



SONOMA MOUNTAIN ESTATES

2795, 2853, 2859 and 3025 Linwood Avenue, Santa Rosa, CA (Sonoma County)
Assessor's Parcel No. 044-200-011, 016, 017, 018, 021, 022, and 023

Initial Study/Negative Declaration

Lead Agency:

City of Santa Rosa
Community Development Department
100 Santa Rosa Avenue, Rm. 3
Santa Rosa, CA 95404

Contact: Jessica Jones, City Planner

Date: February 4, 2008



CITY OF
SANTA ROSA

DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

DATE: February 4, 2008
TO: Public Agencies, Organizations and Interested Parties
FROM: Jessica Jones, City Planner
SUBJECT: **NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A NEGATIVE
DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Department of Community Development of the City of Santa Rosa has prepared an Initial Study on the following project:

Project Name:

Sonoma Mountain Estates

Location:

2795, 2853, 2859 and 3025 Linwood Avenue, Santa Rosa, Sonoma County, California, APNs: 044-200-011, 016, 017, 018, 021, 022 and 023.

Property Description:

The 6.2 acre site, which comprises seven separate parcels, is currently in unincorporated Sonoma County. The site is located off of Linwood Avenue and Taylor Avenue, just east of Hibiscus Drive. Property to the north, south and west are within the Santa Rosa City limits, while the properties to the east are within the County.

Four of the seven parcels are vacant, while the remaining three are developed with one single-family residence each. Three of the parcels are owned by the City of Santa Rosa and are slated for a future extension of Farmers Lane.

Project Description:

The proposal is to annex the 6.2 acre site into the City of Santa Rosa. No development is proposed with the requested annexation. City zoning of R-1-6 (Single-Family Residential) is proposed for all seven lots, which would conform to the Low Density Residential General Plan Designation for the site.

Environmental Issues:

The proposed project would not result in any potentially significant impacts. The Initial Study/ Negative Declaration document has been prepared in consultation with local, and state responsible and trustee agencies and in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the Initial Study/ Negative Declaration will serve as the environmental compliance document required under CEQA for any subsequent phases of the project and for permits/approvals required by a responsible agency.

A twenty-day (20-day) public review period shall commence on February 8, 2008. Written comments must be sent to the City of Santa Rosa, Community Development Department, Planning Division, 100 Santa Rosa Avenue, Room 3, Santa Rosa CA 95402 **by February 27, 2008**. The City of Santa Rosa Planning Commission will hold a public hearing on the Initial Study/ Negative Declaration and project merits on **February 28, 2008 in the Santa Rosa City Council Chambers at City Hall (address listed above)**. Correspondence and comments can be delivered to Jessica Jones, project planner, phone: (707) 543-3410, email: jjones@srcity.org.

ENVIRONMENTAL CHECKLIST

- 1. Project Title:** Sonoma Mountain Estates
- 2. Lead Agency Name & Address:** City of Santa Rosa
Community Development Department
Planning Division
100 Santa Rosa Avenue
Santa Rosa, California 95404
- 3. Contact Person & Phone Number:** Jessica Jones, City Planner
Phone number: (707) 543-3410
Email: jjones@srcity.org
- 4. Project Location:** The site is located in the City of Santa Rosa, Sonoma County, California at 2795, 2853, 2859 and 3025 Linwood Avenue, Assessor's Parcel Nos. 044-200-011, 016, 017, 018, 021, 022 and 023. (Refer to Exhibit A, "Vicinity Map").
- 5. Project Sponsor's Name & Address:** Project Sponsor

Phil Natoli
759 Jean Marie Drive
Santa Rosa, CA 95403
- 6. General Plan Designation:** Low Density Residential
- 7. Existing Zoning:** County
Proposed Zoning: R-1-6 (Single-Family Residential)

8. Description of Project:

The proposal is to annex the 6.2 acre site into the City of Santa Rosa. No development is proposed with the requested annexation. City zoning of R-1-6 (Single-Family Residential) is proposed for all seven lots, which would conform to the Low Density Residential General Plan Designation for the site.

9. Surrounding Land Uses and Setting: (Briefly describe the projects surroundings)

The 6.2 acre site, which comprises seven separate parcels, is currently in unincorporated Sonoma County. Four of the seven parcels are vacant, while the remaining three are developed with one single-family residence each. Three of the parcels are owned by the City of Santa Rosa and are slated for a future extension of Farmers Lane.

To the west of the project site is newly developed single-family residential properties, to the north is rural single-family residential development, to the south is vacant single-family residential land, and to the east is rural single-family residential development within the County of Sonoma.

10. Other Public Agencies Whose Approval Is Required: (e.g., permits, financing approval, or participation agreement.)

Local Agency Formation Commission (LAFCO)

EXHIBITS

- Location Map
- Plan for Urban Services
- Annexation Map
- Preliminary Circulation Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Finding of Significance | |

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Jessica Jones, City Planner

2-4-08

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

*Note: Instructions may be omitted from final document.

