I Introduction

This Subsequent Environmental Impact Report (SEIR) has been prepared on behalf of the City of Santa Rosa (City) in accordance with the California Environmental Quality Act (CEQA). This chapter outlines the purpose of and overall approach to the preparation of the SEIR on the proposed Santa Rosa Downtown Station Area Specific Plan (DSASP) (Proposed Plan).

The Proposed Plan is a Specific Plan for the area surrounding the Downtown Station Sonoma Marin Area Rail Transit (SMART) site in the heart of Santa Rosa and is an update to the Specific Plan completed for the Downtown Station Area in 2007 (2007 DSASP).

The 2007 DSASP was roughly bounded by College Avenue to the north, Sebastopol Road to the south, Santa Rosa Avenue and E Street to the east, and North Dutton Avenue to the west. These boundaries were chosen to be generally consistent with the downtown area specified in the Santa Rosa 2020 General Plan.

The DSASP EIR (SCH #2006072104) was certified on October 9, 2007 and addressed the following environmental impact topics:

- Aesthetics
- Air Quality
- Biological Resources
- Geology and Soils (including Mineral Resources)
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use (includes Agricultural Resources)
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation and Circulation
- Utilities and Infrastructure
The 2007 DSASP EIR found significant and unavoidable impacts related to air quality and transportation and circulation. Additionally, the 2007 DSASP EIR identified the following significant impacts and included mitigation measures that would reduce those impacts to a less than significant level:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils (includes Mineral Resources)
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Traffic and Circulation

A key purpose of the 2007 DSASP is to increase the number of residents and employees within walking distance of the SMART site through the intensification of land uses in the Planning Area. However, halfway through the planning period, only 100 out of an envisioned 3,400 housing units and 194,000 of an envisioned 494,000 square feet of office, retail, and institutional uses have been developed, with an additional 275 housing units and 107,000 square feet of office, retail, and institutional uses approved but not yet constructed. Successful Downtown development is an essential part of addressing the urgent housing need created by the housing crisis and loss of homes to the 2017 wildfires. As such, the City of Santa Rosa in undertaking an update to the 2007 DSASP to explore options for addressing the community’s unmet housing needs as well as land use, transportation, economic development, and historic preservation issues associated with the intensification of housing development Downtown. As part of Proposed Plan, the eastern boundary has been expanded to Brookwood Avenue to be consistent with the General Plan’s definition of the Downtown Core.

The Proposed Plan consists of goals, policies, standards, guidelines, and diagrams to guide the future development of the Planning Area (see Chapter 2 for the detailed project description). The Proposed Plan will legally function as a Specific Plan for regulating land use and coordinating the provision of public services and infrastructure. The City is the lead agency responsible for ensuring that the planning process complies with CEQA.

This SEIR is conducted in order to determine the extent to which the Proposed Plan may result in new or substantially more severe environmental impacts than those identified in the 2007 DSASP EIR. As per State law, a SEIR is required when new or substantially more adverse environmental 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, or new information has emerged. An Initial Study (IS) conducted prior to this EIR determined which of the aforementioned environmental impact categories may potentially experience new or substantially more adverse environmental impacts under the Proposed Plan, and these environmental impact categories are analyzed in this SEIR.
1.1 Purpose and Intent

SEIR PURPOSE

This SEIR has three purposes:

- Satisfy CEQA requirements for analysis of environmental impacts by including a complete and comprehensive programmatic evaluation of the physical impacts of the Proposed Plan and alternatives.

- Inform decision-makers and the public of the potential environmental impacts of the Proposed Plan prior to City decision-makers taking action on the Proposed Plan. The information presented in this SEIR will assist City officials in reviewing and adopting the Proposed Plan.

- Provide a basis for the review of subsequent development projects and public improvements proposed within the Planning Area. Subsequent environmental documents may be tiered from the Final SEIR.

This SEIR analyzes the potential environmental impacts expected to result from implementation of the various policies, programs, and projects identified in the Proposed Plan. Specifically, it evaluates the physical changes from potential development that would occur with adoption and implementation of the Proposed Plan. This SEIR is intended to ascertain if environmental impacts for certain focused topics may be different than previously evaluated due to changes in Planning Area boundary, land use designations, density and intensity regulations, roadway allocation, and pedestrian and bicycle connectivity.

