

CITY OF SANTA ROSA  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**JANUARY 14, 2010**

**PROJECT TITLE**

Elnoka Village  
Draft Environmental Impact Report

**APPLICANT**

Bill Mabry  
OSL Communities

**ADDRESS/LOCATION**

251 Elnoka Lane and surrounding parcels

**PROPERTY OWNER**

OSL Operations LLC

**ASSESSOR'S PARCEL NUMBER**

Primary: 031-050-062, -071, -072  
Secondary: 031-050-063, -061, -060, -069, -070

**FILE NUMBER**

MJP08-013

**PROJECT SITE ZONING**

R-3-18 Multi-Family Residential  
PD Planned Development

**GENERAL PLAN DESIGNATIONS**

Medium Density Residential  
Low Density Residential  
Very Low Density Residential

**APPLICATION DATE**

September 10, 2008

**APPLICATION COMPLETION DATE**

September 10, 2008

**PROJECT PLANNER**

Erin Morris

**RECOMMENDATION**

Hold Public Hearing and Provide Comments  
on the Draft Environmental Impact Report

**PROPOSAL**

The Draft Environmental Impact Report evaluates the proposed Elnoka Village project, which involves development of 209 attached multi-family residential units within three buildings (two stories along highway frontage, three and four stories above grade starting approximately 400 feet from Sonoma Highway) and approximately 5,000 square feet of neighborhood center uses, with vehicular access provided from Sonoma Highway and Melita Road. Approximately 30 percent of the residential units would provide affordable housing to low and moderate income families. The project includes Density Bonus, Major Subdivision, Conditional Use Permit, and Design Review applications.

**SUMMARY**

The Draft Environmental Impact Report (EIR) for the Elnoka Village project has been circulated for a 55-day public review period, which began on December 10, 2009, and will end on February 3, 2010. On January 14, 2010, the Planning Commission will hold and close a public hearing allowing the public and the Planning Commission to comment on the adequacy of the Draft EIR.

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: PLANNING COMMISSION  
SUBJECT: ELNOKA VILLAGE DRAFT EIR  
AGENDA ACTION: HOLD A PUBLIC HEARING AND PROVIDE COMMENTS

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ISSUE

The purpose of the Planning Commission public hearing is to receive public comments on the Draft Environmental Impact Report (EIR) for the Elnoka Village Project.

BACKGROUND1. Surrounding Land Uses/ Zoning

North: Sonoma Highway/ Unincorporated County  
South: Undeveloped land/ Planned Development (Santa Rosa Pacific Lifecare Community)  
East: Oakmont Senior Community/ Planned Development (Oakmont)  
West: Residential/ RR-40 Rural Residential

Section 2.1.3 of the Draft EIR provides a detailed description of the surrounding uses.

2. Existing Land Use - Project Site

The 14.15 acre project site, comprised of three primary parcels and four secondary parcels, is currently undeveloped and contains rolling terrain. Melita Creek, a major intermittent stream, crosses the project site from east to west, varying in depth from three to eight feet. Oak woodlands line a large portion of the creek. Most of the site is covered with non-native grasses, with small areas of valley Oak woodland, wetlands, and riparian habitat. The site was previously graded for a previously-approved development project (Three Bridges) and is therefore in a disturbed state.

3. Project History

The project site was zoned PD Planned Development on June 1993 as part of the Santa Rosa Pacific LifeCare project. The 68-acre Santa Rosa Pacific LifeCare project consisted of all of the project parcels plus other parcels to the south and west. The purpose of the Planned Development was to provide residential care and services to seniors licensed by the State of California.

The site's current General Plan designations were established in 2002 as part of the 2002 comprehensive General Plan update. Prior to 2002, the entire 68-acre site was designated for Very Low Density Residential. As part of the 2002 update, approximately 9.2 acres of the project site were designated Medium Density Residential, and areas of the site west of Elnoka Lane and north of Road A were designated Low Density Residential.

In July 2008, the City Council approved rezoning of 8.98 acres of the project site to R-3-18 Multi-Family Residential, consistent with the Medium Density Residential General Plan land use designation. On September 10, 2008, the current Elnoka Village project was filed with the City of Santa Rosa.

4. Project Description

The project involves construction of 209 multi-family residential units and approximately 5,000 square feet of neighborhood center uses. Please refer to the more detailed project description included in Section 2.3 of the Draft EIR (Project Characteristics).

5. Key Dates in the Environmental Review Process

May 21, 2009 - Notice of Preparation of an EIR was mailed to interested individuals, organizations, and neighbors of the project site, and distributed by the State Clearinghouse to the reviewing state agencies, triggering the start of a 30-day scoping period.

June 10, 2009 - Scoping Meeting held at Douglas Whited Elementary School in Santa Rosa to solicit input regarding the issues that should be addressed in the EIR.

