



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC HEARING

PROJECT DESCRIPTION: The Sonoma County Permit and Resource Management Department has received application **PLP05-0002** from Sutter Medical Center of Santa Rosa and the Luther Burbank Memorial Foundation requesting a new Sutter Hospital and Luther Burbank Memorial Foundation Joint Master Plan on an approximately 53 acre site located at 50 Mark West Springs Road, Santa Rosa, Supervisorial District 4, to include:

1) A General Plan Amendment to include the approximately 53 acre site (APN's 058-040-058, -059, -060 and -061), and one additional 1.41 acre parcel (058-040-036) inside the Larkfield-Wikiup urban service boundary, and a potential General Plan text amendment to limit allowed uses on the Sutter/Luther Burbank site, and

2) Use Permits for:

A. The new Sutter Hospital Master Plan on APN's 058-040-058 and -059, consisting of:

1. 70 bed Sutter Hospital, in a two story approximately 126,000 square foot building
2. Central utilities plant in an approximately 11,000 square foot building and associated maintenance buildings and storage tank area
3. 28 bed Physicians Hospital, in a 3 story approximately 100,000 square foot building
4. Helistop
5. Medical offices, in a 3 story approximately 80,000 square foot building
6. Setback reduction pursuant to Code Section 26-88-040G to allow reduce building setbacks and connections between the medical buildings
7. Building height increase above 35 feet pursuant to Code Section 26-52-050(A)(1) to allow three story buildings
8. A future hospital expansion of up to 29 beds
9. Parking facilities to serve the project

B. The Luther Burbank Memorial Foundation Master Plan on APN's 058-040-060 and -061, including relocation of the maintenance building, playground, and playing fields, construction of a permanent sound berm east of the existing buildings, and limitations on allowed outdoor uses,

C. Public water wells to serve only the Sutter property, and

- 3) A Minor Lot Line Adjustment between two parcels of approximately 10 acres (APN 059-040-059) and 25 acres (APN 058-040-060), resulting in two parcels of approximately 10 acres and 25 acres, and
- 4) A Major Subdivision of two parcels (APN's 058-040-058 and -059) totaling approximately 25 acres, creating five parcels and a Parcel "A", and
- 5) Design Review of all physical changes/improvements to the site

The project includes annexation of the property into the local sewer district and connection to public sewer. Zoning of the Sutter and Luther Burbank parcels (APN's 058-040-058, -059, -060 and -061) is PF (Public

Facilities) - SR (Scenic Resources) - SD - (Scenic Design) - VOH (Valley Oak Habitat). Zoning of the adjacent Rural Residential parcel (058-040-036) is RR (Rural Residential) - B6 - 1 acre density - VOH.

ENVIRONMENTAL IMPACT REPORT: a Draft Environmental Impact Report (DEIR) has been prepared and is available for public review and comment. The DEIR identifies potentially significant impacts and ways to reduce or mitigate those impacts, as well as alternatives to the project, including alternative development sites. Potentially significant impacts of the project have been identified in the aesthetics, air quality, biology, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation and traffic, and utilities and service systems sections of the DEIR. Mitigation Measures have been identified to reduce impacts to less than significant, except for certain significant and unavoidable impacts identified under the air quality, noise, and transportation and traffic sections of the DEIR.

There is a 51 day public review period for comments on the DEIR beginning November 25, 2009 through January 14, 2010.

WHERE TO REVIEW THE DEIR: A copy of the DEIR and referenced documents are available for review during regular office hours at the Sonoma County Permit and Resource Management Department (PRMD) public counter, 2550 Ventura Avenue, Santa Rosa, CA 95403-2829 and online at the PRMD website, <http://www.sonoma-county.org/prmd/divpages/projrevdiv.htm>. The DEIR can also be purchased from PRMD on compact disc (CD) for \$5.00.

In addition, a hard copy of the DEIR is available for public review at:

Santa Rosa Central Library, at Third and E Streets, Santa Rosa
Windsor Public Library, at 9291 Old Redwood Hwy, Bldg 100, Windsor
Sutter Hospital Library, at 3325 Chanate Rd., Santa Rosa

County offices and the Santa Rosa Central Library are closed during the week of December 28. The Windsor Public Library and the Sutter Hospital Library are open during this week.

HOW TO COMMENT ON THE DEIR: Written comments on the adequacy of the DEIR in identifying potential impacts and feasible mitigation measures may be made during the comment period and must be received on or before 5:00 p.m. on January 14, 2010. Written comments should be addressed to Steve Dee, Environmental Review Division, Sonoma County PRMD, 2550 Ventura Avenue, Santa Rosa, Ca 95403-2829 or can be emailed to sdee@sonoma-county.org or faxed to Steve Dee at 707-565-1103. Written and verbal comments may also be presented at the public hearing on the DEIR.

PUBLIC HEARINGS: The Planning Commission will conduct two public hearings on the adequacy of the DEIR. The first Public Hearing will be at 1:40 p.m. on December 10, 2009. The second public hearing will be at 1:05 p.m. on January 14, 2010. Both hearings will be held in the Board of Supervisors Chambers at 575 Administration Drive Room 102A.

