

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A SUBSEQUENT MITIGATED NEGATIVE DECLARATION, INCLUDING A MITIGATION MONITORING AND REPORTING PROGRAM, FOR EMERALD ISLE CONDOMINIUMS, AN 82-UNIT CONDOMINIUM DEVELOPMENT FOR RESIDENTS AGED 55 AND OLDER - LOCATED AT 0 THOMAS LAKE HARRIS DRIVE, APN 173-670-016 AND 173-670-004 - FILE NUMBER PRJ19-014

WHEREAS, in 2016, Oakmont Senior Living, LLC, filed an application with the City of Santa Rosa to develop an assisted living/memory care facility on a 12.57-acre site in the Fountaingrove area of the City of Santa Rosa (Emerald Isle Assisted Living Facility Project); and

WHEREAS, the 68,144-square-foot facility would have provided 71 beds within 49 units on 4.14 acres with the remaining 8.03 acres retained as natural open space, and primary vehicular access would have been taken from a driveway connecting to the end of Gullane Drive; and

WHEREAS, in September 2017, the City of Santa Rosa issued a Mitigated Negative Declaration (State Clearinghouse No. 201709207) for the Emerald Isle Assisted Living Facility Project (2017 MND) and the Santa Rosa Planning Commission adopted the Mitigated Negative Declaration and approved the project entitlements on November 30, 2017; and

WHEREAS, subsequent to adoption of the 2017 MND and project entitlements, Oakmont Senior Living withdrew the application; and

WHEREAS, the 2017 MND was never challenged and, therefore, pursuant to CEQA Guidelines Section 15096(e), it is presumed to be legally adequate; and

WHEREAS, in accordance with the Environmental Quality Act (CEQA) a draft Initial Study was prepared for the proposed Emerald Isle Condominium Project; and

WHEREAS, the draft Initial Study determined that, with incorporation of mitigation measures, the project would not have a significant effect on the environment and that a Subsequent Mitigated Negative Declaration for the project be prepared; and

WHEREAS, the Initial Study/Draft Subsequent Mitigated Negative Declaration was prepared and circulated for a 30-day public review period commencing on September 9, 2019; and

WHEREAS, as required under CEQA, the Mitigation Monitoring and Reporting Program prepared for the project identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels; and

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WHEREAS, the project applicant has agreed to all mitigation measures set forth in the Subsequent Mitigated Negative Declaration that are required to be implemented pursuant to CEQA to reduce potentially significant impacts resulting from the project; and

WHEREAS, the Subsequent Mitigated Negative Declaration and related project and environmental documents are available for review at the City of Santa Rosa Planning and Economic Development Department, during normal business hours. The custodian of the documents and other materials which constitute the record of proceedings for the proposed project is Andrew Trippel, City Planner, Planning and Economic Development, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Subsequent Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on October 24, 2019, and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines as follows:

1. That the Subsequent Mitigated Negative Declaration, which consists of the Initial Study/Subsequent Draft Mitigated Negative Declaration (including the Mitigation Monitoring and Reporting Program as Appendix H), attached as Exhibit A, has been completed in accordance with CEQA and the CEQA Guidelines.
2. That the Planning Commission has reviewed and considered the information contained within the Subsequent Mitigated Negative Declaration prior to acting on the proposed Project, and the Subsequent Mitigated Negative Declaration reflects the independent judgment and analysis of the City.
3. That the monitoring and reporting of CEQA mitigation measures in connection with the Project will be conducted in accordance with the attached Mitigation Monitoring and Reporting Program, incorporated into the Conditions of Approval for the Project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 24th day of October, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:_____

CHAIR

ATTEST:_____

EXECUTIVE SECRETARY