

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND MEMBERS OF THE COUNCIL
FROM: AARON HOLLISTER, PLANNING CONSULTANT
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: ROUND BARN VILLAGE GENERAL PLAN AMENDMENT AND
REZONING

AGENDA ACTION: INTRODUCE AN ORDINANCE AND ADOPT A RESOLUTION

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the City Council, by resolutions, adopt a Mitigated Negative Declaration and approve a General Plan Amendment to change the land use designation from Business Park to Medium Low Density Residential and Open Space, and introduce an ordinance to rezone the site from PD72-001 to Single-Family Residential (R-1-6) and Open Space-Conservation (OSC) for the property located at 0 Round Barn Boulevard.

EXECUTIVE SUMMARY

The project applicant requests the approval of a General Plan Amendment and Rezoning of a 40.18-acre project site located at 0 Round Bard Boulevard. The General Plan Amendment would change the land use designation from Business Park to Medium Low Density Residential (8-13 units per acre) and Open Space, while the Rezoning would change the zoning from PD72-001 (Fountain Grove Planned Development) to R-1-6 (Single-Family Residential) and OSC (Open Space – Conservation). A specific development plan is not proposed at this time. Staff recommends approval of the project as it will enable activation of a currently underused site within the Urban Growth Boundary area, preserve riparian and woodland areas in open space, and promote the City's Housing Action Plan by increasing supply of the City's residentially developable land in an area that is mixed-use in nature. On November 30, 2017 the Planning Commission unanimously recommended that the City Council adopt the Mitigated Negative Declaration and approve the General Plan Amendment and Rezoning. On December 19, 2017 the City Council held a public hearing and voted 5-1-1 to continue the matter to the February 6, 2018 meeting, requesting that staff provide an update to the fire prevention enhancements in the project area.

BACKGROUND

1. Project Description

The project applicant, City Ventures, has requested a General Plan Amendment and Rezone to allow future residential uses on the 40.18-acre project site. No other entitlements have been requested by the applicant as no development plan has been proposed at this time. The Planned Development Zoning that currently governs the project site and the larger 2,000-acre Fountaingrove Ranch area (see map in Attachment 5), was originally adopted in 1972 and prescribed land uses for the area include the Highway/Tourist/Office Commercial designation. The commercial community plan designation includes 111 acres in total (including the project site) of the 2,000-acre ranch area situated near the Highway 101 corridor in northeast Santa Rosa. Select commercial uses such as hotels, motels, highway/tourist-oriented retail stores, restaurants and bars, and professional and other offices are allowed. No residential uses are permitted under the designation. The current General Plan land use designation of Business Park does allow residential uses on an ancillary basis.

Of the total 40.18-acre site, 18.26 acres are proposed to be redesignated to Medium Low Density Residential, and rezoned to R-1-6. The applicant has calculated that a maximum of 237 residential units could be accommodated on the 18.26-acre portion of the site, based on the maximum density allowed by the Medium Low Density Residential Designation of 13 units/acre. The remaining 21.92 acres is proposed to be designated Open Space, and rezoned to OSC. The open space would contain the segment of Nagasawa Creek and associated riparian corridor that traverses the northeast portion of the project site. Oak woodland and areas of steep topography located in the south and west portions of the project site would also be contained within the proposed open space.

2. Surrounding Land Uses

North: Multi-Family Residential (Apartments and Senior Housing); Business Offices; Medical Services; Open Space

South: Business and Medical Offices/Services; Multi-Family and Single-Family Residential

East: Business and Medical Offices/Services; Medical Laboratory; Open Space

West: Hotel/Resort; Medical Offices/Services; Fountaingrove Round Barn

The project site is surrounded by a mix of uses – most notably including Medtronic to the east, Vineyard Commons Senior Living to the North, the former Hilton Sonoma Wine Country, the former Fountaingrove Inn and the

Fountaingrove Round Barn were located to the west, and the Fountaingrove Center to the south. The Thomas Lake Harris Open Space can be found to the north and east of the project site. Round Barn Boulevard surrounds the site on the north, east, and west sides of the site. All project site access points currently originate from Round Barn Boulevard. Fountaingrove Parkway provides regional access to the site via its connection to the U.S. Highway 101 corridor located approximately 0.4 miles to the west of the project site.

