

Southeast Greenway

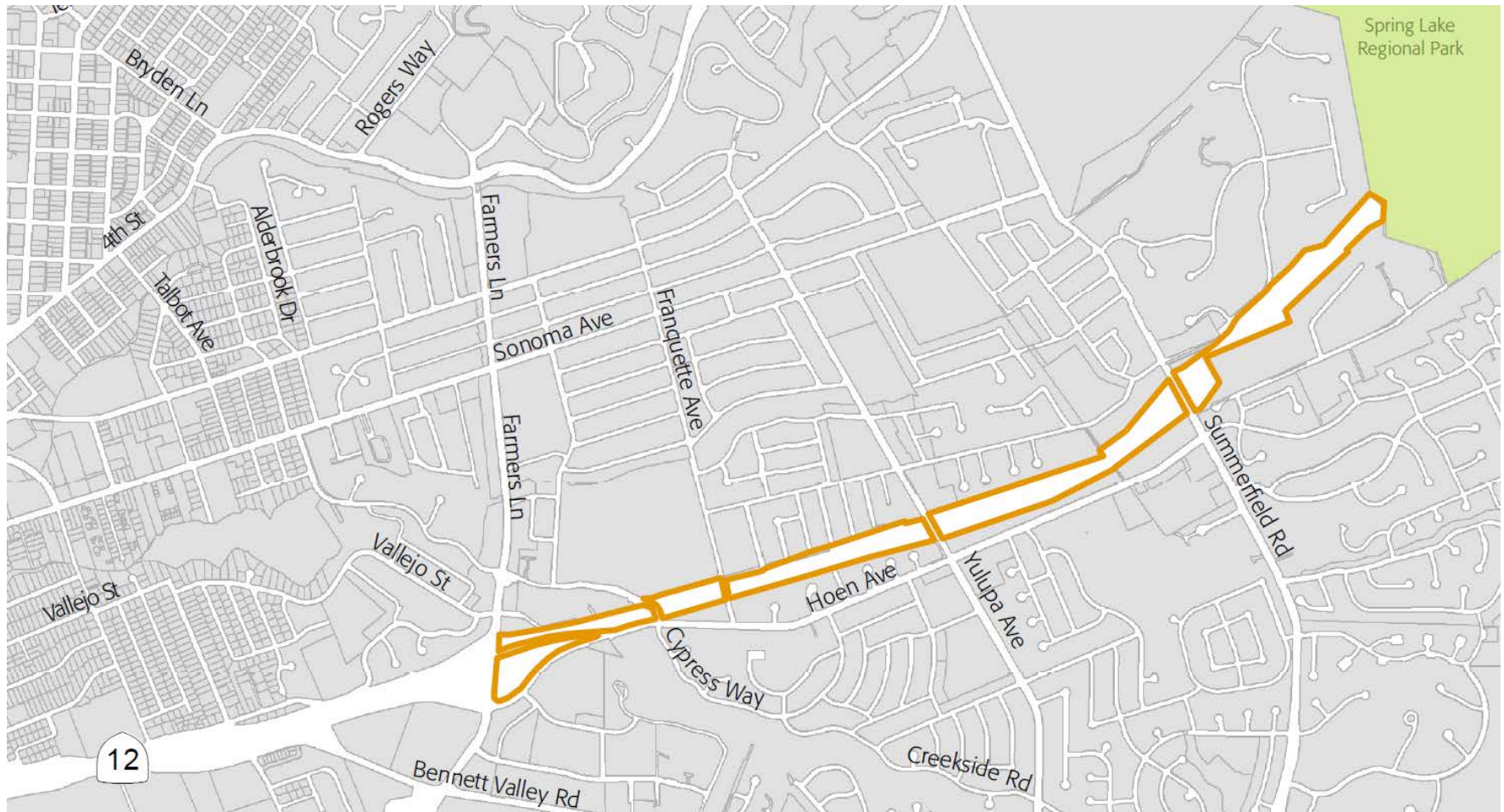
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- General Plan and Zoning Code Amendments, and Rezoning
- Environmental Impact Report (EIR)
- Implementation and adoption would result in up to:
 - ✓ 47.2 acres of parks/open space
 - ✓ 244 multi-family units
 - ✓ 12,000 square-feet of commercial space
- No physical changes are proposed at this time

Project Location



57 acres in southeast Santa Rosa

Spans 1.9 linear miles from Farmers Ln/Hwy 12 to Spring Lake Regional Park

Project Location

Aerial



- 2009 – Southeast Greenway Campaign, community group, was formed
- 2011 – City Council adopted Goal 4, Strategic Objective 4: “Acknowledge Southeast Greenway community planning projects.”
- 2013 – Council reaffirmed Goal 4, Strategic Objective 3: “Support Efforts of Southeast Greenway Campaign by Monitoring and Providing Information.”

