



DATE: April 29, 2021

TO: Public Agencies, Organizations and Interested Parties

FROM: Kristinae Toomians, Senior City Planner

SUBJECT: Notice of Availability for the Elnoka CCRC Project Draft Environmental Impact Report (SCH # 2017072021) and Notice of Public Hearing on to Solicit Comments.

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970,” as amended to date, this is to advise you that the City of Santa Rosa has prepared and made public an Environmental Impact Report on the following project:

Project Name: Elnoka CCRC Project

Location: 6100 and 6160 Sonoma Highway, Santa Rosa, Sonoma County, CA, 95409
Assessor’s Parcel Numbers: 031-061-003, 031-050-014, 031-050-018, 031-050-019, 031-050-060, 031-050-061, 031-050-062, 031-050-063, 031-050-064, 031-050-065, 031-050-066, 031-050-067, 031-050-068, 031-050-069, 031-050-070, 031-050-071, and 031-050-072.

Project Location:

The project site is located on 17 lots including 6100 and 6160 Sonoma Highway, where the project fronts State Highway 12 (known locally as the Sonoma Highway and referred to herein as the Sonoma Highway), and 300–425 Elnoka Lane in the southeastern portion of Santa Rosa in the urban/rural fringe. The approximately 68.73-acre site is located in the eastern portion of the City of Santa Rosa and is bounded by Sonoma Highway (northeast); Oakmont Village (southeast); Trione-Annadel State Park and Channel Drive (southwest); and Melita Road (northwest).

Project Description:

Elnoka Continuing Care Retirement Community (Elnoka CCRC or project) project proposes the development of 676 residential units, comprised of 74 cottages, 528 apartments, 12 attached units that are intended for employee housing, and a 62-unit care center. The project includes amenities for Elnoka residents such as private and formal dining rooms, a café, entertainment and activity rooms, sport courts, swimming pool, pet parks, walking paths, a beauty salon, reading rooms, banking services, business center, and outside courtyards. In addition, the staff would provide housekeeping,

emergency response, exercise programs, and living assistance for memory or physically impaired residents.

The proposed land use type constitutes a Community Care Facility, which is defined by the Santa Rosa City Code Chapter 20-70 as: “A facility, place, or building that is maintained and operated to provide non-medical residential care, which may include home finding and other services, for children and/or adults, including: the physically handicapped; mentally impaired, mentally disordered, or incompetent; developmentally disabled; court wards and dependents; neglected or emotionally disturbed children; the addicted; and the aged.” The project would be State licensed and regulated as a continuing care retirement community (Chapter 10, Division 2 of the State Health and Safety Code; Title 22, Division 6, Chapter 8 of CCR § 87100, et seq.).

The project would be developed in phases over time. The first phase would contain 202 units of project housing, including 12 attached units intended for employee housing. The remaining 462 units would be built in subsequent phases over time based on market conditions. There would be a total of approximately 975 residents on-site at full buildout (1.42 seniors per unit plus an average of 2.62 persons per employee units). The project would employ approximately 194 people in full- and part-time positions, including care staff, housekeepers, landscaping, maintenance, administrative and recreation center staff. There would be an average of 75 employees on-site daily. Residents and employees will likely be drawn largely from the Santa Rosa area.

Project Applications:

- Design Review (for all structures, with the exception of detached single-family residences)
- Conditional Use Permit (for Community Care Facility)
- Hillside Development Permit (for all development on slopes greater than ten percent, including single-family residences)
- Rezoning (for modifications to the existing Policy Statement; inclusion in the Senior Housing (-SH) combining district; and rezoning APN 031-050-062 from the R-3-18-SR-RC district into the PD 93-002-RC district)

Environmental Issues:

The proposed project would result in potentially significant impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Public Services, Transportation, Tribal Cultural Resources, and Wildfire. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures or through compliance with existing Municipal Code requirements or City standards. Impacts to Aesthetics would remain significant and unavoidable despite mitigation measures and compliance with existing Municipal Code requirements.

Recommended measures are summarized in the Elnoka CCRC EIR. The EIR document has been prepared in consultation with local, and state responsible and trustee agencies and in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the EIR will serve as the environmental compliance document required under CEQA for any subsequent phases of the project and for permits/approvals required by a responsible agency.

Draft EIR Public Review and Comment Period:

A 45-day public review period shall commence on [April 30, 2021](#). Written comments must be sent via

email to KToomians@srcity.org **June 15, 2021**. The City of Santa Rosa Planning Commission will hold a public hearing on the EIR and project merits on a future date, as a teleconference meeting with meeting details to be determined. Information about attending the Planning Commission meeting can be found on the City's website as well as at the link below. Correspondence and comments can be delivered to Kristinae Toomians, Senior Planner, phone: (707) 543-4692, email: ktoomians@srcity.org.

Additional project materials will be viewable on the City's website:
<https://srcity.org/2568/Elnoka-Continuing-Care-Retirement-Commun>