YOU**