



**City of Santa Rosa**  
**Notice of Preparation**  
**Santa Rosa Lowe's Home Improvement Center Project**

**Date:** February 25, 2008

**To:** Public Agencies and Interested Parties

**From:** Jessica Jones, City of Santa Rosa

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for the Santa Rosa Lowe's Home Improvement 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 Lowe's Home Improvement Center 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., Tuesday, March 25, 2008**. We will need the name for a contact person in your agency.

City of Santa Rosa  
Community Development Department  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95402  
Attn: Jessica Jones, City Planner  
Phone: (707) 543-3410  
Fax: (707) 543-3212  
Email: [jjones@srcity.org](mailto:jjones@srcity.org)

## SANTA ROSA LOWE'S HOME IMPROVEMENT PROJECT

### 1.1 - Project Location

The project site is located in the City of Santa Rosa, Sonoma County, California. The semi-rectangular project site consists of four parcels totaling 11.76 acres, located at the northeastern quadrant of the intersection of Santa Rosa Avenue and Yolanda Avenue. The project site is bounded by Santa Rosa Avenue and an existing McDonald's restaurant (west), a mobile home park (north), heavy commercial land uses (east), and Yolanda Avenue (south); refer to Exhibit 1.

### 1.2 - Existing Conditions

#### 1.2.1 - Land Use Designations

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

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

Parcel No. (Assessors Parcel No.)	General Plan Designation	Zoning Designation
1 (044-041-001)	Retail and Business Services	General Commercial
2 (044-041-002)	Light Industry	General Commercial
3 (044-041-004)	Retail and Business Services	General Commercial
4 (044-041-010)	Retail and Business Services (2.3 acres)	General Commercial
	Medium Density Residential (2.7 acres)	General Commercial

Source: City of Santa Rosa, 2008.

### 1.3 - Project Description

The proposed project consists of the development of approximately 165,000 square feet of commercial retail uses, including a Lowe's Home Improvement Center and smaller retail uses, and associated parking and infrastructure, on the project site. The project site plan is shown in Exhibit 2.

#### 1.3.1 - Lowe's Home Improvement Center

The proposed Lowe's Home Improvement Center would total 155,454 square feet, with 125,163 square feet of interior uses and 30,291 square feet of garden center uses. The store would be located on the eastern portion of the project site and oriented to face Santa Rosa Avenue. Loading facilities would be located in the rear of the store and include a truckwell and staging area.

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### **1.3.2 - Retail Uses**

The proposed project would include 9,000 square feet of retail uses located in one building adjacent to the Santa Rosa Avenue frontage. No tenants have been identified; however, the project applicant anticipates the square footage would be occupied by several small retailers or restaurants.

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### **1.4 - Required Approvals**

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

- General Plan Amendment
- Zoning Clearance
- Minor Use Permit
- Design Review

The proposed project would include a General Plan Amendment to re-designate all or portions of Parcels 2 and 4 to “Retail and Business Services,” consistent with the existing designations for Parcels 1 and 3. The proposed project will require a zoning clearance to verify that its uses are allowed within the General Commercial (CG) zoning district. The proposed project would be required to obtain a minor use permit for outdoor building material and landscape sales. Design review is required for the entire project.

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### **1.5 - Potential Environmental Effects**

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
- Climate Change
- Cultural Resources
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services and Utilities
- Transportation
- Urban Decay

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### **1.6 - Effects Found Not To Be Significant**

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

- Agriculture Resources
- Mineral Resources
- Recreation

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## **1.7 - Scoping Meeting**

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A public scoping meeting will be held, beginning at **6 p.m., Monday, March 10**, at the following location:

Santa Rosa City Hall  
City Council Chambers  
100 Santa Rosa Avenue  
Santa Rosa, CA 95402

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.