As necessary, the SEIR recommends goals, policies, and mitigation measures to mitigate adverse impacts identified in the analysis of the Proposed Plan. These goals, policies, and mitigation measures are incorporated into the DSASP Update.

CEQA Guidelines Section 15126.6 requires that an EIR include the description and a comparative analysis of alternatives to a proposed project, including both a No Project Alternative and a reasonable range of alternatives that could feasibly attain the project’s objectives and avoid or substantially lessen any of the significant effects of the project. CEQA Guidelines Section 15163(b) states that a Subsequent EIR “need contain only the information necessary to make the previous EIR adequate for the project as revised.” See Chapter 4, Alternatives, for identification and evaluation of alternatives to the Proposed Plan.

This SEIR is based upon reasonable assumptions about the potential activities and projects that may be undertaken to implement the Proposed Plan. This SEIR represents the best effort to evaluate the potential environmental effects of the Proposed Plan given its long-term planning horizons. It can be anticipated that conditions will change; however, the assumptions used are the best available at the time of preparation and reflect existing knowledge of patterns related to physical and economic development, travel, and technology.
LEVEL OF ANALYSIS

As specified in CEQA Guidelines Section 15162, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects of a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
   a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
   b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
   c. Mitigation measures or alternatives previously found that not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
   d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a).

Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.
A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed. Refer to the Draft EIR for the 2007 DSASP (SCH #2006072104) for a complete discussion of the program level of analysis employed in this SEIR (https://srcity.org/DocumentCenter/View/19626/Santa-Rosa-Station-Plan-Draft-EIR?bidId=).

CEQA STREAMLINING

When a public agency has prepared an EIR for a specific plan, State law provides that residential, commercial, or mixed-use projects undertaken in conformity to the specific plan are exempt from CEQA, subject to certain requirements.

CEQA Guidelines section 15182 (California Public Resources Code section 21155.4) applies to certain residential, commercial, and mixed-use projects in transit priority areas that are also consistent with an adopted specific plan. Projects proximate to transit are exempt, subject to limitations outlined in Section 15182(b)(2), if they are residential, mixed use, or have a FAR of at least 0.75 on commercially-zoned property and satisfy the following criteria:

- It is located within a transit priority area as defined by Public Resources Code section 21099(a)(7);
- It is consistent with a specific plan for an environmental impact report was certified; and
- It is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board has accepted the determination that the sustainable communities strategy or the alternative planning strategy would achieve the applicable greenhouse gas emissions reduction targets.

Residential projects implementing specific plans are exempt, subject to limits outlined in Section 15182(c)(2), where a public agency has prepared an EIR on a specific plan after January 1, 1980.

California Government Code section 65457 applies to residential projects, including any subdivision or zoning change, that is undertaken to implement and is consistent with a specific plan for an environmental impact report has been certified after January 1, 1980. Eligible projects are exempt from the requirements of Division 13 of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is certified. After a supplemental environmental impact report is certified, the exemption specified by this subdivision applies to projects undertaken pursuant to the specific plan.

Section 15183 of the CEQA Guidelines mandates that projects consistent with the development density established by existing zoning or general plan policies for which an EIR was certified shall not require additional environmental review, except as needed to project- or site-specific environmental effects. Residential projects that are eligible include, but are not limited to, subdivisions, zoning changes, and residential or mixed used planned unit developments.
In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, via an initial study or other analysis:

- Are peculiar to the project or the parcel on which the project would be located;
- Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
- Are potentially significant off-site impacts are cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action; or
- Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have more severe impact than discussed in the prior EIR.

If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards as specified in subdivision (e), then an additional EIR need not be prepared for the project solely on the basis of that impact.

Finally, certain provisions of SB 375 provide opportunities for CEQA exemptions. Full CEQA exemption is granted to Transit Priority Projects (TPPs) that comply with California Public Resources Code Section 21155.1 subdivision a, b, c, which includes eight environmental criteria, seven land use criteria, and additional affordable housing or open space criteria.

**TIERING**

Pursuant to CEQA Guidelines Sections 15162-15164, 15168, 15183 and 15183.5, the City may tier future program- and project-level environmental analyses from this SEIR. Tiering means that an agency may refer to analyses within an adopted environmental document to make a conclusion regarding the impacts of a subsequent action. This allows the agency to reduce redundancy in documentation and repetition in the environmental review process.