Surrounding land uses and structures experienced significant damages and losses from the 2017 Tubbs Fire Event. The Fountaingrove Round Barn and Fountaingrove Inn located immediately to the west were completely destroyed, while the Hilton facility was largely destroyed. Several surrounding residential neighborhoods were also completely destroyed.

3. Existing Land Use – Project Site

Approximately 5.5 acres of the 40.18-acre project site are paved as a surface parking lot, which was previously used as overflow parking lot for an adjacent office complex, while different phases of the office complex were being constructed. The parking lot area is currently fenced off and is not in use, with the notable exception of temporary use as staging for the Tour de California and other local events. The foundations of two previous structures, which are remains of the Fountaingrove Winery complex, are located north of the parking lot and consist of approximately 27,000 square feet. Overall, the site contains approximately 18.26 acres that is considered developable. A pedestrian pathway encircles the exterior of most of the Project site, and is well-used by nearby residents and employees. An existing open space easement occupies 11.6 acres of the south and west portions of the Project site, which is characterized by steep topography and dense tree cover, including oak woodland found on the ridgeline areas. A small segment of Nagasawa Creek and associated riparian corridor is located near the northeast perimeter of the site. Much of the remainder of the site is occupied by grassland containing non-native grasses and forbs and is relatively flat to gently sloping.

The wildfire appeared to have burned quickly through the site as the project site appears to contain much less fire damage than surrounding areas. Much of the grass areas of the project site exhibit evidence of fire activity with the most prominently burned areas located on the northern half of the project site. The significant areas of larger vegetation (trees) surrounding the riparian area of Nagasawa Creek on the northeast side, and located along Fountaingrove Parkway on the southeast side appear to be only minimally impacted; however, it appears that understory vegetation burn may have occurred throughout these areas. Understory burn may have also significantly damaged the trunks of larger trees to the extent that removal would be required. An arborist has yet to assess the potential damage to the trees on site.

4. Project History

A neighborhood meeting was held on October 26, 2016. Notices were sent to properties within 1,000 feet of the project site. No members of the public attended the meeting.

The General Plan Amendment and Rezoning were submitted on February 1, 2017, and were determined complete for processing upon submittal.

The applicant re-submitted application refinements to respond to staff comments on June 28, 2017, and September 11, 2017.

The project was noticed for an October 26, 2017 public hearing with the Planning Commission, however, due to the Tubbs/Nuns Fires, the meeting was cancelled. The item was then noticed as a public hearing for the November 30, 2017 Planning Commission meeting.

On November 30, 2017 the Planning Commission unanimously recommended that the City Council adopt the Mitigated Negative Declaration and approve the General Plan Amendment and Rezoning.

On December 19, 2017 the City Council held a public hearing and voted 5-1-1 to continue the matter to the February 6, 2018 meeting, requesting that staff provide an update to the fire prevention enhancements in the project area.

PRIOR CITY COUNCIL REVIEW

On December 19, 2017 the City Council held a public hearing on the subject project. Concerns were raised regarding how and when to consider future development in the fire impacted areas, as well as the fact that the project does not include a proposed development along with the requested General Plan Amendment and Rezoning.

At the meeting, the Council made two motions that failed, each with a vote of three to three: 1) to continue the item to a date uncertain, to allow the Council time to consider how to move forward with development in this area following the fires of October 2017; and 2) to approve the project as presented.

A third motion was made to continue the matter to the February 6, 2018 City Council meeting, requesting that staff provide an update to the fire prevention enhancements in the project area. This motion passed with a vote of 5-1-1.

ANALYSIS

1. General Plan

The existing General Plan land use designation is Business Park, which provides

for planned, visually attractive centers for businesses that do not generate nuisances (noise, clutter, noxious emissions, etc.). This designation accommodates campus-like environments for corporate headquarters, research and development facilities, offices, light manufacturing and assembly, industrial processing, general service, incubator-research facilities, testing, repairing, packaging, publishing and printing, and research and development facilities. Warehousing and distribution facilities, retail, hotels, and residential uses are permissible on an ancillary basis. Restaurants and other related services are permitted as accessory uses.

