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
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

**Deep Dive: Issues and Opportunities**
- TAC Meeting #1
- Community outreach

**Alternatives Exploration Phase**
- TAC Meeting #2
- Community outreach
- DRB/CHB Review of Preferred Plan Concept

**Draft Plan / SEIR Phase**
- PC/City Council Review
- Scoping Meeting
- Public Review

**Plan Adoption/CEQA Phase**
- Planning Commission Review
- City Council Review

**Timeline**
- Summer/Fall 2019
- Winter 2020
- June 2020
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

- 8.0 FAR
- 6.0 FAR
- 4.0 FAR
- 3.0 FAR
- 2.0 FAR

* Minimum FAR of half the max required for catalyst unless it can be demonstrated that special circumstances exist on the site preventing development of that intensity.

Note: Supplemental FAR is available for undersized parcels and bonus FAR is available for projects that provide community benefits.
Project Description: Roadway Reallocation
Project Description: Roadway Reallocation

- New development steps down to existing buildings.
- Pedestrian realm improvements.
- Active streetscape with restaurants and neighborhood retail.
- Mid-rise buildings.
- High-frequency public transit.
- Complete Street, balanced for all roadway users.
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
- 2019 Population: 5,800
- 2019 New Residents: 8,125
- DSASP Projection: 16,800

New Housing Units
- 2019 Housing Units: 2,445
- 2019 New Housing Units: 3,250
- DSASP Projection: 7,000

New Commercial Development (Million SQFT)
- 2019 Commercial: 5.2
- DSASP Projection: 6.1

* Assumes 2.4 individuals/household

= DSASP Projection
= DSASP Update Projection
Environmental Review Process Overview
Environmental Review Process

- Notice of Preparation (NOP)
- Scoping Period (37 Days)
- Environmental Review
- Draft SEIR Published
- Public Comment Period for Draft SEIR (45 Days)
- Response to Comments and Final SEIR
- Public Hearings
- Certification of SEIR

= 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
Phone: (707) 543-4323