At the time subsequent projects or implementing actions are proposed, the City will evaluate the proposed activity for consistency with the Proposed Plan and determine the level of review provided by the SEIR. If the City finds that the project would not result in any new effects and that no new mitigation measures would be required other than those analyzed and/or required in the SEIR, the City can approve the activity as being within the scope covered by this SEIR, and no new environmental documentation would be required. If additional analysis is required, the City may streamline the review preparing a subsequent document that tiers from this SEIR.

The City intends to use the tiering provisions of CEQA to the maximum extent feasible, as provided in CEQA Guidelines section 15152 and elsewhere. Under section 15152, future projects consistent with the Proposed Plan will be able to tier from this SEIR, incorporating analysis by reference and concentrating solely on the specific environmental issues germane to the project. Specifically, section 15152 states that, where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which were not examined as significant effects in
the prior EIR or are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project. An EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR.

Additionally, CEQA Guidelines Sections 15162-15164 allow for the preparation of a Subsequent (Mitigated) Negative Declaration, Subsequent EIR, and/or Addendum, respectively, to a certified EIR when certain conditions are satisfied. The tiering provisions apply to Lead Agencies, as well as Responsible and Trustee agencies. Therefore, other agencies may use this SEIR in the environmental review of implementing actions, as described under Legal Authority below.

SUMMARY OF PROPOSED PLAN ACTIONS

Discretionary actions are those actions taken by an agency that call for the exercise of judgment in deciding whether to approve, conditionally approve, or deny a project. The following discretionary actions comprise the project analyzed within this SEIR:

- Certification of the SEIR
- Adoption of the Downtown Station Area Specific Plan Update
- General Plan Amendments
- Amendments to the Zoning Code
- Amendments to the Bicycle and Pedestrian Master Plan

1.2 Legal Authority

LEAD AGENCY

The City is the Lead Agency for the Proposed Plan pursuant to Article 4 (Sections 15050 and 15051) of the CEQA Guidelines. The Lead Agency, as defined by CEQA Guidelines Section 15367, is the public agency which has the principal responsibility and authority for carrying out or approving a project. The analysis and findings in this document reflect the independent, impartial conclusions of the City.

RESPONSIBLE AND TRUSTEE AGENCIES

State law requires that all EIRs (and SEIRs) be reviewed by Responsible and Trustee Agencies. A Responsible Agency, defined pursuant to State CEQA Guidelines Section 15381, includes all public agencies other than the Lead Agency which have discretionary approval power over actions taken as a result of implementing the Proposed Plan. A Trustee Agency is defined in Section 15386 of the CEQA Guidelines as a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California. Implementation of the Proposed Plan would require subsequent actions or consultation from Responsible or Trustee Agencies. A brief description of some of the primary Responsible or Trustee Agencies that may have an interest in the Proposed Plan is provided below.
• **Bay Area Air Quality Management District (BAAQMD).** New development in the Planning Area is subject to BAAQMD rules on air quality including compliance with construction, demolition, and renovation regulations.

• **California Department of Transportation (Caltrans).** The Planning Area is transected by US-101 and SR-12. Modifications to freeway interchanges would require Caltrans review and approval.

• **California Department of Fish and Wildlife (CDFW).** CDFW has the authority to reach an Agreement Regarding Proposed Stream or Lake Alteration (Streambed Alteration Agreement) with an agency or private party proposing to alter the bed, banks, or floor of any watercourse/stream, pursuant to Section 1600 et. seq. of the State Fish and Game Code. The purpose of code Sections 1600-1616 is to protect and conserve fish and wildlife resources that could be substantially adversely affected by a substantial diversion or obstruction of natural flow of, or substantial change or use of material from the bed, bank, or channel of, any river, stream, or lake. CDFW generally evaluates information gathered during preparation of the environmental documentation and attempts to satisfy their permit concerns in these documents.

• **North Coast Regional Water Quality Control Board (RWQCB).** The RWQCB regulates water quality through the Section 401 certification process and oversees the National Pollutant Discharge Elimination System (NPDES) permitting process, which consists of wastewater discharge requirements.

• **California Office of Historic Preservation.** The California State Office of Historic Preservation (OHP) is responsible for administering federally and state mandated historic preservation programs to further the identification, evaluation, registration and protection of California’s irreplaceable archaeological and historical resources under the direction of the State Historic Preservation Officer (SHPO), a gubernatorial appointee, and the State Historical Resources Commission. The SHPO is responsible for the operation and management of the Office of Historic Preservation, as well as long range preservation planning.

