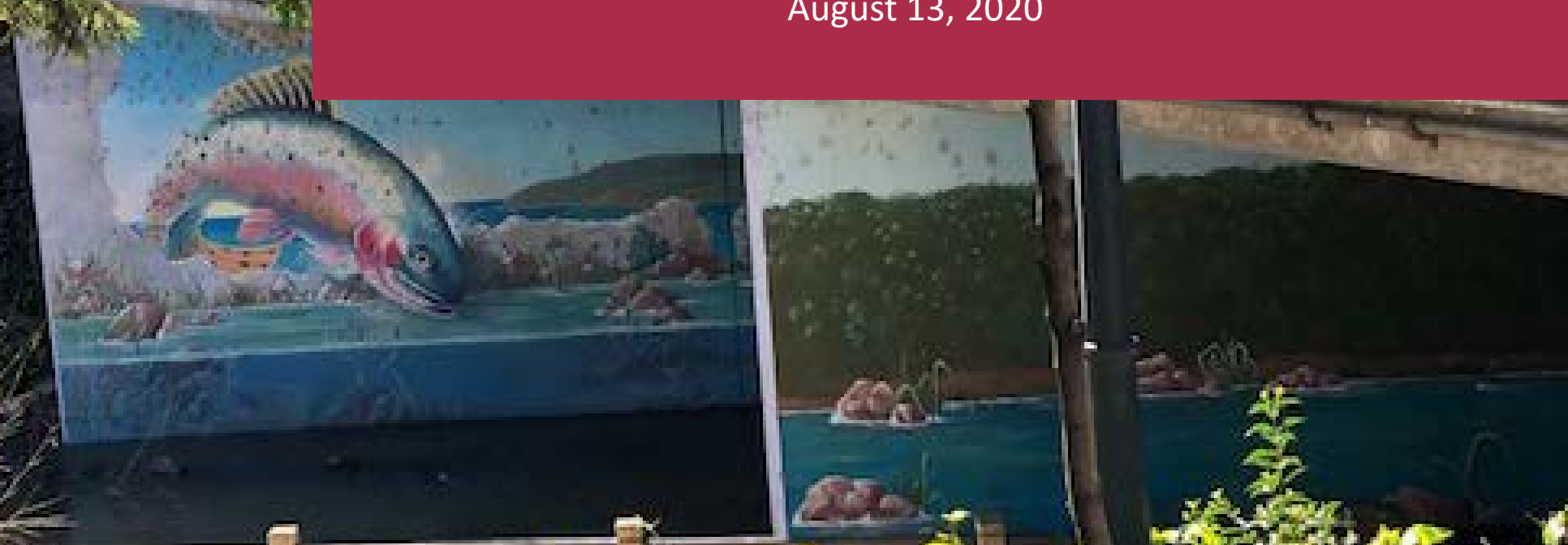


# Santa Rosa Downtown Station Area Specific Plan Update

Subsequent Environmental Impact Report

Planning Commission Meeting

August 13, 2020

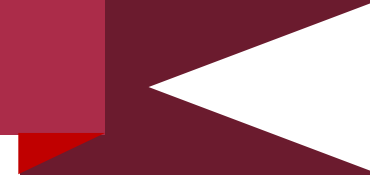


# Objectives

- *Present EIR for public comment and Planning Commission review*



# Environmental Impact Report



## CONTENTS

- Executive Summary
- Introduction
- Project Description
- Environmental Analysis
- Alternatives
- CEQA Required Conclusions

