



City of Santa Rosa

NOTICE OF AVAILABILITY

**OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR) FOR THE
SANTA ROSA DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE**

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STATE CLEARINGHOUSE NO. 2006072104

JULY 15, 2020

LEAD AGENCY: City of Santa Rosa

PROJECT TITLE: Subsequent Environmental Impact Report for the Santa Rosa Downtown Station Area Specific Plan Update

PROJECT LOCATION: Santa Rosa is located in central Sonoma County, about 55 miles north of San Francisco. The planning area covers approximately 720 acres surrounding the Downtown Santa Rosa SMART Station. The planning area extends approximately one-half mile in all directions from the Downtown Station and is roughly bounded by College Avenue in the north; Brookwood, Sonoma and Santa Rosa avenues in the east; Highway 12 and Sebastopol Road in the south; and Dutton Avenue and Imwalle Gardens on the west.

PROJECT DESCRIPTION: The project includes an update of the Downtown Station Area Specific Plan consisting of goals, policies, standards, guidelines, and diagrams to guide the future development of the Planning Area. The Proposed Plan will legally function as a Specific Plan for regulating land use and coordinating the provision of public services and infrastructure. The Proposed Plan is a document to be adopted by the City Council that serves the following purposes:

- Establish a long-range vision that reflects the aspirations of the community and outlines steps to achieve this vision;
- Establish long-range development policies that will guide City departments, Planning Commission, and City Council decision-making;
- Provide a basis for judging whether specific development proposals and public projects are in harmony with plan policies;
- Plan in a manner that meets future land needs based on the projected population and job growth;
- Allow City departments, other public agencies, and private developers to design projects that will enhance the small-town character of the community, preserve environmental resources, and minimize hazards; and
- Provide the basis for establishing and setting priorities for detailed plans and implementing programs, such as the zoning ordinance, subdivision regulations, specific and master plans, and the Capital Improvement Program.

The Proposed Plan would replace the existing 2007 Specific Plan in all elements. The Proposed Plan would establish a planning and policy framework that would extend to horizon year 2040.

Objectives

The Proposed Plan provides the basis for the City's land use and development policy and represents the basic community values, ideals, and aspirations that will govern development and conservation. Specific objectives established for the project include the following:

- Enhance the role of Downtown Santa Rosa as an energetic commercial and cultural center with a range of housing, employment, retail and restaurant options in a vibrant, walkable environment;
- Facilitate the production of housing that provides a range of options for people of all incomes, abilities, and stages of life;

- Enhance connectivity for pedestrians, cyclists, and transit users within in the Planning Area and to/from key destinations;
- Increase the number of residents and employees within one half mile of high frequency transit options;
- Strengthen sense of place by providing welcoming civic spaces, public art, and uses and design that promote day and nighttime vitality;
- Leverage City-owned properties in the planning area to catalyze redevelopment that can provide for the community's unmet housing needs within the Planning Area.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The City of Santa Rosa has prepared a Draft Subsequent Environmental Impact Report to address the specific environmental effects on a programmatic level implementing the Specific Plan. The Draft SEIR consists of analysis of the following environmental issue areas that may be impacted by the Specific Plan:

- Air Quality
- Cultural and Tribal Cultural Resources
- Energy, Greenhouse Gases, and Climate Change
- Hydrology and Water Quality
- Noise
- Public Services and Recreation
- Traffic and Transportation
- Utilities

PUBLIC REVIEW PERIOD/STATUS: A **45-day public review period** will be provided to receive written comments on the adequacy of the Draft SEIR. The comment period will start on **July 15, 2020**, and end on **August 27, 2020**. Written comments should be sent to the following address:

Attn: Amy Lyle, Supervising Planner
Planning and Economic Development Department
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
Fax: 707.543.3269
Email: Alyle@srcity.org

PUBLIC HEARING: A public hearing has been scheduled to receive comments on the adequacy of the Draft SEIR will be held before the Planning Commission on **Thursday, August 13, at or after 4 p.m.** A separate public hearing notice will be released to formalize this hearing.

AVAILABILITY OF THE DRAFT EIR: Copies of the Draft SEIR are now available for public review online at the project website: www.plandowntownsr.com. You may request a hard copy of the Draft SEIR, and any other documents related to the Proposed Plan by calling (707)543-3200 or by emailing Alyle@srcity.org.