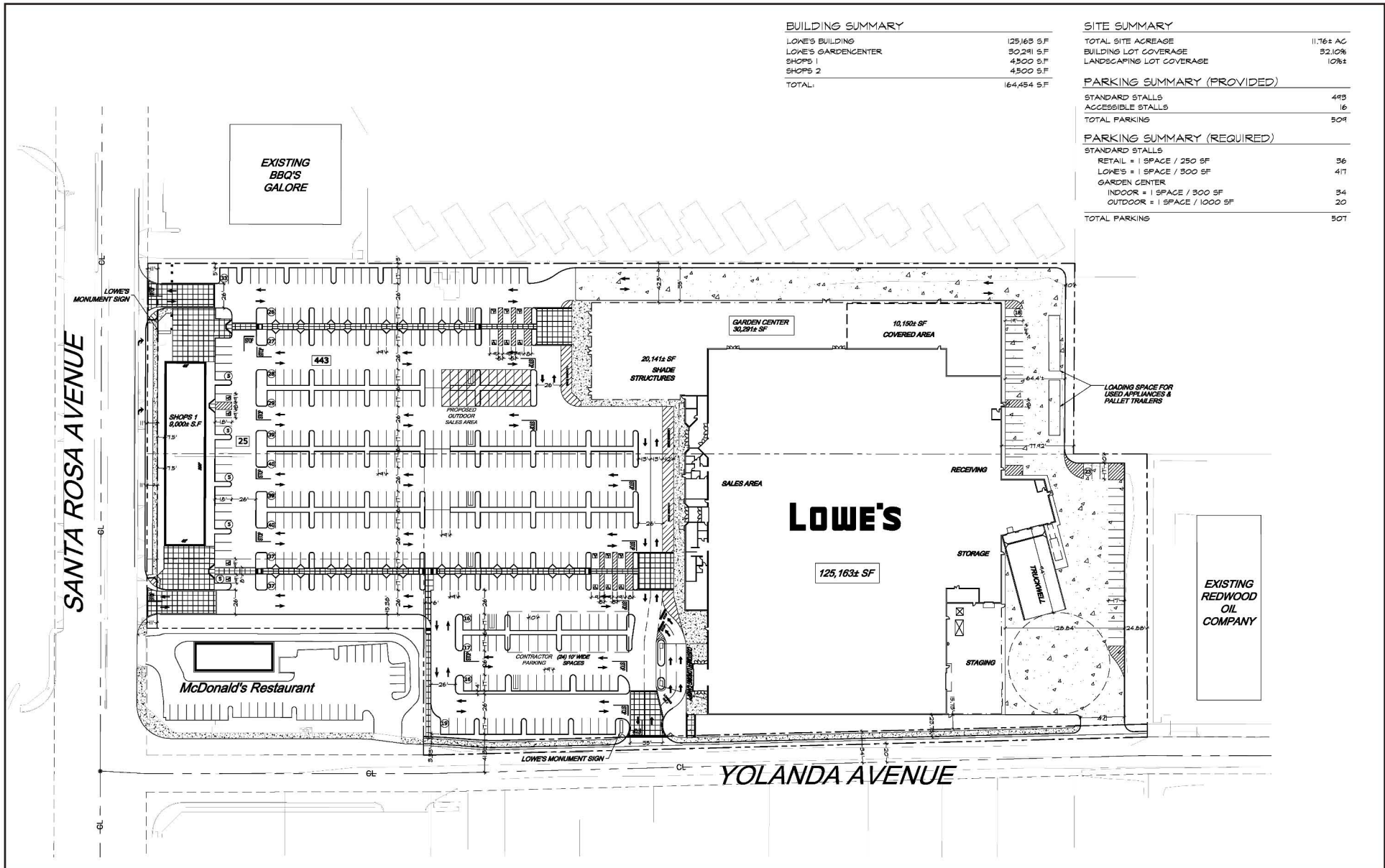
Source: County of Sonoma NAIP, 2005.



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**Exhibit 1**  
**Local Vicinity Map**  
**Aerial Base**



**BUILDING SUMMARY**

LOWE'S BUILDING	125,163 S.F.
LOWE'S GARDENCENTER	30,291 S.F.
SHOPS 1	4,500 S.F.
SHOPS 2	4,500 S.F.
TOTAL:	164,454 S.F.

**SITE SUMMARY**

TOTAL SITE ACREAGE	11.76± AC
BUILDING LOT COVERAGE	52.10%
LANDSCAPING LOT COVERAGE	10%

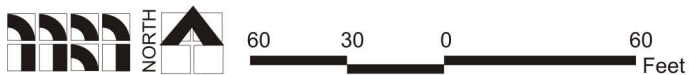
**PARKING SUMMARY (PROVIDED)**

STANDARD STALLS	493
ACCESSIBLE STALLS	16
TOTAL PARKING	509

**PARKING SUMMARY (REQUIRED)**

STANDARD STALLS	
RETAIL = 1 SPACE / 250 SF	36
LOWE'S = 1 SPACE / 300 SF	417
GARDEN CENTER	
INDOOR = 1 SPACE / 300 SF	34
OUTDOOR = 1 SPACE / 1000 SF	20
TOTAL PARKING	507

Source: ams associates, inc., February 2008.



Michael Brandman Associates  
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Exhibit 2  
Site Plan