## GOALS

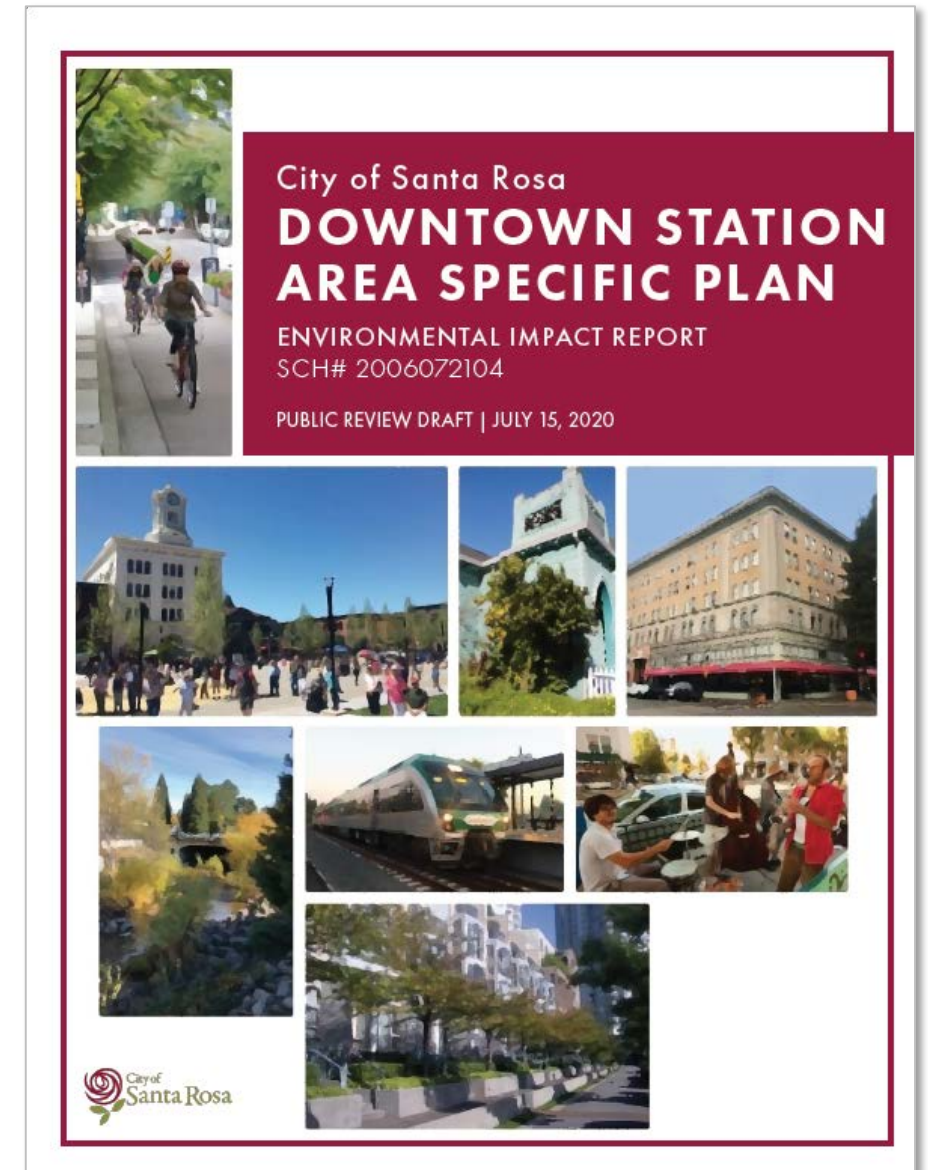
- Identify potential environmental impacts that could result from DSASP implementation
- Streamline new development by anticipating and mitigating impacts

## KEY MOVES

- Policies and mitigation measures to address potential impacts, especially for:
- Air quality
- Cultural and historic resources
- Parks

# What is an EIR?

- **Report** to inform the public and public agency decision-makers of significant **environmental** effects of proposed plans, identify possible ways to minimize those effects, and describe reasonable alternatives to those projects.
- Downtown Santa Rosa's EIR is *programmatic* = evaluates the broad policy direction of a planning document, but not potential site-specific impacts.
- Under CEQA, streamlined environmental review is allowed for projects that are consistent specific plan policies for which an EIR was certified. Residential projects that comply are exempted.



# Subsequent EIR

- 2007 DSASP EIR certified in October 2007
- State law requires an SEIR when new or substantially more adverse impacts could occur as a result of:
  - Substantial changes in the project description
  - Substantial changes in circumstances since certification of the prior EIR
  - New information that has emerged
- SEIR does not analyze environmental impacts adequately addressed in the original EIR These impacts were assessed in an *Initial Study*.

