



**City of Santa Rosa  
Notice of Preparation  
Elnoka Village Project**

**Date:** May 21, 2009

**To:** Public Agencies and Interested Parties

**From:** William Rose, City of Santa Rosa

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for the Elnoka Village Project

The City of Santa Rosa will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below.

The project description, location, and probable environmental effects of the Elnoka Village Project are described in the attached materials. The City of Santa Rosa is soliciting comments regarding the scope and content of the environmental information, which are germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering permitting or other approvals. Because of time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please provide your written response to the address shown below by **5 p.m., Wednesday, June 24, 2009**. We will need the name of a contact person in your agency.

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Planning Division  
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You may also provide comments at the Scoping Meeting that will be held on June 10, 2009, at 7 p.m. at Douglas Whited Elementary School in Santa Rosa.

## ELNOKA VILLAGE PROJECT

### 1.1 - Project Location

The project site is a 12.74-acre, irregularly shaped property located at 251 Elnoka Lane in the City of Santa Rosa, Sonoma County, California (Exhibits 1 and 2). The site is bounded by undeveloped land (west), State Route 12 (SR-12) (north), the Oakmont Senior Community (east), and rural residential land (south), as shown in Exhibit 2. The project site consists of three parcels: Assessor's Parcel Numbers (APNs) 031-050-062, 031-050-071, and 031-050-072. The site is located on the Santa Rosa, California, United States Geologic Survey (USGS) 7.5-minute topographical quadrangle map, Township 7 North, Range 7 West, Unsectioned (Latitude 38°27'10" North; Longitude 122°37'30" West).

### 1.2 - Existing Conditions

#### 1.2.1 - Land Use Designations

The General Plan and zoning designations for the three parcels constituting the project site are shown in Table 1.

**Table 1: Existing General Plan and Zoning Designations**

Assessors Parcel No.	Acreage	Proposed Project Component	General Plan Designation	Zoning Designation
031-050-062	9.20	Dwelling units and neighborhood commercial	Medium Density Residential	R-3-18
031-050-071	2.60	Access roads	Low Density Residential	Planned Development
031-050-072	0.94	Access roads	Low Density Residential	Planned Development

Notes:  
R-3-18 zoning = Multi-Family Residential, 1 unit per 2,400 square feet  
Source: City of Santa Rosa, 2009.

### 1.3 - Project Description

The project applicant is proposing to develop 209 residential dwelling units and neighborhood commercial uses on 9.20 acres of the 12.74-acre project site (Exhibit 3). The balance of the acreage would support access roads and open space areas. The project site would be subdivided into two lots, Lot 1 and Lot 2, as well as the two roadway parcels (Exhibit 3). A lot line adjustment would be required with APN 031-050-063. Table 2 provides a summary of the proposed project's dwelling units, and Table 3 provides a summary of affordable housing units.

**Table 2: Development Summary**

Lot	Dwelling Units	Neighborhood Commercial (square feet)	Characteristics
1	13	< 5,000	Uses in the two buildings: A two-story, mixed-use structure with 5,000 square feet of neighborhood commercial and six condominiums A two-story structure containing seven condominiums
2	196	—	One four-story structure containing 196 condominiums
<b>Total</b>	<b>209</b>	<b>&lt; 5,000</b>	
Notes: < = Less than 5,000 square feet Source: Aegis Living, 2008.			

Lot 1 would be located adjacent to SR-12 and would contain 13 condominiums and neighborhood commercial uses. A two-story, mixed-use building containing just under 5,000 square feet of neighborhood commercial uses on the ground floor and six condominiums on the upper floors would be located in the northeastern corner of the project site. The neighborhood commercial uses would be tenanted by such end users as, but not limited to, a restaurant, a delicatessen, a small grocery, or a beauty salon. Adjacent to this building would be seven condominiums. There would be 55 parking spaces on Lot 1.

**Table 3: Summary of Affordable Housing Units**

Lot	Affordable Dwelling Units	Characteristics
1	10	Uses in the two buildings: A two-story, mixed-use structure with 5,000 square feet of neighborhood commercial and six affordable (very low income) condominiums A two-story structure containing four affordable (very low income) condominiums
2	32	One stepped, four-story structure over parking containing 32 affordable (very low income) condominiums
<b>Total</b>	<b>42</b>	

Lot 2 is situated in the southeastern corner of the project site and would contain a stepped, four-story structure with 196 condominiums, occupying approximately 2.80 acres of the project site. Underground parking below the four-story structure for 266 spaces would be provided as part of the proposed development. Another 201 parking spaces would be provided aboveground. The proposal includes a total of 522 spaces, where 492 are required (SR City Code 20-36.040). Offsite utilities including a sewer lift line, a detention basin, and a proposed gravity sewer line would be constructed on a developer-controlled parcel (APN 031-050-080) east of the project area (Exhibit 3). The

detention basin would be sized to accommodate flows for future developments on APNs 031-050-014 and 031-050-060. The proposed project would include the following features:

- A “GreenPoint Rated” certification from Build It Green, a third-party certification program that focuses on residential green building construction, would be acquired.
- A 52.1-percent section of the acreage is proposed to be set aside as open space, landscaping, or parks (Exhibit 3).
- Mixed-use neighborhood commercial retail component that is anticipated to reduce vehicular trips for residents (Exhibit 3).
- Underground parking is proposed to create more open space and larger perimeter setbacks.
- Subject to approval by the City, the Irrigation system would be set up to use reclaimed water when it is made available by the City.
- Community Garden
- A car-sharing program would be available for residents.
- A recycling program would be set up.
- Pocket parks would be created within the building design (see Exhibit 3).
- Picnic Area
- Bicycle access and covered bike parking and storage with capacity for 55 bicycles would be constructed (see Exhibit 3).
- Rain gardens would capture winter runoff.
- Pet Park

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#### **1.4 - Required Approvals**

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The proposed project requires the discretionary approvals listed below, which are described in further detail.

- Minor Conditional Use Permit
- Design Review
- Tentative Final Map
- Hillside Development Permit (To Be Determined)

The proposed project would require a Minor Conditional Use Permit for the neighborhood commercial uses. A Design Review application is being submitted for the entire project.

The proposal includes a Tentative Map for 196 airspace condominiums located in the main building on Lot 2 and eight condominiums and five townhouses on Lot 1. In total, the project applicant is proposing to subdivide for 209 residential condominiums. The commercial space in the mixed-use portion of the project is proposed to be developed as commercial condominiums with the flexibility to configure and sell the space on a per-square-foot basis.

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### 1.5 - Potential Environmental Effects

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The EIR will evaluate whether the proposed project may potentially result in one or more significant environmental effects. The topics listed below will be further analyzed in the EIR.

- Aesthetics, Light, and Glare
- Air Quality (includes Climate Change)
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Land Use
- Public Services
- Transportation

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### 1.6 - Effects Found Not To Be Significant

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Because of site or project characteristics, the proposed project would have less than significant effects on the following environmental issue areas. These areas will not be evaluated in detail in the EIR:

- Agriculture Resources
- Mineral Resources
- Population and Housing
- Recreation

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### 1.7 - Scoping Meeting

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A public scoping meeting will be held, beginning at 7 p.m., June 10, 2009 at the following location:

Douglas Whited Elementary School  
4995 Sonoma Highway  
Santa Rosa, CA 95409

At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process for the proposed project.

**Exhibit 1: Regional Location Map**

**Exhibit 2: Local Vicinity Map, Aerial Base**

**Exhibit 3: Site Plan**