December 10, 2009 - Draft EIR began 55-day circulation, from December 10, 2009 to February 3, 2010, to allow public agencies and interested individuals to review and comment on the document. Notice of Completion of the Draft EIR was sent to the State of California Office of Planning and Research. Notice of Availability was posted with the Sonoma County Clerk, placed in the Press Democrat, and mailed to property owners within the vicinity of the project site, and interested parties who provided contact information and requested notification.

6. Public Outreach

The California Environmental Quality Act requires a 45-day public review period. Because the document began circulation prior to the winter holidays, and the Sonoma County Library was closed for 10 days, Community Development staff extended the comment period to 55 days to ensure that the public would have adequate time to review the document.

A Notice of Availability and Public Hearing Notice was mailed to all property owners within 400 feet of the project site and to adjacent tenants, announcing the public review period and indicating how the public could access the Draft EIR document. The notice was also mailed to interested parties that requested notification.

The applicant installed public hearing signs on the site announcing the public hearing and the availability of the Draft EIR for public review and comment, and a notice was placed in the Press Democrat newspaper. Copies of the Draft EIR were made available at the Downtown and Rincon Valley branches of the Sonoma County Library, at the office of Community Development, and on the City's website.

ANALYSIS1. Environmental Review

The Draft EIR evaluates the proposed project and identifies potentially significant impacts that could result from implementation of the project. Environmental impacts have been identified in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Population and Housing, Public Services and Utilities, Transportation, and Climate Change. The Project site is not located on any of the lists of sites enumerated under Section 65962.5 of the Government Code including lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal site.

The Draft EIR also identifies significant environmental impacts that cannot be reduced to a level of less than significant. Specifically, the Draft EIR states that the project would result in significant, unavoidable impacts to Aesthetic Resources and would be inconsistent with City policies regarding Alternative Transportation. Mitigation measures that would reduce these impacts to a level of less than significant could not be identified. As a result, in order to approve the project, the City Council would be required to adopt a Statement of Overriding Considerations for the Aesthetic and Transportation impacts.

2. Planning Commission's Role

The Planning Commission holds a public hearing within the public review period on a Draft EIR to allow members of the public to comment on the adequacy of the Draft EIR. Planning Commissioners may also comment on the Draft EIR. Comments should focus on the environmental impacts of the project, not the design of the project itself.

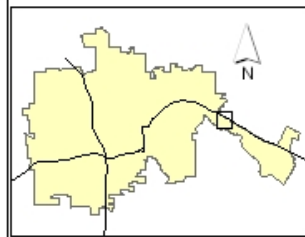
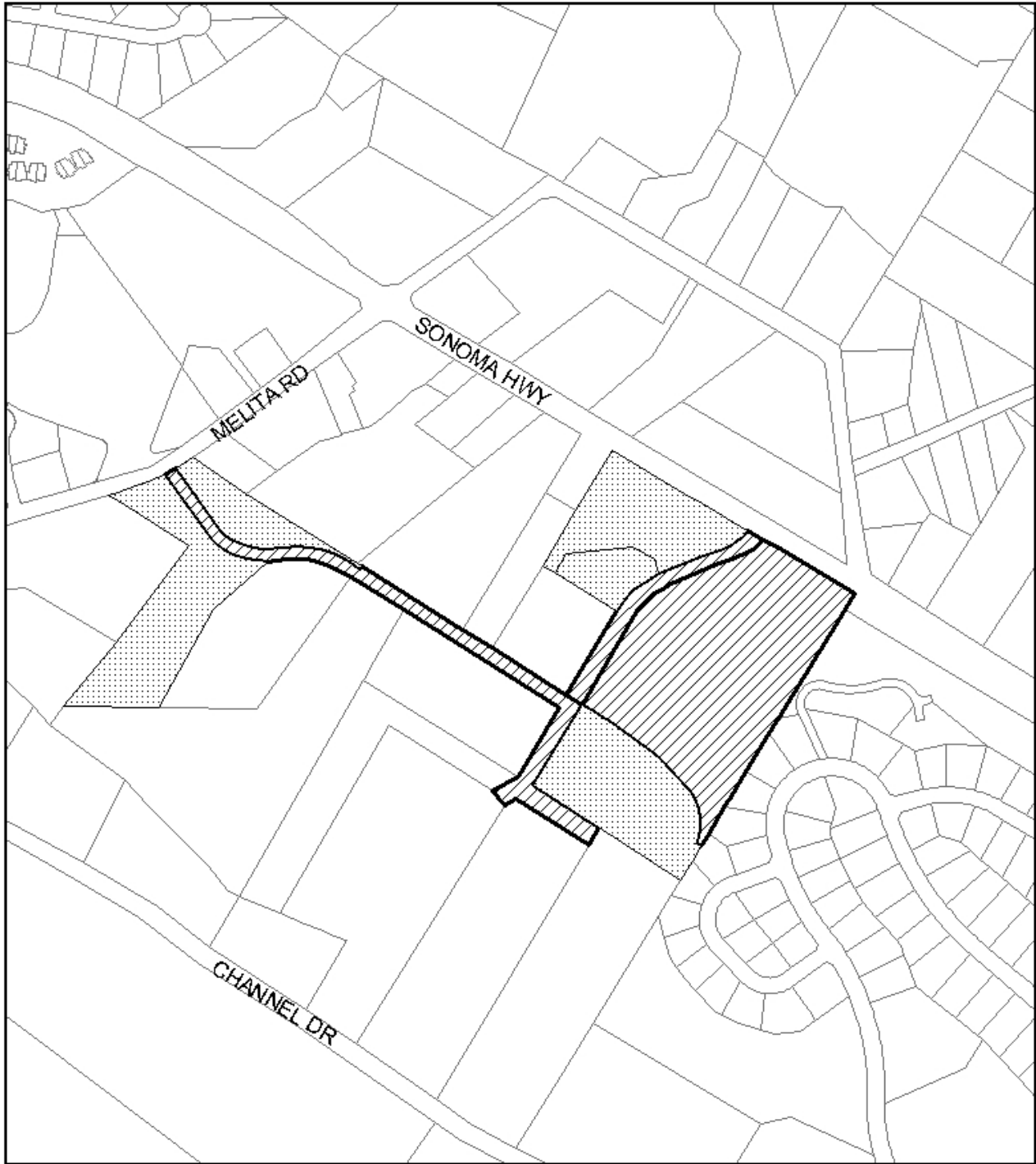
All comments received during the 55-day public review period, both written and oral, will be responded to in a separate document called the Final EIR. The Planning Commission will consider both the Draft EIR and the Final EIR at a future public meeting and will make a recommendation to the City Council whether to certify the EIR. Because the Elnoka Village project includes a request for Density Bonus, final certification of the EIR will be considered by the City Council at a future public meeting.