Project History (continued)

- June 2014 – the City joined the Southeast Greenway Community Partnership
- August 2014 – the California Transportation Commission rescinded the freeway adoption
- 2014 – Sonoma Land Trust joined the Partnership
- July 2015 – the Council approved a Memorandum of Understanding (MOU) between Caltrans, Sonoma Land Trust, and the Partnership

Project History (continued)

- October 2015 – Council initiated a General Plan Amendment and Rezoning, and EIR
- June 2016 – Council approved a Professional Services Agreement with PlaceWorks
- August 6, 2016 – first community workshop (200 participants)
- October 8, 2016 – second community workshop (150 participants)

Project History (continued)

- November 1, 2017 – Joint Planning Commission / City Council meeting: direction to create a single land use and circulation alternative
- March 28, 2017 – Joint Planning Commission / City Council meeting: feedback on preferred alternative
- May 15, 2017 – EIR Scoping Meeting
- August 21, 2017 – Draft EIR released for 45-day public review

Project History (continued)

- September 14, 2017 – Planning Commission public hearing on Draft EIR and project
- The City received comments requesting additional traffic analysis to address future conditions without the Farmers Lane extension
- October 2017 – due to impacts on staff resources related to the fires and existing priorities, work on the Southeast Greenway project was put on hold

Project History (continued)

- November 2018 – work on the Southeast Greenway project recommenced
- January 28, 2019 – Revised Draft EIR released for a 45-day public review period
- February 14, 2019 – Planning Commission public hearing on the Revised Draft EIR

Community Outreach/Planning Process

Community Workshop 1

- August 6, 2016 – Approximately 200 participants
- Participants favored: open, natural spaces with paths, parks, and gardens
- Some interest in compatible retail and housing
- Concern regarding safety, security, parking, homeless encampment, development and housing
- Three alternatives and guiding principles developed

Community Outreach/Planning Process

Community Workshop 2

- October 8, 2016 – Approximately 150 participants
- October 10-26, 2016 – Online, paper, and intercept surveys (nearly 400 responses)
- Asked to rank preferred land uses and circulation systems
 - ✓ 63 % favored land uses in Alternative 1
 - ✓ 53% favored circulation in Alternative 1

Community Outreach/Planning Process

Joint Planning Commission and City Council

- November 1, 2016 – Alternatives and guiding principles considered
- Preferred Alternative developed – Based on direction from Commission and Council, existing site characteristics, input from workshops and surveys
- March 28, 2017 – Direction and feedback on guiding principles and Preferred Alternative

