

# **Santa Rosa Downtown Station Area Specific Plan Update**

EIR Scoping Meeting  
January 15, 2020



# Background

- The City will prepare a Subsequent Environmental Impact Report (SEIR) for the Santa Rosa Downtown Station Area Specific Plan Update pursuant to the California Environmental Quality Act (CEQA)
- Notice of Preparation (NOP) and Initial Study (IS) released December 19, kicking off a public comment period that runs to January 21, 2020



# Subsequent EIR (SEIR)

- 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 that have occurred since certification of the prior EIR
  - New information that has emerged

SEIR does not analyze environmental impacts that were adequately addressed by original EIR



# Tonight's Objectives

1

Hear about  
the scope and content of the  
SEIR – **issues, alternatives  
and solutions**

2

**Focus on**  
**potential environmental**  
**issues**, not the merits of the  
Plan update



# Presentation Outline

1. *Brief Project Description*
2. *Environmental Review Process Overview*
3. *CEQA Requirements*
4. *Next Steps*

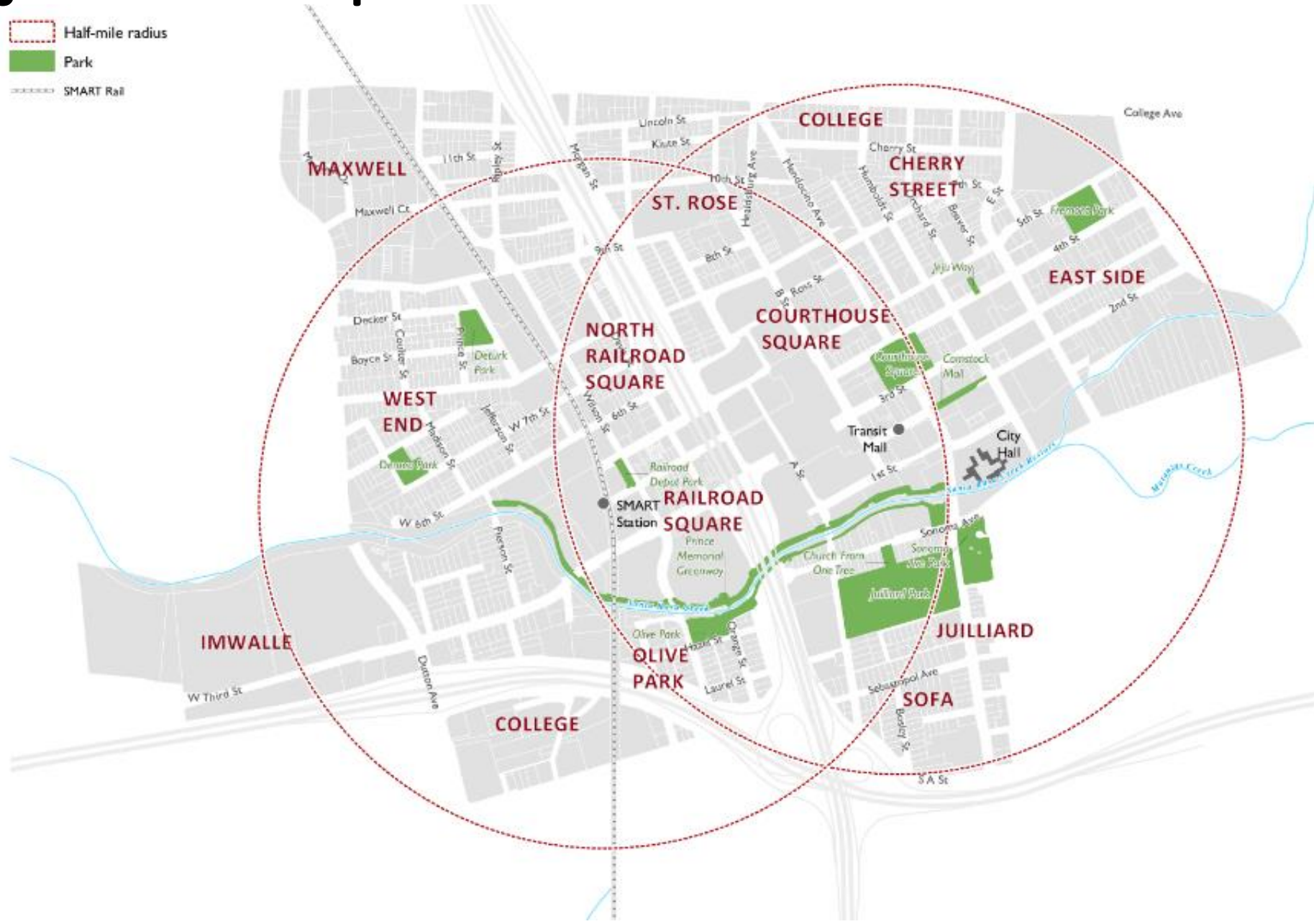


# Project Description



# Project Description: Plan Area

- Half-mile radius
- Park
- SMART Rail



# Project Description: History of DSASP

- Santa Rosa Downtown Station Area Specific Plan (DSASP) was originally adopted in 2007, with a vision of increasing number of residents and employees around future SMART station
- 10 years into planning period, development is below projections

**3,400 new  
residential  
units**

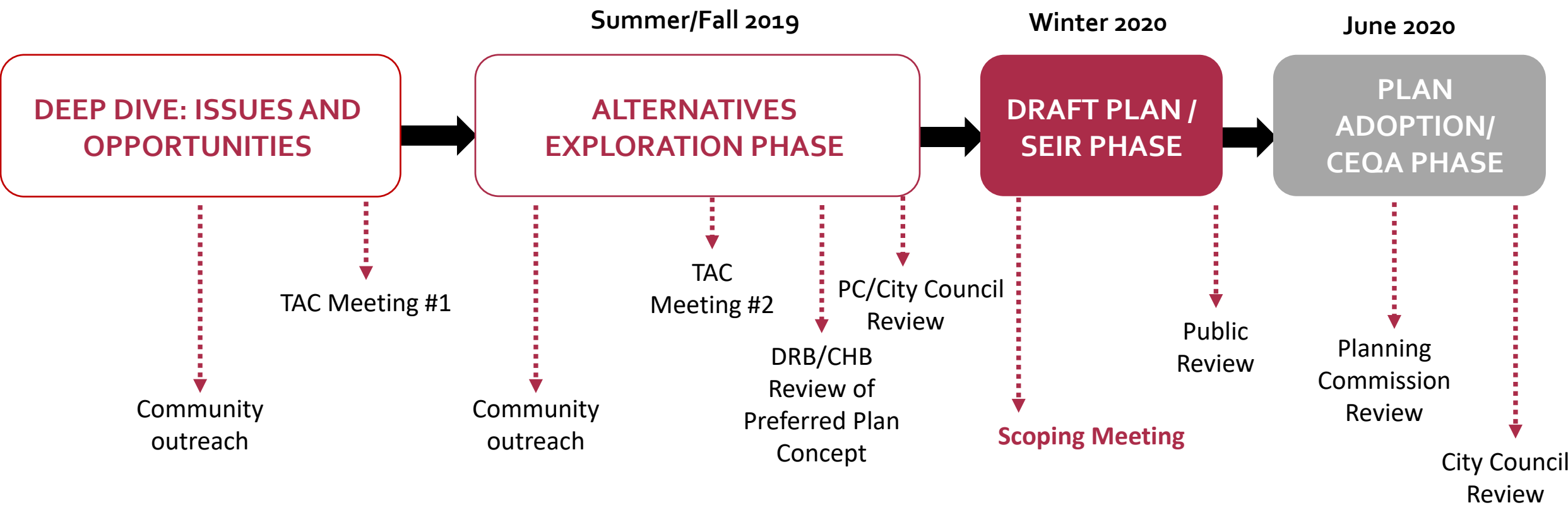


**493,000 square feet of  
new office, retail and  
institutional uses**





# Project Description: Process and Timeline



# Project Description: Preferred Plan Objectives

- Facilitate housing production
- Simplify development standards
- Provide flexibility for developers
- Strengthen sense of place



