

RESOLUTION NO. RES-2025-\_\_\_\_

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
RECOMMENDING CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT  
REPORT (EIR) FOR THE GENERAL PLAN 2050 AND ADOPTION OF THE CEQA  
FINDINGS OF FACT, MITIGATION MONITORING AND REPORTING PROGRAM, AND  
STATEMENT OF OVERRIDING CONSIDERATIONS - FILE NUMBER PLN25-0093

WHEREAS, the City of Santa Rosa determined that an environmental impact report (EIR) should be prepared for the General Plan 2050 project pursuant to the California Environmental Quality Act (CEQA), Public Resources Code sections 21000 *et seq.*; and

WHEREAS, on February 7, 2023, a Notice of Preparation (NOP) was posted for a period of thirty days, for preparation of an Environmental Impact Report (EIR) on the General Plan 2050 and to request comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals; and

WHEREAS, on February 27, 2023, during this 30-day review period, the City conducted a public scoping meeting to offer interested individuals, organizations, and governmental agencies an opportunity to provide input regarding potential environmental effects of the Project EIR; and

WHEREAS, six (6) written comments were received on the NOP, copies of which are set forth in Appendix A of the Draft EIR, and based on comments received on the scope and content of the EIR, the environmental analysis was conducted; and

WHEREAS, the City prepared a Draft EIR (DEIR) for the General Plan 2050 project and distributed it to the State Clearinghouse (SCH#2023020166) for review by State and responsible agencies; and

WHEREAS, in accordance with CEQA Guidelines, Section 15087, the City prepared and issued a Notice of Availability (NOA) of the DEIR for the General Plan 2050 and circulated the DEIR for a 45-day public review and comment period beginning on October 7, 2024, and ending on November 20, 2024, during which time, agencies and the public submitted comments on the adequacy of the Draft EIR; and

WHEREAS, on November 14, 2024, during the 45-day agency and public review period, the Planning Commission conducted a duly noticed public hearing, at which time all persons were invited to speak or submit written comments on the adequacy of the Draft EIR; and

WHEREAS, eleven (11) written comments were received, and two (2) oral comments were received, in addition to those oral comments made by members of the Planning Commission; and

WHEREAS, written responses were provided in response to all written and oral comments on the Draft EIR, and those Responses to Comments, dated April 2025, contain all

Resolution No. \_\_\_\_\_

comments and recommendations received on the Draft EIR, a list of persons, organizations and public agencies submitting comments on the Draft EIR, responses by the City to comments received, and revisions to the Draft EIR; and

WHEREAS, revisions to the Draft EIR do not constitute significant new information as defined in CEQA Guidelines Section 15088.5 and therefore, the Draft EIR does not need to be recirculated; and

WHEREAS, a Mitigation Monitoring and Reporting Program (MMRP) was prepared to ensure that mitigation measures identified to reduce significant impacts to less than significant levels, as feasible, are implemented; and

WHEREAS, the Draft EIR, the Responses to Comments and Revisions to the Draft EIR, and the Mitigation Monitoring and Reporting Program (MMRP), together comprise the Final EIR; and

WHEREAS, the Final EIR was made available to the public and agencies on April 13, 2025, prior to the April 24, 2025, Planning Commission public hearing on the General Plan 2050 Final EIR, and the Final EIR was also submitted to the State Clearinghouse and posted on the State Clearinghouse's CEQAnet on April 14, 2025; and

WHEREAS, having the Final EIR available for members of the public and agencies prior to the Planning Commission meeting also serves to provide an opportunity for its review prior to City Council consideration of the Final EIR and Project; and

WHEREAS, the Final EIR analyzes the potentially significant environmental effects of the project and identifies a program for avoiding or mitigating those effects where feasible, and identifies significant unavoidable impacts where General Plan 2050 mitigating policies and actions are not available to reduce impacts to less than significant levels, as set forth in Exhibit A (CEQA Findings of Fact) and Exhibit C (Mitigation Monitoring and Reporting Program) attached hereto; and

WHEREAS, the City is required by CEQA Guidelines Section 15091 and Public Resources Code section 21081.6 (a) to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant project related environmental effects, and as demonstrated by the CEQA Findings of Fact attached as Exhibit A to this Resolution, the EIR identified the following significant environmental impacts attributable to the General Plan 2050 that could not be mitigated to a level of less than significant:

**Impact AG-1:** Implementation of the proposed project could result in the conversion of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland land (together referred to as "CEQA Important Farmland") to non-agricultural land uses.