Land Use and Circulation Concept Illustrative Map



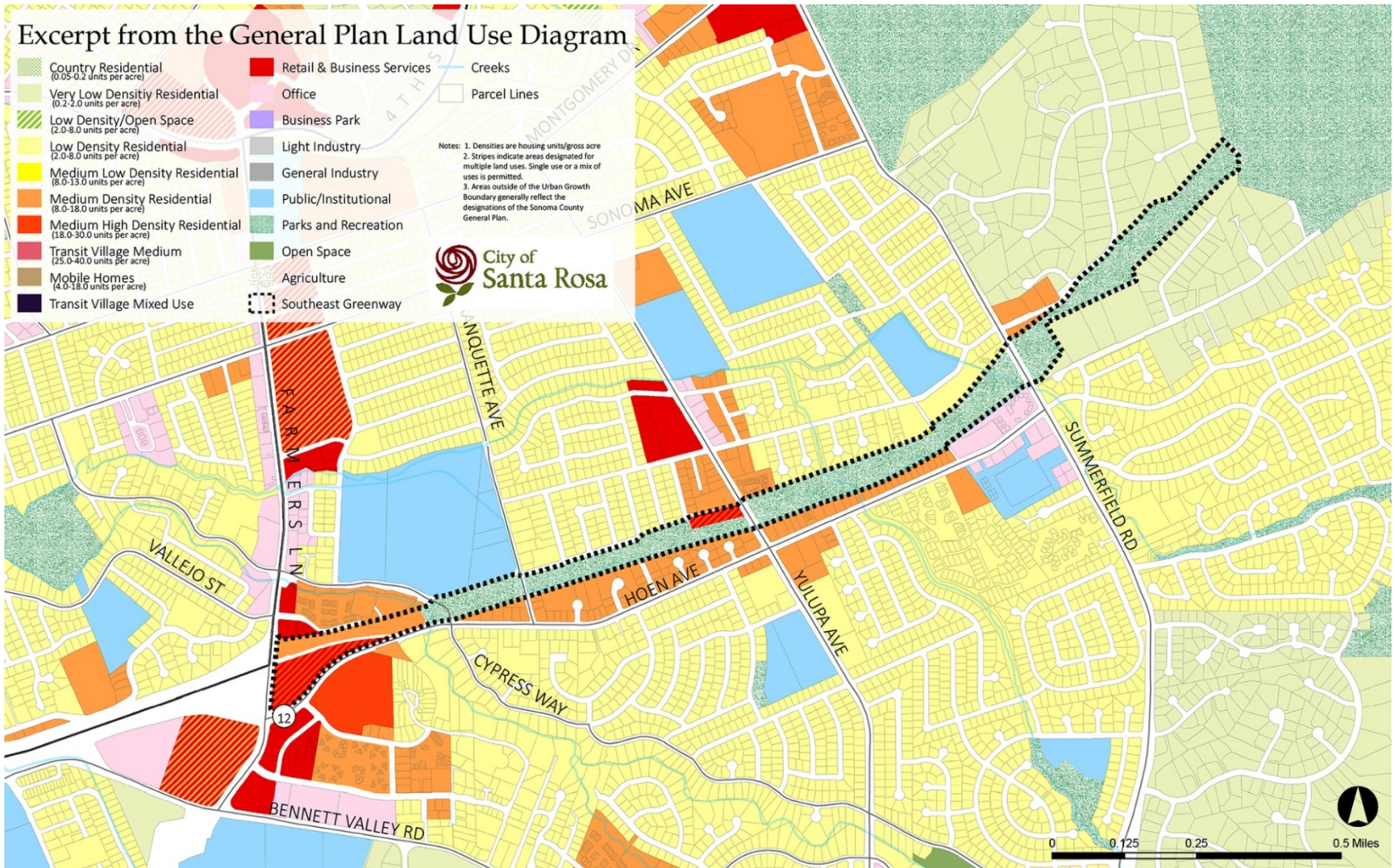
Planning Commission and City Council Guidance

- Provide continuous Greenway with separate bike and pedestrian paths
- Connect to planned and existing bike and pedestrian routes and downtown
- Address the need for housing
- Increase eyes on the Greenway
- Avoid changing the freeway on-ramp
- Maximize shared parking opportunities
- Restore remnant orchards
- Ensure the plan would be financially feasible