The proposed General Plan land use designation of Medium Low Density Residential allows housing at densities from 8.0 to 13.0 units per gross acre. The classification is intended for attached single-family residential development, but single-family detached housing and multi-family development may be permitted.

The proposed Open Space land use designation is typically found with areas with special environmental conditions or significance, subject to wildfire or geologic hazards, or watershed or important wildlife or biotic habitat.

Applications for a General Plan Amendment must address four questions as shown below with applicant responses:

Question: Why do you want the General Plan changed?

Applicant Response: There are two main reasons for the requested amendment to the General Plan on this project site. First, the site is not well-suited for large scale office park development. The topography, vegetation and open space easements that encumber the site make the site relatively undeveloped as a large-scale office complex. Significant grading, cut and fill, and vegetation removal would need to occur to allow for development of flat building pads for office construction and associated parking spaces. In addition to the natural/physical development constraints presented by the site, Santa Rosa's demand for new office park construction is low; over 1.8 million square feet of office space in Santa Rosa is vacant. A well designed residential development on the project site can be more accommodating to the existing hills and ridgelines by clustering development on "flatter" portions of the site and it goes without saying that the demand for residential development far exceeds that of office complex development.

Secondly, Santa Rosa is facing a massive housing shortage. In the City's June 2016 Housing Action Plan, it states, "As a result of a decade of low housing production, a severe housing shortage has set in. This is indicated by rising residential rents and prices, dislocation of working families to other communities (increasing commuting), and increasing reliance on sub-standard housing, overcrowding, and other coping mechanisms." The Housing Action Plan

identifies 5 Programs to help address the historic housing shortage and the proposed project would facilitate achievement of 4 of these 5 programs:

- 1) Increase inclusionary affordable housing;
- 2) Achieve "affordability-by design" in market rate projects;
- 3) Assemble and offer public land for housing development;
- 4) Improve development readiness; and
- 5) Increase affordable housing investment and partnerships.

The proposed project meets 4 of these 5 Program goals by including inclusionary for-sale homes; providing varying home sizes to diversify the market rate housing prices; improving development readiness by redesignating an underutilized office parcel to allow for housing; and the project would increase investment in moderately affordable housing by selling homes to moderate income families in partnership with the Housing Land Trust of Sonoma County.

Question: What changes or events have occurred or what new evidence has arisen the General Plan was adopted which now warrant a change?

Applicant Response: In addition to the Housing Action Plan, which provides for an aggressive approach to dramatically increase housing supply throughout the City, the applicant has also studied the viability of office development with the assistance of planners and economists at Economic & Planning Systems, Inc. (EPS), and prepared an economic analysis of existing stock and future demand for commercial real estate in Santa Rosa (see Attachment 8). The study found that 962 acres of land developable for "office park" type uses currently exist within the City limits, with approximately 837 acres of that already developed. Of the land already developed, 22.4 million square feet of space is currently in place, and approximately 8% of that space is currently vacant. Based on current absorption projections of 140,000 square feet of office, flex and industrial space needed per year through 2035, it will take 13 years to absorb the existing 1.8 million square feet of vacant space in Santa Rosa. Additionally, there are approximately 125 acres still available for new "office park" style developments, with a total additional capacity of 4.4 million square feet, including the 40 acres of the proposed project site. Due to site specific conditions, a business park style development on the Round Barn site would only yield 340,000 square feet of new office, industrial or flex space. The other 85 vacant acres available for this type of development represent only twice as much acreage but will yield more than 10 times more developable square footage, showing how inefficient a use of space this specific site would be for a business park development.

The study concludes that reducing the business park land supply by 40 acres would still yield enough space to accommodate employment growth through 2035 based on recent absorption trends. With this data, it is clear that demand for a new business park development on this site does not currently exist. Also, the current housing crisis in Santa Rosa was much less of an issue when the

General Plan was last amended. The demand for housing and lack of demand for office park development is new evidence and should be considered as a meaningful factor in changing the General Plan designation of this parcel.

Question: Have detailed neighborhood plan or other studies revealed the need for a General Plan Amendment?