• **Federal agencies.** The Federal Emergency Management Agency and the U.S. Army Corps of Engineers are responsible agencies with permitting authority over activities that affect waterways and the U.S. Fish and Wildlife Service is a trustee agency with jurisdiction over natural resources.

• **Local agencies.** MTC/ABAG, SMART, Sonoma County Transit, and Sonoma County Regional Parks.
1.3 Notice of Preparation and Scope

SCOPING

The scope of analysis for this SEIR was determined by the City as a result of initial project review and consideration of comments received in response to the Notice of Preparation (NOP). The City published an Initial Study (IS) and NOP for this EIR on December 19, 2019 and mailed the NOP to the State Clearinghouse for distribution to state agencies with possible interest in the project. The NOP publication initiated a 30-day public review period. During this time the City accepted written comments on the scope and content of the SEIR from the public and agencies. The City also held a public scoping meeting on January 15, 2020 to gather input. The City advertised the scoping meeting in the NOP. The NOP and comments received are included in Appendix A.

Pursuant to CEQA Guidelines Section 15163(b), an SEIR “need contain only the information necessary to make the previous EIR adequate for the project as revised.” Many of impacts of the Proposed Plan will be the same or similar to those previously evaluated and do not require further study. An Initial Study (IS) conducted in December 2019 provides the basis for the topics to be evaluated is included in Appendix A. The IS scoped out the following environmental impact categories from subsequent environmental analysis on the basis that they would not experience new or substantially more severe environmental impacts:

- Aesthetics
- Agricultural Resources
- Biological Resources
- Geology and Soils
- Mineral Resources
- Hazards, Hazardous Materials, and Wildfires
- Land Use, Population, and Housing

The City and its consultants concluded that potentially significant impacts in several issue areas may arise. This SEIR analyzes the following areas of concern:

- 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

Chapter 5: CEQA Required Conclusions discusses growth-inducing impacts of the Proposed Plan and impacts found not to be significant.
COMMENTS ON THE NOP

The City received three comments on the NOP, two from Caltrans and one from Sonoma County. Sonoma County noted that it appreciates the objectives of the City to streamline and simplify the regulatory framework applied to the Planning Area, facilitate development consistent with community vision for the Planning Area, and update design guidelines to promote vibrant environments downtown. Comments regarding issues addressed in this SEIR include those on the following topics:

- **Greenhouse Gas Emissions.** There was one response to the NOP that included comments related to GHG emissions. Caltrans recommended that the Planning Area include a robust Transportation Demand Management (TDM) program in order to reduce VMT and greenhouse gas emissions. Proposed Plan policies support a robust TDM program and call for the establishment of a Transportation Management Association (TMA) in the Planning Area. The effects of the proposed TDM program improvements and TMA are discussed in the impact section of Chapter 3.3: Energy, Climate Change, and Greenhouse Gases.

- **Traffic and Transportation.** There were two responses to the NOP that included comments related to traffic and transportation, both from Caltrans. Caltrans requested an updated travel demand analysis, to include traffic data to reflect the current year as well as the future 20 years after completion of construction, as well as a description of proposed improvements for pedestrian, bicycle, and transit networks. With respect to the local and regional roadway system, Caltrans requested project-related trip generation, distribution, and assignment estimates, with project-generated trips to be added to the existing, future, and cumulative scenario traffic volumes for the Sixth Street/Davis Street-US 101 North off-ramp; the 21 intersections evaluated in the 2007 DSASP EIR included; and turning movements evaluated. Caltrans requested that transit connectivity enhancements be considered around the US-101 and SR-12 interchange area, as well as the subareas of Maxwell Court and Roberts Avenue. Caltrans recommended that the pedestrian infrastructure around the Santa Rosa SMART Station be enhanced. Caltrans recommended that the pedestrian infrastructure around the Santa Rosa SMART Station be enhanced. Caltrans recommended a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. Additionally, Caltrans requested modification of the Planning Area boundary in order to include both the park and ride lot on Brookwood Avenue underneath SR-12 and the large vacant parcel a quarter-mile east. The analysis and impact discussion in Chapter 3.7: Transportation reflects these requests.