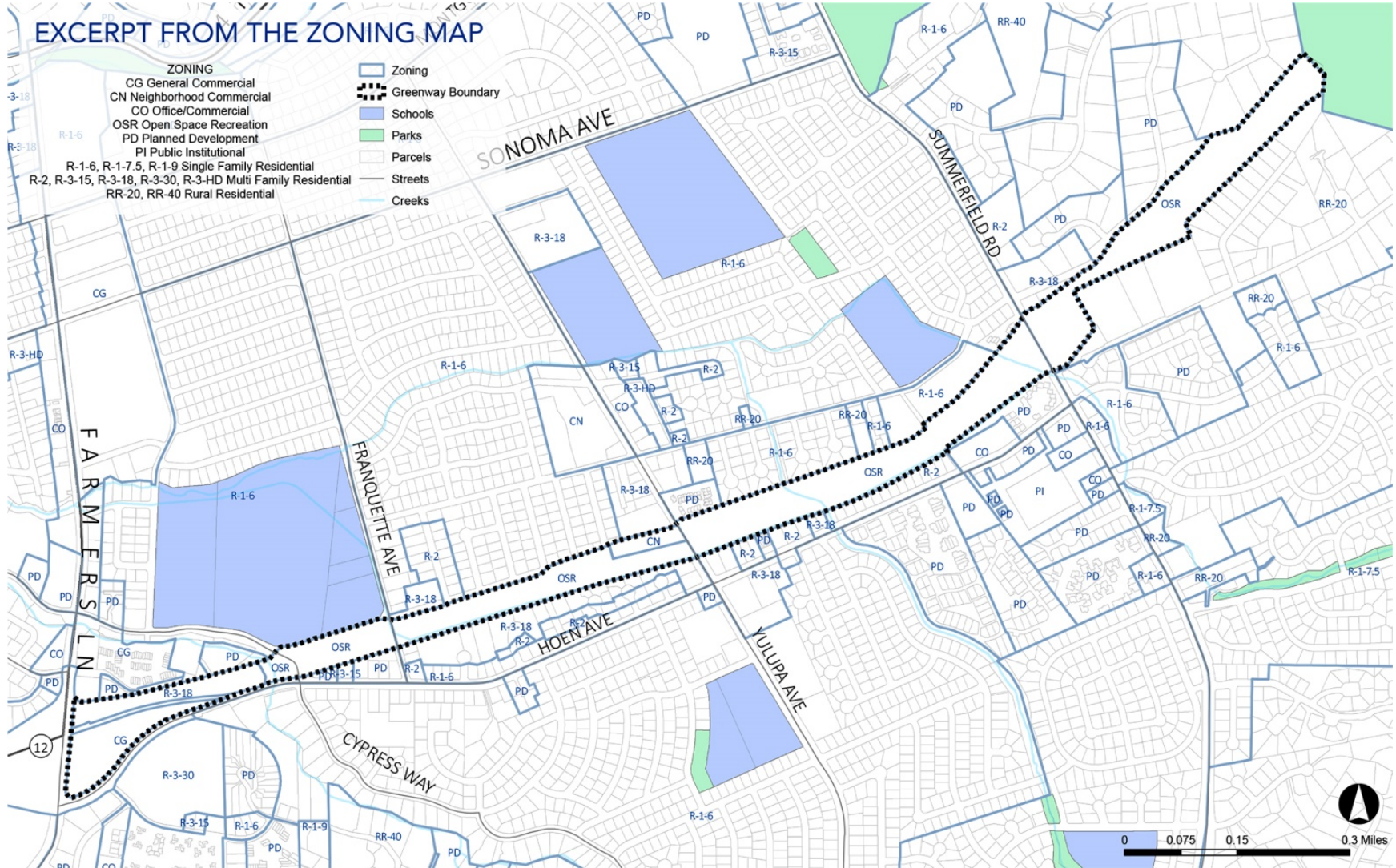
General Plan Text Amendment

- Amend elements: Land Use and Livability, Transportation, and Public Services and Facilities
- Include a description of the Southeast Greenway land use and circulation concept
- Add new goals and policies that address and implement the community's vision

General Plan Land Use Diagram Amendment



Zoning Text Amendment and Rezoning



- The California Environmental Quality Act (CEQA) is the State's primary environmental protection law.
- CEQA requires that public agencies disclose environmental impacts of projects that have a physical effect on the environment.

- An EIR is an information document
 - ✓ Discloses information about the effects a proposed project could have on the environment
 - ✓ Identifies mitigation measures
 - ✓ Describes feasible alternatives to the proposed project
- Must be certified prior to project approval and adoption

- The EIR evaluates the potential environmental impacts of the proposed General Plan Amendment and Rezoning
- Program-level environmental review documents are appropriate when a project consists of a series of actions related to the issuance of rules, regulations, and other planning criteria (CEQA Guidelines Section 15168)
- The program-level EIR does not evaluate the impacts of specific, individual developments that may be allowed under the proposed project

- 51 letters/e-mails received on 2017 Draft EIR
- 26 letters/e-mails received on Revised Draft EIR
- Final EIR released on May 6, 2019
- Includes response to all comments, and makes revisions to the EIR as necessary
- No changes to the EIR, identified in the Final EIR, resulted in a need to re-circulate

Significant and Unavoidable Impacts

- The EIR identifies nine impacts that are significant and unavoidable: 3 Air Quality Impacts and 6 Transportation and Circulation Impacts
- To approve the project despite the impacts, a written statement must be included that the project benefits outweigh the adverse environmental effects
- The “Statement of Overriding Considerations” must be included in the City Council’s record of project approval

Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolutions, recommend to the City Council:

- Certification of the EIR;
- Adoption of Findings of Fact pursuant to CEQA and a Statement of Overriding Considerations
- Adoption of General Plan text and land use amendments; and
- Adoption of Zoning Code text amendments and the addition of Zoning Districts for the Southeast Greenway area

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