RECOMMENDATION



Community Development recommends that the Planning Commission hold and close a public hearing regarding the Draft EIR for the Elnoka Village project.

## Attachments:

- Location map
- Disclosure form
- Draft EIR
- Correspondence received prior to distribution of the Staff Report



### ELNOKA VILLAGE

-  Primary Parcels APN 031-050-062, 071, 072
-  Secondary Parcels APN 031-050-060, 061, 063, 069, 070







Department of  
Community  
Development

# DISCLOSURE FORM

Please Type or Print

File No.	Quad.
Related Files	
<b>Department Use Only</b>	

<http://ci.santa-rosa.ca.us/cd/>

DISCLOSURE FORM	Project Title: <u>Elnoka Village - 251 Elnoka Lane, Santa Rosa</u> (Include site address)	
	<b>Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity who holds an option on the property.</b>	
	Individuals: Identify all individuals. Partnerships: Identify all general and limited partners.. Corporations: Identify all shareholders owning 10% or more of the stock and all officers and directors (unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed). LLCs: Identify all members, managers, partners, officers and directors. Trusts: Identify all trustees and beneficiaries. Option Holders: Identify all holders of options on the real property.	
	<b>Full Name:</b>	<b>Address:</b>
	See attached for list of names/addresses	
<b>In addition, please identify the name of each civil engineer, architect, and consultant for the project.</b>		
<b>Full Name</b>	<b>Address:</b>	
See attached for list of names/addresses		

Additional names and addresses attached:  Yes  No

The above information shall be promptly updated by the applicant to reflect any change that occurs prior to final action.

I certify that the above information is true and correct: *Will R. May* 1-6-2010  
(Applicant) (Date)

Elnoka Village Property Owners

- |                                  |   |
|----------------------------------|---|
| 1. William P. Gallaher           | 220 Concourse Boulevard, Santa Rosa, CA 95403 |
| 2. Patrick R Gallaher            | 220 Concourse Boulevard, Santa Rosa, CA 95403 |
| 3. OSL Operations of Concord LLC | 220 Concourse Boulevard, Santa Rosa, CA 95403 |
| 4. OSL Operations LLC            | 220 Concourse Boulevard, Santa Rosa, CA 95403 |

OSL Operations of Concord LLC and OSL Operations LLC are 100% owned by Oakmont Senior Living LLC.