As noted above, the City's 2016 Housing Action Plan promotes 5 Programs to increase housing supply throughout the City. The proposed project meets 4 of the 5 Programs, and would further the City's goals of providing mixed income for sale housing opportunities. Additionally, when reviewing the physical site constraints together with the economic demand for office park development, it is evident that current office park designation is not appropriate for the project site. As outlined above, current absorption rates of office, industrial and flex space will allow for enough office space to accommodate employment growth through 2035.

Question: Describe the effect the proposed change will have on the surrounding uses. Describe how the proposed change will affect achievement of the General Plan in this and the surrounding area.

Applicant Response: The proposed development will change the character of the project site and immediately surrounding area, as it will add additional homes in a location that is currently a vacant parcel. The development will bring additional families, with their cars and routines, to this part of Fountaingrove. The new homes will provide opportunity for workers at local business parks to purchase homes closer to their places of work, and will increase the variety of housing stock in the Fountaingrove area.

The General Plan lays out a variety of goals which are meant to be achieved with this proposed amendment. As stated above, the proposed change will not inhibit job growth through 2035. The change will help the City meet other General Plan goals, such as focusing on infill housing, and creating a greater variety of housing types for households of all income levels. The proposed change will also preserve open space surrounding the proposed residential development. The applicant intends to develop less than 50% of the site as housing, leaving the balance as permanent open space. If the office park designation remains, the steep slopes that make up a majority of the proposed open space may be cut into in order to create a large enough building pad to make sense of a business park development.

The following General Plan goals and policies are relevant to the proposal:

Land Use

LUL-F Maintain a diversity of neighborhoods and varied housing stock to

satisfy a wide range of needs.

- LUL-F-3 Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood.
- LUL-J Maintain the economic vitality of business parks and offices, and Santa Rosa's role as a regional employment center.
- LUL-J-1 Maintain an adequate supply of employment centers in a variety of locations and settings to ensure the city's continued economic vitality.
- LUL-K Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods.

Economic Vitality

- EV-D Maintain the economic vitality of the downtown, business parks, offices and industrial areas.

Housing

- H-A Meet the housing needs of all Santa Rosa residents.
- H-A-1 Ensure adequate sites are available for development of a variety of housing types for all income levels throughout the City such as single- and multi-family units, mobile homes, transitional housing, and homeless shelters.

Open Space

- OSC-B Conserve the city's opens spaces and significant natural features.
- OSC-B-1 Minimize alteration of the topography, drainage patterns and vegetation of land with slopes of 10% or more. Prohibit alteration of slopes greater than 25%.
- OSC-B-2 Require that new subdivisions, multifamily, and non-residential development abutting creek corridors are appropriately designed with respect to the creek.
- OSC-H Conserve significant vegetation and trees and plant new trees.
- OSC-H-2 Preserve and regenerate native oak trees.

Staff Analysis

Zoning Code Section 20-64.050, Findings - An amendment to the General Plan, may be approved only if all of the following findings are made, as applicable to the type of amendment:

- The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan;
- The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Staff response:

Competing interests evolve from the General Plan Amendment request. The goals and policies contained within the General Plan, and furthermore, the City's Housing Action Plan call for improvements to housing development readiness and ensuring adequate site availability for development of housing types of all levels. The General Plan also contains economic viability policies that call for the retention of business parks, offices, and industrial areas to help maintain and further Santa Rosa's role as a regional employment center.

Given these competing interests, the applicant commissioned an economic analysis (see Attachment 8) that examined whether the existing supply of appropriately zoned vacant buildings and developable lands would be able to absorb the anticipated demand for business park-type uses without the availability of the development potential of the project site. The study concluded that existing buildings and developable lands could accommodate approximately 4.1 million square feet of industrial and office uses, while the annual absorption rate for office and industrial uses in the City is approximately 140,000 square feet per year calculated on the previous seven-year trends. Based on these projections, the analysis concluded that the City would have enough sites to accommodate projected industrial and office uses for the next 30 years without the availability of the project site – well beyond the General Plan projections for year 2035.