**Impact AG-2:** Implementation of the proposed project could result in the loss of agricultural land under the Williamson Act.

**Impact AG-4:** The proposed project, in combination with past, present, and reasonably foreseeable projects, could result in a significant cumulative impact with respect to the conversion of CEQA Important Farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland) and Williamson Act properties to non-agricultural uses.

**Impact AIR-2b:** Buildout of the proposed project could generate operational emissions that could exceed the Bay Area Air Quality Management District's (BAAQMD) regional significance thresholds for reactive organic compounds (ROG), nitrogen oxides (NO<sub>x</sub>) and particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>).

**Impact AIR-3b:** Large industrial or warehouse development projects under the proposed project could expose air quality-sensitive receptors to substantial toxic air contaminants (TAC) and particulate matter (PM<sub>2.5</sub>) concentrations and exceed the Bay Area Air Quality Management District's (BAAQMD) project-level and cumulative significance thresholds.

**Impact AIR-5:** The proposed project, in combination with past, present, and reasonably foreseeable projects, could result in cumulative air quality impacts with respect to generation of criteria pollutant and exposure of substantial pollutant concentrations to sensitive receptors.

**Impact NOI-1a:** Construction activities associated with potential future development could expose sensitive receptors to excessive noise from construction equipment.

**Impact NOI-1b:** Operational vehicle traffic noise increases could exceed the City's significance thresholds with implementation of the proposed project.

**Impact NOI-4:** Implementation of the proposed project, in combination with past, present, and reasonably foreseeable projects, could result in cumulative noise impacts, with respect to generation of construction-and transportation related noise.

**Impact TRAN-2a:** Implementation of the proposed project could result in a significant vehicle miles traveled (VMT) impact for residential VMT per capita.

**Impact TRAN-2b:** Implementation of the proposed project could result in a significant roadway network vehicle miles traveled (VMT) impact associated with increasing the capacity of the arterial street network.

**Impact TRAN-5:** The proposed project, in combination with past, present, and reasonably foreseeable projects, could result in significant cumulative impact with respect to vehicle miles traveled (VMT).

**Impact WF-2:** Potential future development over the buildout horizon of the proposed project could increase population, buildings, and infrastructure in wildfire-prone areas, thereby exacerbating wildfire risks.

**Impact WF-5:** Potential development over the buildout horizon of the proposed project could, in combination with other surrounding and future projects in the State Responsibility Areas (SRA), Very High Fire Hazard Severity Zones (FHSZ), or Wildland-Urban Interface Fire Areas (WUIFA), result in cumulative impacts associated with the exposure of project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire due to slope, prevailing winds, or other factors; and

WHEREAS, the City is required by Public Resources Code section 21081.6 (a) to adopt a Mitigation Monitoring and Reporting Program to ensure that the mitigation measures adopted for the Project are carried out, and the City has prepared such MMRP, attached as Exhibit C to this Resolution; and

WHEREAS, for reasons set forth in the CEQA Findings of Fact attached hereto as Exhibit A, the City has determined that the alternatives as described in the EIR are infeasible; and

WHEREAS, CEQA Guidelines section 15091 prohibits a public agency from approving or carrying out a project for which an EIR has been completed which identifies one or more significant effects, unless the public agency determines the impacts are acceptable due to overriding considerations, as described in Guidelines section 15093; and