**Santa Rosa Downtown Station Area  
Specific Plan Update: Initial Study**

December 19, 2019



# CEQA Requirements

## Environmental Topics

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural, Tribal, and Historic Resources
- Energy, Climate Change, and Greenhouse Gases
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology, Drainage, and Water Quality
- Land Use, Population, and Housing
- Mineral Resources
- Noise and Vibration
- Public Services, Parks and Recreation
- Traffic and Transportation
- Utilities and Service Systems

## Required Conclusions

- Significant environmental effects and mitigation measures
- Significant irreversible environmental changes
- Growth-inducing impacts
- Cumulative impacts
- Alternatives

# Focus of the SEIR

- Aesthetics
- Agricultural and Forestry Resources
- **Air Quality**
- Biological Resources
- **Cultural, Tribal, and Historic Resources**
- **Energy, Climate Change, and Greenhouse Gases**
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- **Hydrology, Drainage, and Water Quality**
- Land Use, Population, and Housing
- Mineral Resources
- Noise and Vibration
- Public Services, Parks and Recreation
- **Traffic and Transportation**
- **Utilities and Service Systems**

Grey text= Scoped out on the basis of Initial Study



# Summary of Findings

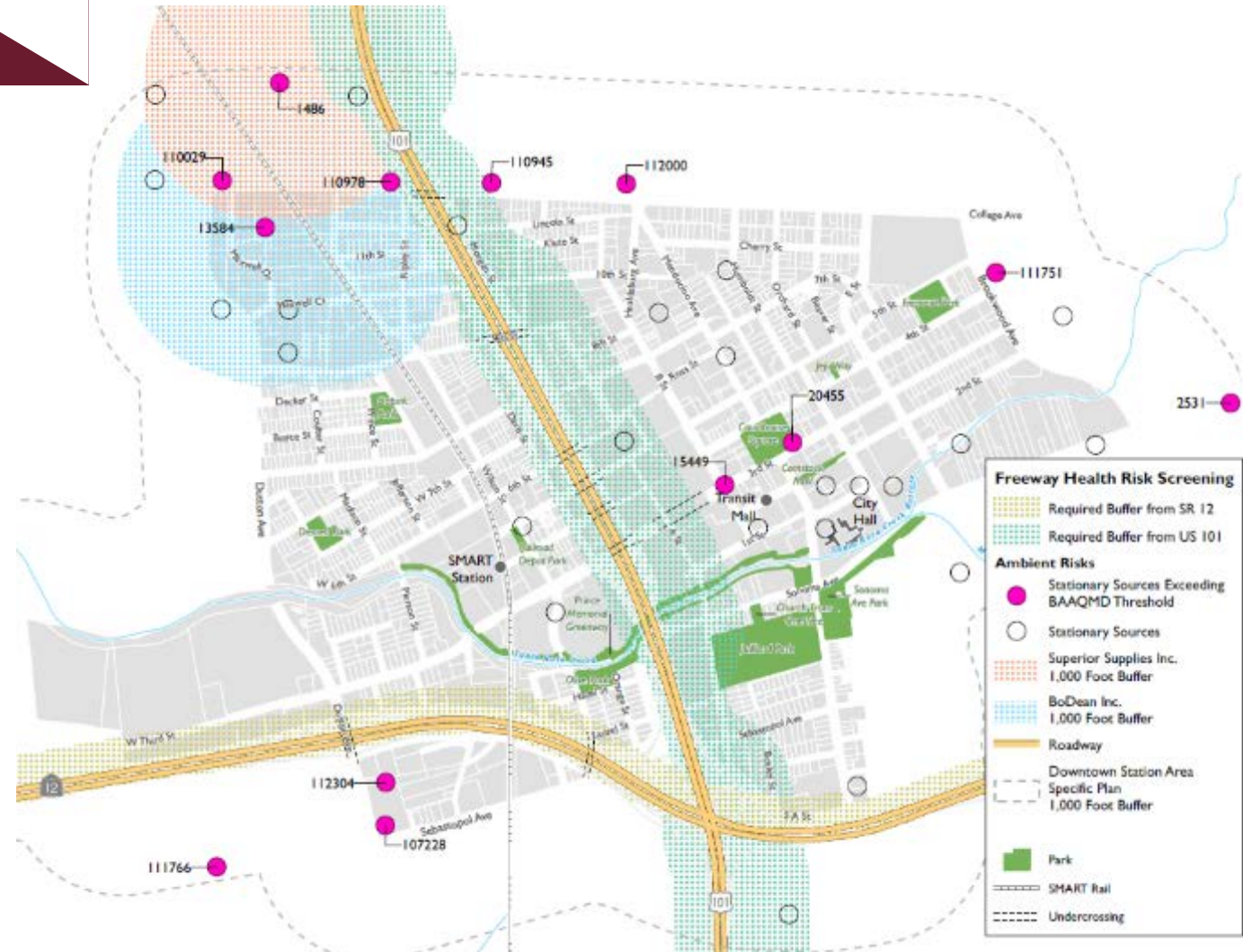
- Majority of impacts are less than significant
- Three significant impacts would be reduced to less than significant with mitigation:
  - Air Quality
  - Historic Resources
  - Parks and Recreation
- No impacts would be significant and unavoidable
- No cumulatively considerable impacts