Concerns have been recently raised that cannabis production facilities already have or could increase demands and associated rents for industrial-zoned properties throughout the state, region, and within the City. A question was raised whether the removal of the Business Park designation from the site could further exasperate this assertion. The preparer of the economic analysis did acknowledge improved market conditions in Santa Rosa for office and industrial

uses as evidenced by increased rents and decreased vacancy rates for office and industrial spaces in the City. However, the preparer of the report also indicated that these conditions are more likely attributed to overall market recovery from the recession as evidenced by a lack of pace of new construction of industrial spaces in Santa Rosa. Over the past 2.5 years, industrial and office spaces averaged 110,000 square feet of new area per year, which is below the past seven-year average of 140,000 square feet per year of new industrial and office construction. The economic analysis suggested that recent short-term trends in demands and rents for industrial spaces could not be attributed to cannabis production facilities with certainty.

Based on the aforementioned economic analysis of market conditions for business park-type uses in Santa Rosa over the next 30 years, the proposed General Plan Amendment to Medium Low Density Residential would be appropriate. The General Plan Amendment would not adversely affect the pool of available lands for business park development, and furthermore, would help address one of the most pressing issues of the City – housing shortages. The continued housing shortage throughout much of the state, region, and in the City has been a primary concern of stakeholders. Furthermore, the City's Housing Action Plan acknowledges a housing shortage in the City as a result of low housing production over the last 10 years, which has led to issues with increased housing prices/rents, dislocation of working families to more affordable locales, and increased reliance on sub-standard housing. The amendment would accommodate additional lands within the City that could be developed with residential units, a goal of the both the General Plan and the City's Housing Action Plan. Providing additional residential development opportunities would also be an important step in the recovery from the fire disaster of 2017 that devastated the surrounding neighborhoods and lands.

The Open Space General Plan Amendment is also appropriate for the project site. The Open Space Designation would accomplish a number of goals and policies of the General Plan by: conserving the City's opens spaces and significant natural features; minimizing alteration of the topography, drainage patterns and vegetation of land with slopes of 10% or more; and, by conserving significant vegetation and trees, and preserving native oak trees. As previously outlined, steeply sloped portions of the site, ridgelines, oak woodland, and the Nagasawa Creek segment and associated riparian corridor would all be contained in the proposed Open Space-designated areas of the project site.

The project site is also physically suitable for residential development, and may be more appropriate for residential development rather than business park development considering the site's topography, vegetation, and open space easements. It is likely that significant grading, cut and fill, and vegetation removal would need to occur to allow for development of large, flat building pads for business park uses and associated parking lots. Residential development is more likely to be responsive to the site's physical features. Residential

development could be clustered in flatter areas, which would likely entail less grading activity, and would be more accommodating to the site's hills, ridgelines, and natural vegetation/tree cover. Water service, sewer treatment, and other utilities are available, as are emergency services including Police and Fire. The site has potential adequate access points from a number of locations on Round Barn Boulevard.

The General Plan Amendment would also allow for compatible development with existing land uses in the area. Other residential uses can already be found in the immediate project vicinity including multi-family residential located immediately to the north and south of the project site and single-family residential to the south. Existing commercial development in the area will be buffered from residential development areas on the project site via the proposed open space and associated natural features.

2. Zoning

The intent of the existing Highway/Tourist/Office Commercial Land Use Area of PD72-001 is to provide for a range of "specialty" commercial uses, including highway/tourist-oriented uses, and is not intended to provide for supermarkets, "super" drug stores, or similar convenience commercial facilities. This land use area of PD 72-001 allows such uses as hotels, motels, highway/tourist-oriented retail stores, restaurants and bars, and professional and other offices.

The proposed R-1-6 zoning district is applied to areas of the City intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered residential hillside projects, and small multi-family projects. The R-1 zoning district is an implementing zoning district of the Medium Low Density Residential General Plan Designation with maximum density ranges from two to 13 dwelling units/acre. Furthermore, the R-1-6 district allows minimum lot sizes of 6,000 gross square feet. Any potential residential development that would occur at the site in the future would have to demonstrate compliance with residential development standards such as setbacks, lot coverage, parking, lot size and lot width.

The project is physically suitable for residential development contemplated under by the R-1-6 Zoning District as previously outlined in the above General Plan discussion. Furthermore, as outlined in the attached Initial Study/Mitigated Negative Declaration (see Attachment 9), adequate public utilities (including water and sewer) would be able to be provided, as well as adequate site access. Development contemplated under the R-1-6 Zoning District is also expected to be compatible with the adjoining land uses. Other residential uses can already be found in the immediate project vicinity including multi-family residential located immediately to the north and south of the project site and single-family residential to the south. Existing commercial development in the area will be buffered from residential development areas on the project site via the proposed open space

and associated natural features.