WHEREAS, the Planning Commission has considered the City's statement of overriding considerations, attached hereto as Exhibit B, prepared pursuant to Public Resources Code section 21081, subdivision (b) and CEQA Guidelines section 15093, which weighs the economic, legal, social, technological, and other benefits of the Project against the significant unavoidable impacts of the Project identified in the EIR, namely, supporting a diversity of businesses and employment opportunities, providing a range of housing types and opportunities within neighborhoods that are increasingly walkable and bikeable, and protecting environmental resources, outweigh the risks and adverse environmental impacts of the Project; and

WHEREAS, none of the comments made during the public review period, none of the oral or written testimony on the project, none of the other information presented to the City, and none of the revisions to the Mitigation Monitoring and Reporting Program related to the project and the EIR have included significant new information requiring recirculation of some or all of the EIR pursuant to CEQA Guidelines section 15088.5; and

WHEREAS, on April 24, 2025, the Planning Commission conducted a duly noticed public hearing, at which time all persons were invited to speak or submit written comments on the Final EIR; and

WHEREAS, during the April 24, 2025, meeting, the Planning Commission considered the contents of the Final EIR, the CEQA Findings of Fact, the Mitigation Monitoring and Reporting Program (MMRP) and the Statement of Overriding Considerations for the proposed General Plan 2050 in accordance with the requirements of CEQA and the Santa Rosa City Code; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa finds that the Final EIR for the General Plan 2050, comprised of the Draft EIR, the Responses to Comments and Revisions to the Draft EIR, and the Mitigation Monitoring and Reporting Program, adequately identifies and analyzes the environmental effects of the General Plan 2050, and further finds that the Final EIR reflects the City's independent judgement and analysis and was completed in compliance with the requirements of CEQA and the State CEQA Guidelines.

BE IT FURTHER RESOLVED that the Planning Commission makes the following findings:

1. Each member of the Planning Commission has independently reviewed and considered the information contained within the Final EIR, and has reviewed and considered all mitigation measures, all project alternatives, and the impacts that remain significant and unavoidable. Each member of the Planning Commission has weighed the benefits of the Project against the significant, unavoidable impacts and has reviewed and considered the statement of overriding considerations that balances the benefits of the Project with the significant, unavoidable impacts, and has determined the Project benefits outweigh the significant, unavoidable impacts, and finds the material represents the independent judgement and analysis of the City as the lead agency.
2. An adequate opportunity for public participation, including review and comment on the Draft EIR, has been provided in accordance with the requirements of CEQA.
3. The responses to comments contained in the Final EIR represent a reasoned, good faith evaluation of each comment and respond to all significant environmental issues raised in the comments.
4. The Final EIR was prepared in compliance with the requirements of CEQA, the State CEQA Guidelines, and the Santa Rosa City Code. The responses to comments in the Final EIR do not provide any significant new information or identify any new or more significant impacts that would require recirculation of the Draft EIR.
5. The Mitigation Monitoring and Reporting Program attached hereto as Exhibit C and incorporated herein by reference ("MMRP") accurately reflects all of the mitigation measures recommended for the Project in the Final EIR.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the above findings, recommends that the City Council certify the Final EIR for the General Plan 2050.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa recommends that the City Council adopt the CEQA Findings of Fact set forth in Exhibit A, attached hereto, which findings are incorporated by this reference, with regard to the potentially significant environmental impacts identified in the Final EIR.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa recommends to the City Council adoption of the General Plan 2050 Mitigation Monitoring and Reporting Program dated April 2025, as set forth in Exhibit C, which is hereby made part of this Resolution.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Santa Rosa recommends to the City Council adoption of the General Plan 2050 Statement of Overriding Considerations, as set forth in Exhibit B, which is hereby made part of this Resolution.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 24<sup>th</sup> day of April 2025, by the following vote:

AYES:

NOES:

ABSTAIN/RECUSE:

ABSENT:

APPROVED: \_\_\_\_\_  
CHAIR

ATTEST: \_\_\_\_\_  
EXECUTIVE SECRETARY

Exhibit A – CEQA Findings of Fact

Exhibit B – Statement of Overriding Considerations

Exhibit C – General Plan 2050 Mitigation Monitoring and Reporting Program (MMRP)