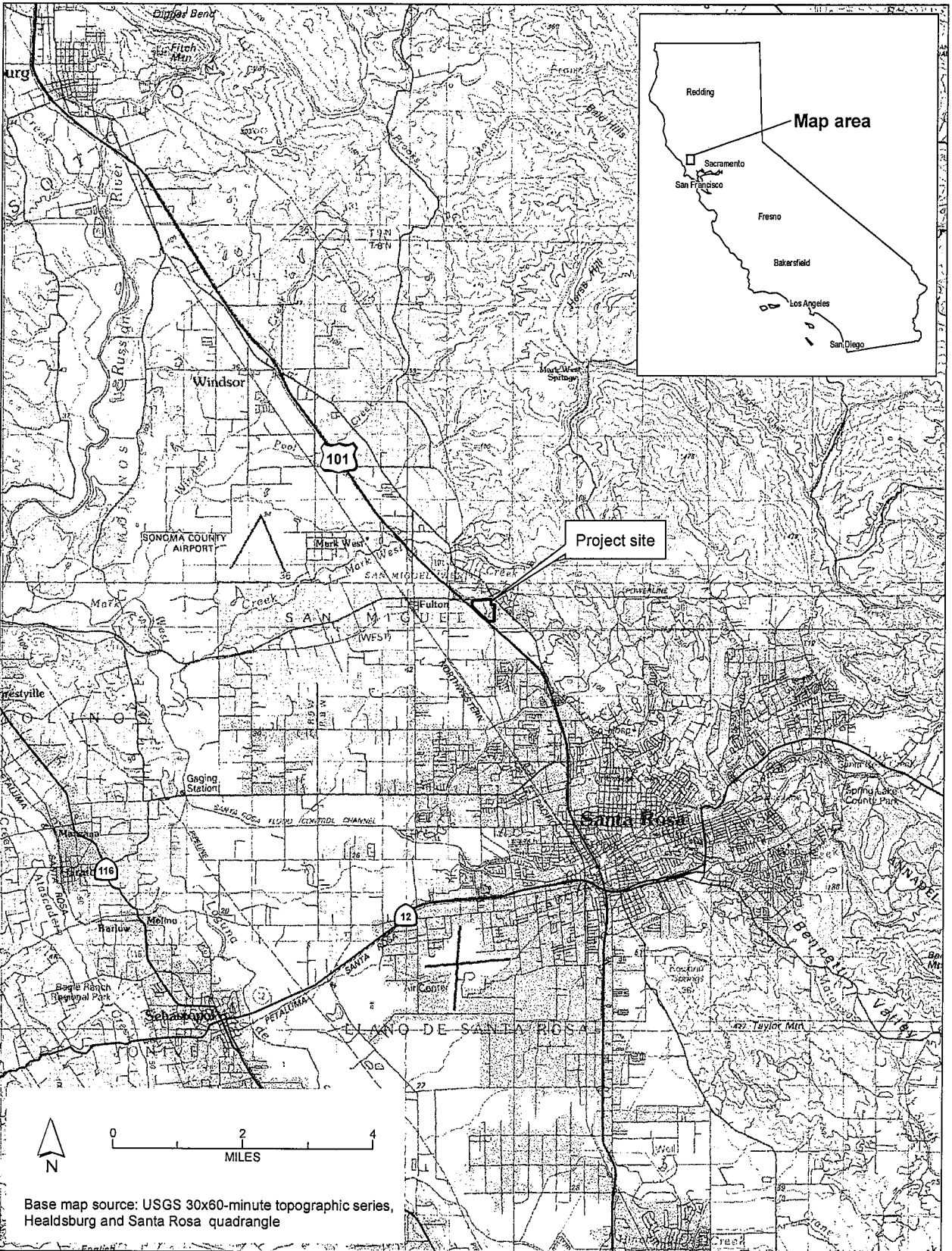
After the close of the public review and comment period, responses to comments will be prepared in a Final EIR. The Final EIR will be presented to the Planning Commission and a hearing on the merits of the project proposal will be scheduled and noticed to all interested parties. After consideration of the Final EIR and the testimony received, the Planning Commission will make a recommendation to the Board of Supervisors. The Board of Supervisors will also hold a hearing on the Final EIR and the merits of the project at a time and date to be announced before considering whether to certify the Final EIR and approve the proposed project.

If you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised at one of the project's hearings, or submitted in writing during the comment period to Steve Dee, PRMD Environmental Review Division.

FOR FURTHER INFORMATION: If you have questions regarding the DEIR, or the public hearings, please contact either Steve Dee at sdee@sonoma-county.org or call at (707-565-8350) or fax to 707-565-1103, or contact Ken Ellison at kellison@sonoma-county.org.

Date: November 25th, 2009

Attached: Vicinity/Location Map



URS Corp - Oakland CA - B.Jacobson L:\Projects\Sutter - Hospital EIR\Map\Fig. 2-1 Vicinity map.mxd - 7/1/2008 @ 9:55:59 AM

Base map source: USGS 30x60-minute topographic series, Healdsburg and Santa Rosa quadrangle



Sutter/LBMF Joint Master Plan

Figure 2-1
Project Vicinity