Oakmont Senior Living LLC Owners:

- |                            |   |
|----------------------------|---|
| 1. William P. Gallaher     | 220 Concourse Boulevard, Santa Rosa, CA 95403 |
| 2. Partners of Oakmont LLC | 220 Concourse Boulevard, Santa Rosa, CA 95403 |

Partner of Oakmont LLC Owners:

- |                        |   |
|------------------------|---|
| 1. William P. Gallaher | 220 Concourse Boulevard, Santa Rosa, CA 95403 |
| 2. William R. Mabry    | 220 Concourse Boulevard, Santa Rosa, CA 95403 |
| 3. Joseph G. Lin       | 220 Concourse Boulevard, Santa Rosa, CA 95403 |
| 4. Steven L. Gallaher  | 220 Concourse Boulevard, Santa Rosa, CA 95403 |

Names and Address of each civil engineer, architect, and consultant for the project:

Brelje & Race Engineers	5570 Skylane Boulevard, Santa Rosa, CA 95403
Alan Cohen Architect	205 Center Street, Healdsburg, CA 95448
Landesign Group	3344 Gravenstein Hwy. No. Sebastopol, CA 95422
Digital Realm	2300 Clairborne Circle, Santa Rosa, CA 95403
Kleinfelder	2240 Northpoint Parkway, Santa Rosa, CA 95407
Becky Duckles, Arborist	8876 Occidental Road, Sebastopol, CA 95472
Brandman Associates	2633 Camino Ramon, Ste. 460, San Ramon, CA 94583
Crane Transportation Group	545 Burnett Avenue, Ste. 101, San Francisco, CA 94131
WRA	2169 G East Francisco Boulevard, San Rafael, CA 94901
Anton Geological	6161 South Highway One, Elk, CA 95432

**Morris, Erin**

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**From:** georgemck@aol.com  
**Sent:** Wednesday, December 23, 2009 6:44 AM  
**To:** Morris, Erin  
**Subject:** Re: Elnoka Village Draft EIR

Thank you very much for forwarding the CD to me. We have had a chance to review it and generally agree with your conclusions, particularly regarding the inconsistencies related to space development.

The analysis does not actually address our major concern regarding children. We were not concerned about space in the Rincon Valley schools, although that is a valid question and appears to have been answered. We were concerned about three things with regard to children

First, the isolated nature of the development - particularly with no safe West bound bus stop - combined with very low income residents whose transportation needs would tend to require bus transportation - would mean that children in this small community would have very limited access to libraries, schools, and other city facilities.

Second, that school bus transportation, which I assume from the analysis will be provided, will be very complicated because of the limited nature of the Melitta road access.

Third, again thinking of children, that there is no safe bike transportation except on Route 12 (and I certainly wouldn't want my 4th grade grandson riding his bike alone on Route 12) and the sidewalks will not be completed to Sky Hawk (which is where the school is located), so children will not be able to participate in after school activities unless there is a late bus.

Bottom line, we still don't see how this is consistent with several of the school-related objectives (T-K). Although the school space is available, it is not accessible to the children.

George & Marie McKinney

-----Original Message-----

**From:** Morris, Erin <EMorris@srcity.org>  
**To:** georgemck@aol.com  
**Sent:** Mon, Dec 14, 2009 8:03 am  
**Subject:** RE: Elnoka Village Draft EIR

Another member of the public was having difficulty downloading it until he switched from Firefox to Internet Explorer-- have you tried that? I can send you the whole document on a CD Rom, if that would be convenient. Please let me know. Thanks!

**Erin Morris** | Senior Planner  
Community Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404  
Tel. (707) 543-3273 | Fax (707) 543-3218 | [emorris@srcity.org](mailto:emorris@srcity.org)



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**From:** [georgemck@aol.com](mailto:georgemck@aol.com) [<mailto:georgemck@aol.com>]  
**Sent:** Sunday, December 13, 2009 10:47 AM  
**To:** Morris, Erin  
**Subject:** Re: Elnoka Village Draft EIR

01/04/2010

I tried three times to download the draft EIR, and got an error message each time. It is apparently a very large file.

I am traveling and will not return to Santa Rosa until late January. Is there any way to make this available in smaller increments so it can be downloaded?

Thank you.

George McKinney

-----Original Message-----

From: Morris, Erin <EMorris@srcity.org>

To: georgemck@aol.com

Sent: Fri, Dec 11, 2009 4:05 pm

Subject: Elnoka Village Draft EIR,

Dear Mr. and Mrs. McKinney,

The Elnoka Village Draft EIR was just released for public review. The public review and comment period is for 55 days until February 3, 2010. The DEIR, and associated technical appendices, are available on the City's web site. Please direct questions/comments to me. Thank you very much!

<http://ci.santa-rosa.ca.us/departments/communitydev/development/Pages/ElnokaVillage.aspx>

Sincerely,

Erin Morris | Senior Planner

Community Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3273 | Fax (707) 543-3218 | [emorris@srcity.org](mailto:emorris@srcity.org)