The OSC zoning district is applied to important open space areas of the City including wetlands, waterways, hillsides, ridgelines, scenic areas, significant vegetation areas, wildlife habitat and corridors, community separators, watersheds, geologic features, natural hazards areas, agricultural land, and areas that functionally link open space areas. The OSC zoning district is consistent with and implements the Open Space land use classification of the General Plan.

The project contains special open areas such as the Nagasawa Creek segment and associated riparian corridor, as well as hillsides, ridges, and oak woodland. Accordingly, it is appropriate to apply the OSC zoning district to the project site as proposed.

3. Neighborhood Comments

One comment from the Greenbelt Alliance has been received. The Greenbelt Alliance stated that the environmental review prepared for the subject project must contemplate the cumulative effects of a proposed resort development in County of Sonoma jurisdiction located approximately a minimum of 750 feet to the north of the project site. Please see the Environmental Review section of the report for further discussion of the Greenbelt Alliance's comments. No other public comment has been received as of the date of this report. No public comment was received during the neighborhood meeting as there were no attendees.

4. Public Improvements/On-Site Improvements

No public improvements or on-site improvements are proposed or required at this time as a development plan is not currently proposed.

FISCAL IMPACT

Approval of the Project will not result in any significant fiscal impacts.

ENVIRONMENTAL IMPACT

An Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA) on September 20, 2017. A Notice of Intent to adopt a Mitigated Negative Declaration was posted with the California State Clearing House and the Sonoma County Clerk's Office, initiating a thirty-day public comment period beginning September 25, 2017, and ending October 25, 2017. The proposed project would result in potentially significant impacts in: Air Quality, Biological Resources, Cultural Resources, Hazards & Hazardous Materials, Noise, and Transportation/Traffic. The project impacts would be mitigated to a less-than-significant level through implementation of recommended

mitigation measures or through compliance with existing Municipal Code requirements or City standards.

For purposes of reviewing the maximum potential buildout of the proposed amendment and rezone, the Initial Study/Mitigated Negative Declaration (IS/MND) assumed a maximum future development of 237 residential units on the 18.26 acres proposed as Medium Low Density Residential. This maximum is based on the maximum density of 13 dwelling units per acre. As such, for the purpose of analyzing the indirect impact of the General Plan Land Use and Zoning Map Amendments, 237 residential units are considered the maximum future allowed development on-site.

The IS/MND prepared for the project (see Attachment 9) concluded that the General Plan Amendment and Rezone would not result in direct or primary environmental effects. However, as previously noted, no on-site residential development is proposed at this time. Indirect or secondary effects would result from future development on the project site. Also, as previously noted, any future on-site residential development would be subject to separate approvals, likely including Design Review, a Conditional Use Permit, a Hillside Development Permit, and/or Tentative Subdivision Map as applicable and indicated by Zoning Code Section 20-22.030. Separate CEQA review would be required for all discretionary permits associated with future development of the site.

The IS/MND was prepared and circulated prior to the Tubbs Fire Event that affected the project site and surrounding area. A memo, dated October 26, 2017, (see Attachment 11) was prepared that examined the pre- and post-fire conditions of the project site and the surrounding project area. The memo concluded that changes that resulted from the fire event to the surrounding built environment and the vegetation found on the project site would not result in changes to the conclusions, mitigation measures, analysis and findings of the IS/MND. The IS/MND that was prepared and circulated analyzed a more intense surrounding built environment and a more heavily vegetated project site condition.

One comment was received on September 27, 2017 from the Greenbelt Alliance (see Attachment 15, Public Correspondence) in regards to the environmental review. In this comment, the Greenbelt Alliance stated that the environmental review prepared for the subject project must contemplate the cumulative effects of a proposed resort development in County of Sonoma jurisdiction located approximately 750 feet to the north of the project site.