# Impact: Air Quality

- Development would expose sensitive receptors to substantial pollutant concentrations.
  - Allows new residential development within areas of elevated risk of exposure to mobile sources of toxic air contaminants along US-101 and SR-12.
  - Allows residential development within 1,000 feet of permitted stationary sources.



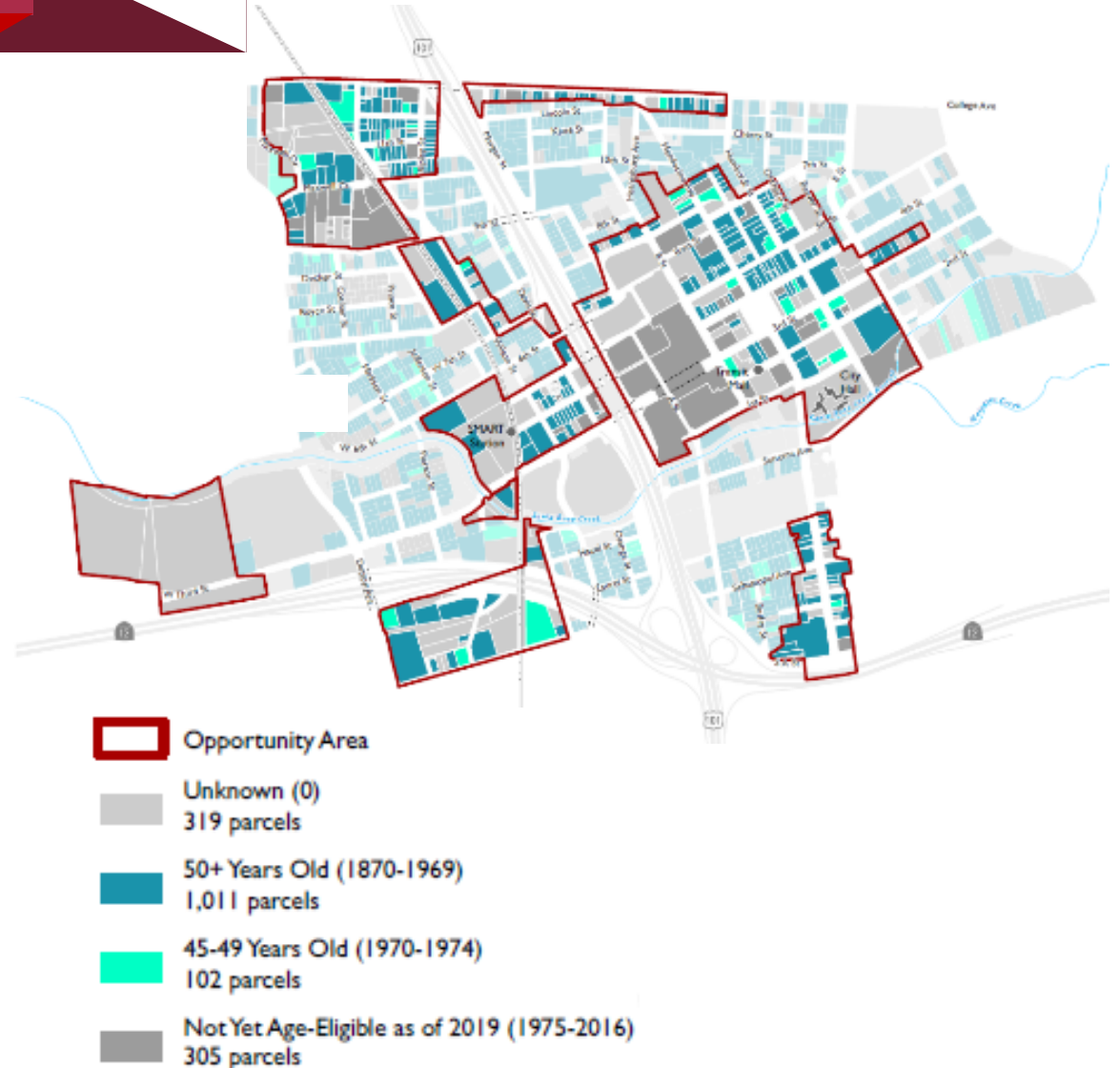
# Mitigation: Air Quality

- **MM-AQ-1:** Applicants for residential and sensitive land use projects within 1,000 feet of a major source of toxic air contaminants shall install indoor air filtration systems with a minimum efficiency reporting value of 14 or better.
- **MM-AQ-2 and MM-AQ-3:** Applicants for residential and sensitive land use projects shall not build within a buffer of 1,000 feet of the BoDean Company site boundaries and Superior Supplies, Inc. site boundaries, respectively.



# Impact: Historic Resources

- Substantial adverse changes in the significance of a historical resource could occur.
  - Several age-eligible properties within Opportunity Areas have not been surveyed for historic significance.
  - Development could result in adverse physical effects to historic resources.
  - New development adjacent to preservation districts may result in impacts to the historic character or setting.





# Mitigation: Historic Resources

- **MM-CUL-1a:** Project sponsors shall evaluate age-eligible properties that have not previously been evaluated prior to development projects to identify historic resources.
- **MM-CUL-1b:** Project sponsors shall consult with the City of Santa Rosa Planning Division staff to avoid or minimize effects on identified historic resources and follow standard review procedures if applicable.