# Project Description: Plan Elements

The updated Specific Plan will include the following elements:

- Land Use
- Multimodal Access and Connectivity
- Pedestrian-Friendly Design/Placemaking
- Accessible Design
- Parking Standards and Policies



# Project Description: Land Use Designations









# Project Description: Density and FAR



# Project Description: Roadway Reallocation

-  Road Diet/Pedestrian Enhancement
-  New Roadway

-  SMART Rail
-  Undercrossing



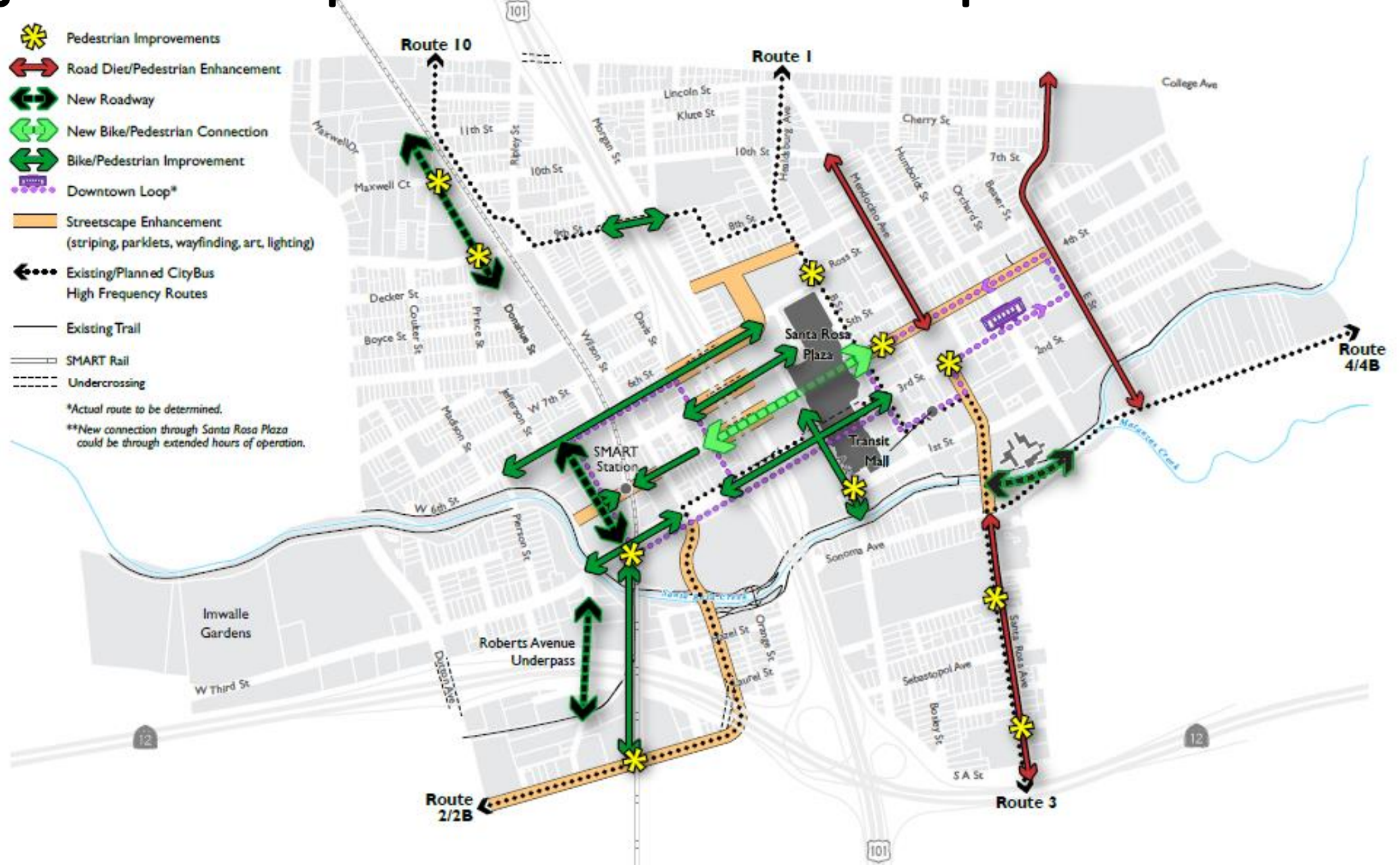


# Project Description: Roadway Reallocation





# Project Description: Circulation Improvements





# Project Description: Civic Spaces

Mixed use: residential over retail.

Mid-rise buildings.

Neighborhood serving retail.

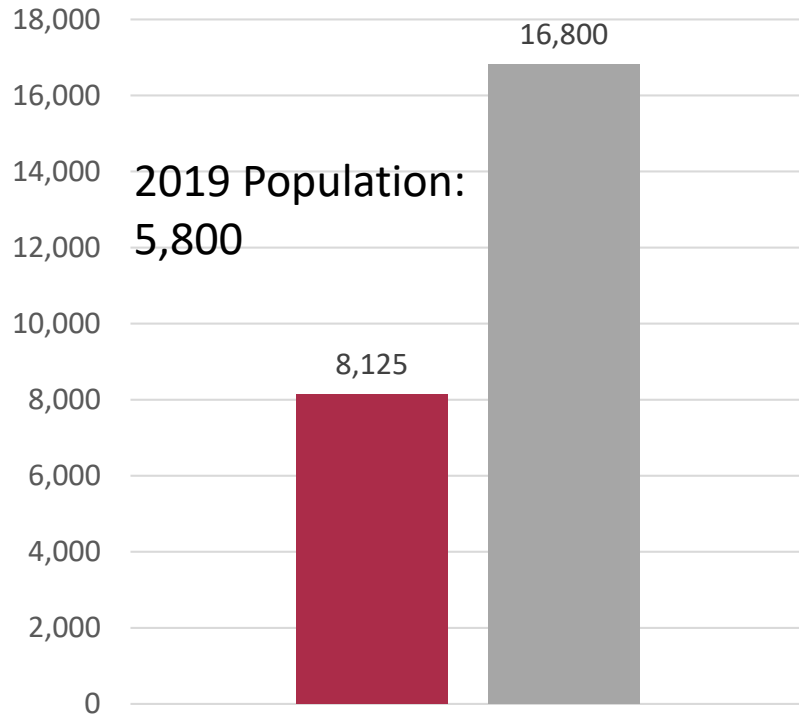
Centered around a public plaza or open space.