In a letter dated October 11, 2017, the project team's environmental consultant, First Carbon Solutions, prepared a response to the cumulative analysis comment from the Greenbelt Alliance, which can be found in Attachment 10. In part, the memo states:

CEQA allows for two types of approaches to cumulative analyses—a projection approach and a list approach (CEQA Guidelines Section 15130(b)). The cumulative traffic analysis in the IS/MND utilized the projection approach and, therefore, did not specifically list other projects. The projection approach is

acceptable when major contributing projects are accounted for in separate CEQA documentation. The Sonoma County General Plan EIR states in Section 6 that, "A travel forecast model was used to prepare the traffic projections for this EIR. This modeling effort included both roadway and transit improvements and growth in the unincorporated area of Sonoma County, as projected under the Draft GP 2020, as well as projected growth in each of the nine cities and growth outside of Sonoma County . . . Therefore, the traffic analysis provided in Section 4.2 Transportation included cumulative development considerations."

The proposed resort project ("Solstice Sonoma") does appear to be within what is permitted under the existing County General plan and zoning designations of its site, and within the scope of what has historically occurred at the site (the number of cabins currently on-site would be reduced). As such, it would have been accounted for in the County's General Plan 2020 EIR traffic projections.

The County's General Plan 2020 EIR concluded that there would be significant and unavoidable cumulative traffic impacts under buildout conditions. However, the Round Barn Village Project would not contribute to this existing cumulatively significant impact because it would result in less traffic than was accounted for in the City of Santa Rosa General Plan EIR (which is one of the nine cities included in the traffic projections for the County's General Plan EIR). No further cumulative impacts analysis is required when a project is consistent with a general plan (or other programmatic plan) where the lead agency determines that the regional or areawide cumulative impacts have already been adequately addressed in a certified EIR for that plan (CEQA Guidelines Section 15130(d)).

Staff concurs with the consultant's synopsis and analysis of the cumulative impacts comment and believes that the comment has been adequately addressed. No other comments have been received regarding the Initial Study/Mitigated Negative Declaration.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The project was noticed for an October 26, 2017 public hearing with the Planning Commission, however, due to the Tubbs/Nuns Fires, the meeting was cancelled. The item was then noticed as a public hearing for the November 30, 2017 Planning Commission meeting.

At the November 30th meeting, the Commission voted unanimously to recommend that the City Council adopt the Mitigated Negative Declaration and approve the General Plan Amendment and Rezoning.

NOTIFICATION

The project was noticed as a Public Hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in

projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website.

ISSUES

There are no remaining unresolved issues with the project. A number of project issues were discussed and adequately addressed during staff review of the project including the aforementioned discussion on the absorption rate/demand for business park uses, as well as traffic generation of the likely Business Park uses versus the potential traffic generation for the residential uses.

As outlined in the Transportation/Traffic Section of the IS/MND, the maximum assumed buildout of 237 residential units would result in 2,308 fewer trips, 334 fewer net new trips in the morning, and 294 fewer net new trips in the afternoon. The project type that was utilized for the commercial development that assumed maximum buildout allowed by the PD Zoning including 286,800 gross square feet of office space and 143,400 gross square feet of hotel space with 254 hotel rooms based on a room per square foot calculation of other nearby hotels.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Neighborhood Context Map
Attachment 3 – Site Analysis Map
Attachment 4 – Existing General Plan/Zoning Map
Attachment 5 – Fountaingrove Ranch Land Use PD Map
Attachment 6 – Proposed General Plan/Zoning Map
Attachment 7 – Sample Developable Lands Map
Attachment 8 – Economic Analysis
Attachment 9 – Mitigated Negative Declaration
Attachment 10 – Response to Comments on Mitigated Negative Declaration, dated October 11, 2017
Attachment 11 – Post Fire Existing Site Conditions Update, dated October 26, 2017
Attachment 12 – Planning Commission Resolution Nos. 11865, 11866, 11867
Attachment 13 – Memo from Santa Rosa Fire Department, dated January 3, 2018
Attachment 14 – Wildland-Urban Interface Fire Area Map
Attachment 15 – Public Correspondence
Resolution 1/Exhibit A (Mitigated Negative Declaration)
Resolution 2/Exhibit A (General Plan Amendment Map)
Ordinance 1/Exhibit A (Rezone Map)

CONTACT

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