# Impact: Parks

- Physical impacts associated with provision of new or physically altered park facilities could occur.
  - General Plan parkland standard: 3.5 acres/1,000 residents. Current City parkland ratio (3.68 acres/1,000 residents) exceeds standard.
  - DSASP Buildout would increase demand for parks and recreational facilities, resulting in 2.97 acres/1,000 residents.
  - An additional 120 acres of parkland would be needed.





# Mitigation: Parks

- **MM-PF-1:** The City shall update the General Plan to identify potential locations for new parks as needed to satisfy projected demand and complete environmental review within 36 months of DSASP adoption.



# EIR Alternatives



- CEQA requires that an EIR analyze a range of alternatives to determine if the project could feasibly accomplish most of the basic purposes and avoid or substantially lessen significant impacts.
- Alternatives:
  - The **No Project Alternative**, which would assume the continuation of the 2007 DSASP, including the policy framework and all land use designations.
  - A **Redistributed Growth Alternative**, which would revise the proposed land use framework to redistribute growth away from potentially historic properties and away from potential sources of pollutants and noise.
- The EIR finds that the Proposed Plan would be the environmentally superior alternative.

# Next Steps



- Draft Plan released July 15
- Public Comment Period ends August 31
- Final EIR- Response to Comments Early September
- Plan Adoption Process
  - Planning Commission Hearing Tentatively September 24
  - City Council Hearing Tentatively October 13