

Environmental Review



Student Housing Center

- Onsite housing on corner of Armory Drive and Elliot Avenue



- Student Housing site consists of five district-owned parcels, 2.76 acres

Address	APN	Acres	Current Use
1990 Armory Drive	180-480-001	0.28	SRJC Human Resources / Foundation Bldg
1988 Armory Drive	180-480-002	0.24	SRJC Button Bldg
724 Elliott Avenue	180-480-003	0.51	Modular Bldg
912 Elliott Avenue	180-480-004	0.52	Modular Bldg
1950 Armory Drive	180-480-010	1.21	SRJC Bech Lot Annex Parking

Project Elements – Student Housing

- Mix of housing unit types for approximately 352 students
 - single and double occupancy units
 - semi-suites
 - four-bedroom apartments
 - housing director apartment
- Common Areas:
 - Open-space areas
 - Kitchens
 - Patio
 - Walking Paths
 - Low Impact Development Features

Administrative Building at 707 Elliott Avenue

- Replace existing District-owned single family residence with an approximately 2,500 sf single-story administrative office building



Address ^α	APN ^α	Acres ^α	Current-Use ^α
707·Elliot·Avenue ^α	180-270-020 ^α	0.43 ^α	SRJC·Office ^α

CEQA Compliance Review

- Stakeholder / Public Outreach
 - Meetings with Santa Rosa Planning and Economic Development Dept.
 - Coordination with Santa Rosa Fire Department and Utilities Departments
 - Early neighbourhood notifications (mail) – 8/22/2019
 - Public Open House – 9/11/2019
 - Government Code Section 53094 Exemption – 10/8/2019
- Technical Studies
 - Traffic
 - Noise
 - Air Quality
 - Utilities

Technical Study Results

- **Traffic:** Traffic study performed in accordance with Santa Rosa standards.
 - *Summary: Study intersections would continue operating acceptably. Adequate pedestrian/bicycle/transit facilities available. Adequate sight lines and stopping distance into project site.*
- **Noise:** Environmental noise and vibration assessment was performed.
 - *Summary: Noise levels would be below applicable thresholds.*
- **Air Quality:** Air quality and greenhouse gas assessment prepared in accordance with Bay Area Air Quality Management District standards.
 - *Summary: Air quality emissions would not exceed applicable thresholds.*
- **Utility Assessment:** Utility demand assessment was performed.
 - *Summary: Site can be adequately served by all required utilities.*

In-Fill Development Consistency

Student Housing Center meets criteria language for In-Fill Development

- ✓ Consistent with General Plan and Zoning
- ✓ Located on site <5 acres surrounded by urban uses
- ✓ No habitat for endangered, rare or threatened species
- ✓ No effects relating to traffic, noise, air quality, or water quality
- ✓ Can be adequately served by all required utilities and public services

Environmental Determination

- CEQA compliance review determined no environmental impacts would result
- Student Housing Center qualifies for Class 32 In-Fill Development Exemption
- Administrative building qualifies for Class 1 and Class 3 Exemptions
- District can file a Notice of Exemption with County Clerk following project approval