- **Tribal Resources.** There was one response to the Notice of Preparation (NOP) regarding topics covered in this section. The Native American Heritage Commission (NAHC) provided a brief summary of portions of Assembly Bill (AB) 52 and Senate Bill (SB) 18 as well as the NAHC’s recommendations for conducting cultural resources assessments. The settings and impact discussion in Chapter 3.2: Cultural and Tribal Cultural Resources reflects these recommendations. Additionally, the Lytton Rancheria and Graton Rancheria tribes requested consultation. Follow-up communications providing additional
information regarding the Proposed Plan and associated environmental review process is ongoing.

1.4 Format

ORGANIZATION

This draft Subsequent EIR is organized into the following chapters and attachments:

- **Chapter 1: Introduction.** This chapter introduces the purpose for the SEIR, explains the SEIR process and intended uses of the SEIR, describes the assumptions and methodology critical to the environmental analysis, and describes the overall organization of this SEIR.

- **Chapter 2: Project Description.** This chapter includes a detailed description of the Proposed Plan, provides background information regarding the regional location and boundaries of the Planning Area, and describes the purpose, objectives, and components of the Proposed Plan.

- **Chapter 3: Environmental Analysis.** This chapter analyzes the potential environmental impacts that may occur as a result of implementation of the Proposed Plan. Impacts are organized by resource topic. Each topic area includes a description of the environmental and regulatory setting, significance criteria, methodology and assumptions, potential impacts, and relevant Plan policies and mitigation measures, if any.

- **Chapter 4: Alternatives.** This chapter compares the Proposed Plan to one alternative plan, as well as the No Project Alternative, and evaluates which alternative is environmentally superior with regards to each of the environmental impact categories analyzed in Chapter 3.

- **Chapter 5: CEQA Required Conclusions.** This chapter summarizes the potential growth-inducing impacts, cumulative impacts, significant unavoidable impacts, and irreversible effects associated with Plan implementation.

- **Chapter 6: References.** This chapter includes a list of documents used during preparation of the SEIR.

- **List of Preparers.** Identifies the consultants, persons, and organizations that contributed to preparation of the SEIR.

- **Technical Appendices.** The appendices include the NOP and compilation of agency and public comments received on the NOP, and technical reports that were used as a basis for environmental analysis conducted in this SEIR. Where applicable, these reports have been summarized as part of the environmental analysis while noting their location in the appendices. All appended materials are listed in the Table of Contents. The technical appendices are available for review on the website for the Proposed Plan: https://www.plandowntownsrsr.com/.
1.5 SEIR Process

As the Lead Agency, the City is responsible for the preparation and review of the environmental documents under CEQA, including this SEIR. The SEIR review process occurs in three basic stages. The first stage is the scoping period, discussed above. The second stage is preparation and distribution of the Draft SEIR. The third stage includes preparation of a Final SEIR. Each stage offers the public the opportunity for review and comment.

DRAFT SEIR

The Draft SEIR is available for review to the public and interested and affected agencies for a period of 45 days. The purpose of the review period is to obtain comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided and mitigated” (Section 15204, CEQA Guidelines). The City of Santa Rosa has filed a Notice of Completion (NOC) with OPR to begin the public review period (PRC, Section 21161). Concurrent with the NOC, a Notice of Availability has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as to all parties requesting a copy of the SEIR in accordance with PRS section 21092(b)(3).

- During the public review period, the Draft SEIR, including the technical appendices, is available online at https://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. Agencies, organizations, and interested parties have the opportunity to comment on this Draft SEIR during the 45-day public review period. The City of Santa Rosa encourages the electronic submission of comments. Please indicate a contact person for your agency or organization and send your comments to: alyle@srcity.org.

Written comments on this Draft SEIR should be addressed to:

City of Santa Rosa  
Attention: Amy Lyle, Supervising Planner  
Alyle@srcity.org  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95404  
Phone: (707) 543-3200 | FAX: (707) 543-3269

Upon completion of the public review period, written responses to all environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to any public hearing on the proposed project at which the certification of the SEIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision-makers for the proposed project.
FINAL SEIR

Following the end of the public review period, the City will provide detailed responses to comments received on the Draft SEIR per CEQA Guidelines Section 15088. The City will compile the written responses to the comments received into the Final SEIR, along with a Mitigation Monitoring and Reporting Program (MMRP), and Findings of Fact. The culmination of this process is a public hearing where the City Council will determine whether to certify the SEIR as being complete and in accordance with CEQA. The Final SEIR will be available for public review at least 10 days before the public hearing in order to provide commenters the opportunity to review the written responses to their comment letters. Following certification of the SEIR, the City may act on the Proposed Plan.