Pedestrian realm

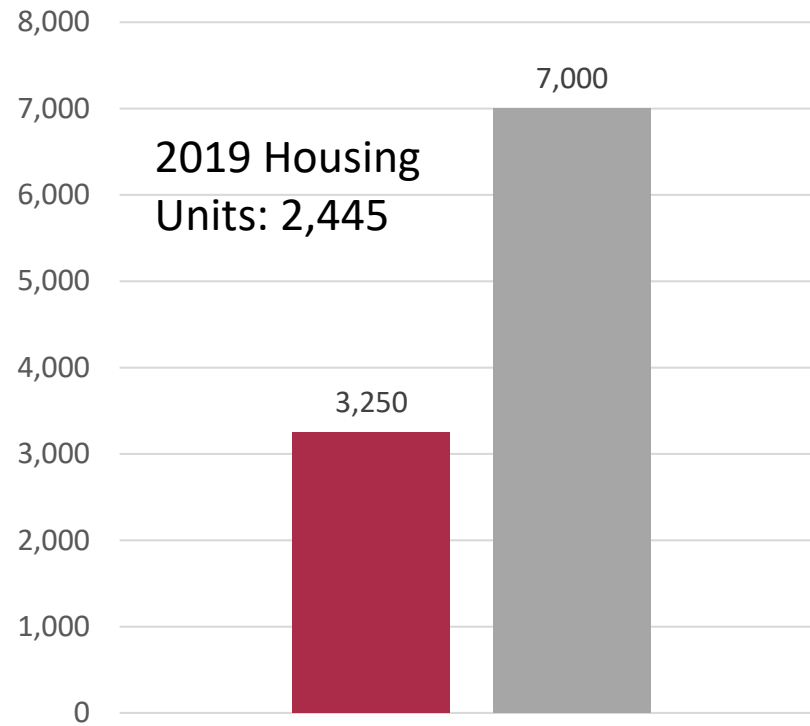


# Project Description: Development Projections

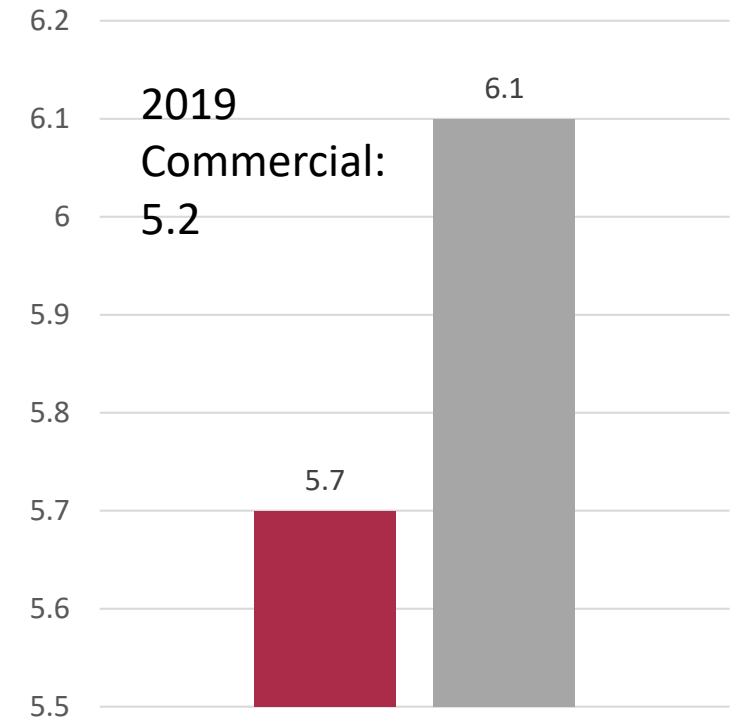
## New Residents



## New Housing Units



## New Commercial Development (Million SQFT)



 = DSASP Projection     = DSASP Update Projection



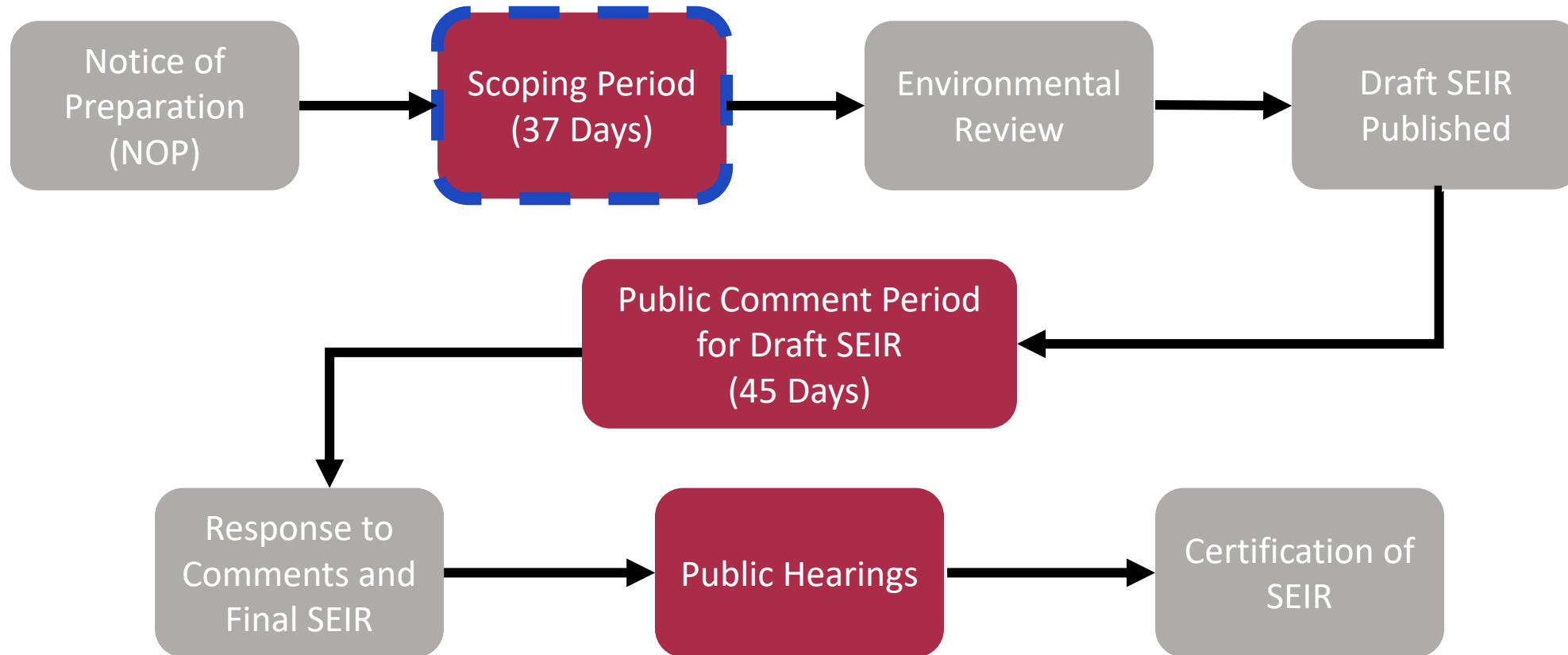
\* Assumes 2.4 individuals/household

# Environmental Review Process Overview





# Environmental Review Process



 = opportunity for public input

 = where we are now



# CEQA Requirements



# CEQA Requirements: Resource Categories

- Aesthetics
- Agricultural 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



# CEQA Requirements: Focus of this SEIR

- Aesthetics
- Agricultural 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**

Scoped out on the basis of the Initial Study



# CEQA Requirements

- Significant environmental effects and mitigation measures to reduce or avoid them
- Significant irreversible environmental changes
- Growth-inducing impacts
- Cumulative impacts
- Alternatives to the proposed project





# CEQA Requirements

Do changes in the project or changes in circumstances/information since 2007 involve new or substantially more severe significant impacts?



# CEQA Requirements

Do proposed changes involve new or substantially more severe significant impacts?

Potential Impact Categories:

- **Air Quality**
- Archaeological and Historic Resources
- Tribal Cultural Resources
- **Groundwater Resources**
- **Substantial Increase in Ambient Noise**
- **Traffic and Transportation**
- **Parks and Recreation**
- Energy and Greenhouse Gas Emissions
- **Utilities and Service Systems**



# CEQA Requirements

Do any new circumstances or information involve new or substantially more severe significant impacts?

Potential Impact Categories:

- **Air Quality**
- **Archaeological** and **Historic Resources**
- **Tribal Cultural Resources**
- Groundwater Resources
- Substantial Increase in Ambient Noise
- **Traffic and Transportation**
- Parks and Recreation
- **Energy and Greenhouse Gas Emissions**
- Utilities and Service Systems



# Next Steps



# Next Steps

- Scoping Period Ends
  - Tuesday, January 21, 2020
  - Please submit all comments by 5:00pm
- Publication of Draft Plan and SEIR
  - Spring 2020

Send Comments To:

Patrick Streeter, Senior Planner

Email: [pstreeter@srcity.org](mailto:pstreeter@srcity.org)

Phone: (707) 543-4323

