



Notice of Preparation Environmental Impact Report

City of Santa Rosa

Date: April 24, 2017

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

From: Erin Morris, Senior Planner
City of Santa Rosa
Planning & Economic Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

Subject: **Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR) for the Southeast Greenway General Plan Amendment and Rezoning Project**

Lead Agency: City of Santa Rosa Advance Planning and Public Policy Division

Project Title: Southeast Greenway General Plan Amendment and Rezoning Project

Project Location: City of Santa Rosa (see Figure 1 – Regional and Vicinity Map)

Notice is hereby given that the City of Santa Rosa (City) will be the Lead Agency and will prepare a program level EIR for the Southeast Greenway General Plan Amendment and Rezoning Project (proposed project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060(d)). An Initial Study will not be prepared and the City will begin work directly on the EIR.

As shown on Figure 1, the 57-acre project site follows a 1.9-mile linear path from Farmers Lane and Highway 12 to Spring Lake Regional Park located in southeast Santa Rosa. The proposed project involves a General Plan and Zoning amendment to allow for future development of parks and open space, school facilities, community gathering space, neighborhood retail/commercial, and housing within the project site; no construction is proposed.

The proposed project includes:

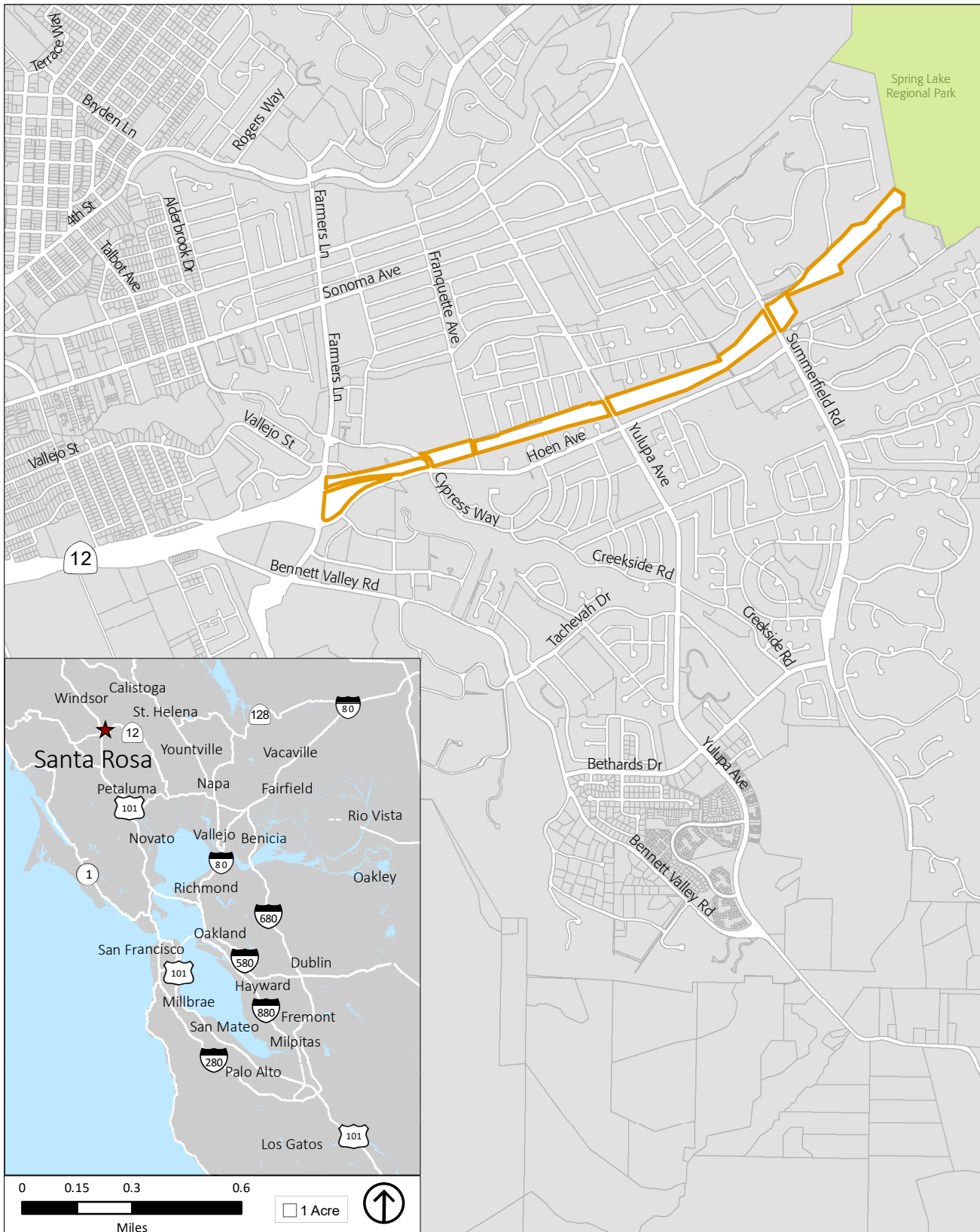
- A Land Use Concept plan that frames the type and scale of development on the project site;
- A Circulation Concept plan that structures multi-modal paths, crossings, and connections throughout the project site; and
- Proposed land use policies that provide a framework for future development of the project area. These policies are organized into three categories: Public Service and Facility, Land Use, and Circulation. The maximum potential development under the proposed project would consist of up to 44.3 acres of open space, up to 244 multi-family housing units, and up to 12,000 square feet of commercial space.

The program-level EIR will evaluate the project for potential impacts on the environment and analyze the proposed policies to determine the potential environmental consequences of future change. The proposed project could potentially affect the following environmental factors and each will be addressed in the EIR: aesthetics, air quality, biological resources, cultural and tribal cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, parks and recreation, transportation and circulation, and utilities and service systems. Cumulative impacts will consider impacts of relevant projects in and around the project area combined with those of the project. An evaluation of project alternatives that could reduce significant impacts will be included in the EIR.

The City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the City needs to know the reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the project.

A Scoping Meeting will be held on Monday, May 15, 2017 from 6:30 to 7:30 p.m. at the Bennett Valley Senior Center, California Room (704 Bennet Valley Road, Santa Rosa, CA 95404). Comments on the NOP are due no later than the close of the 30-day review period at 5:00 p.m. on Tuesday, May 23, 2017. Please send your written comments to Erin Morris, City of Santa Rosa, at the address shown above or email to emorris@srcity.org with "Southeast Greenway EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

NOTICE OF PREPARATION



Source: ESRI, 2017; City of Santa Rosa, 2017; PlaceWorks, 2017.

 Project Site  Parks and Open Space

Figure 1
Regional and Vicinity Map