

**ELNOKA**  
**A Senior Age Restricted Community**  
**Project Description**  
Revised June 2021

The revised proposed Elnoka project is the development of approximately 68.7 acres into an active Senior Community of 272 residential units, comprised of 80 senior cottages and 191 senior apartments, age restricted to 55 and older and 1 caretaker unit. Entitlements for the overall project will require a Tentative & Final Map with a Senior Overlay, Conditional Use Permit, Hillside Development Permit and Design Review.

Culturally, the revised site plan avoids or preserves all known archeological sites. Environmentally, the revised site plan completely avoids the Oakmont and Annadel Creeks. Furthermore, the reduced density, from 676 units to 272 units, significantly improves the impacts from Transportation Vehicle Miles Traveled (“VMT”) and Level of Service (“LOS”) to less than significant with only minor mitigation.

The Gallaher Companies, formerly known as Oakmont Senior Living, will offer gracious amenities within an accepting and secure gated environment. Designed architecturally from the ground up, the buildings and landscaping will make good use of north coast building and landscaping materials, colors, and detailing. The revised site plan respects and maximizes the natural features and slopes of the site.

The landscape design will incorporate drought resistant native plants and variations in color, texture, and massing to compliment the buildings. The landscaping, trees and shrubs will enhance screening throughout the project, and provide vertical relief to the horizontal mass of the buildings.

This self-sufficient senior community will provide amenities such as a café, entertainment and activity rooms, an in-house fitness center, a surround-sound media room, outside courtyards and more. The recreation areas, which include a swimming pool, tennis, sports and bocci courts, resident gardens, pet parks and walking paths, will be available to residents and their guests.

Garages will be available to all residents. Housekeeping services, residential and grounds maintenance, and 24-hour on-site management are among the many amenities that will be available to provide peace-of-mind.

**General Plan and Project Zoning**

The proposed revised Elnoka development conforms to the General Plan. The existing Planned District (PD 93-002) shall be revised to incorporate the proposed changes.

**Emergency Preparedness & Evacuation Plan**

All residents of the Elnoka Community, upon move-in, will be given an Emergency Preparedness & Evacuation Plan.

**Affordability**

An Affordability in-lieu fee will be paid in accordance with Santa Rosa City Ordinance.

**Summary**

Socially and economically, the proposed Elnoka development provides much needed, high quality housing for seniors, full time jobs for the local community and a significant increase to the property tax base, without a commensurate burden on the roads or schools.