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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I. AESTHETICS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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Discussion:

No new development is proposed in conjunction with this annexation. However, based on the intended pre-zoning to the Single-Family Residential Zone, future residential development activities could occur.

Setting and Impacts

The project area is planned for residential development pursuant to the General Plan. The subject properties include existing residential uses and vacant residential land. No new uses or construction activities are planned or proposed at this time for any of the properties. However, any future uses would be subject to compliance with the City's Design Guidelines, which encourage taking advantage of existing natural features, blending with existing development, variety and diversity in development, and superior design, as well as other considerations to ensure a quality built environment. Neither Linwood Avenue nor Taylor Avenue are categorized as Scenic Roadways under the General Plan.

Recommended Mitigation Measures

None.

(Sources: 1, 2, 3)

II. AGRICULTURE

Would the project: *(In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.)*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

There are no important federal or state farmlands identified within the City limits of the City of Santa Rosa. The project site is not under a Williamson Act contract, nor would the project create a conflict to agricultural uses in the area.

Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
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A portion of the project site is identified on the citywide GIS program as being farmland of local importance (important to the local economy). However, the site is not currently farm land and has not been used as farmland in the recent past. Changes in status of farmland of local importance within unincorporated Sonoma County are generally governed by the Board of Supervisors. The Santa Rosa 2020 General Plan does not identify any Agricultural land within the Urban Growth Boundary (UGB).

This project is within the UGB and therefore will cause no impact to conversion of agricultural lands.

Recommended Mitigation Measures

None.

(Sources: 1, 2, 4, 5)

III. AIR QUALITY

Would the project: *(Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.)*

a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non – attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The City of Santa Rosa participates with the Bay Area Air Quality Management District (BAAQMD) to address improvements of air quality. The Pacific Ocean dominates the climate of Sonoma County as the summer winds blow contaminants south toward San Francisco and in the winter periods of stagnant air can occur, especially between storms. Air Quality in Santa Rosa has generally improved as motor vehicles have become cleaner,

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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agricultural and residential burning has been curtailed, and consumer products have been reformulated or replaced.

Sonoma County is in attainment of federal standards and in compliance with the State Implementation Plan (SIP). The United States Environmental Protection Agency requires that air basins record no more than three exceedances of ozone at a single station, over a three-year period (no more than one exceedance per year, on average). Stations that record four or more exceedances in three years cause the region to violate the standard. According to the BAAQMD, pollutant monitoring results for the years 1996 to 2001 at the Santa Rosa ambient air quality monitoring station indicate that air quality in the project are has generally been good.

Setting and Impacts:

The proposed annexation and pre-zoning to the Single-Family Residential (R-1-6) Zoning District does not include or propose any change to existing uses, nor does it propose any new development. As such, it will not create any new impacts to air quality. Future uses of the project properties under the R-1-6 Zone can include residential uses, general services such as daycare, and various recreation, education and public assembly uses such as schools, parks and meeting facilities.

Individual development proposals may be subject to environmental review to determine the extent of potential air quality impacts and, if appropriate, application of mitigation measures.

Construction-related emissions from future projects could also cause temporary adverse nuisance impacts to surrounding residential uses, including generation of fine particulate matter associated with fugitive dust. Construction equipment would also produce exhaust emissions. The BAAQMD-approved standard dust control practices would be required. Dust generated by construction activities would be mitigated through application of standard construction control measures of the City Code and conditioning of the project with those requirements.

Recommended Mitigation Measures

None.

(Sources: 1)

IV. BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Vegetation on the project site consists of a numerous trees scattered throughout the site, along with brush and grasses.

Setting and Impacts

There are no known sensitive or protected plant species on the project site, nor are there any known riparian habitat or wetlands areas on the site. However, the project site is within the proposed critical habitat for the California Tiger Salamander (CTS), and, as a result, any future proposed development will be required to provide a site assessment and report from a qualified biologist outlining any potential impacts to the CTS, as well as mitigation measures, if required.

Individual development proposals will be subject to environmental review to determine the extent of potential biological impacts and, if appropriate, application of mitigation measures. If tree removals are proposed as part of any future project, an arborist report and appropriate mitigation measures, including tree replacement, will be required consistent with the provisions of the City's tree protection ordinance.

Recommended Mitigation Measures

None.

(Sources: 1, 2, 5)

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

There are no known unique geological or paleontological features on the project site. There are no known cultural or historical resources on the project site.

Setting and Impacts

Individual development proposals will be subject to environmental review to determine if there is any potential for unrecorded archaeological sites, and, if appropriate, mitigation measures may be required.

While no impacts are anticipated to historical/cultural or archaeological resources, standard conditions of approval will be placed on any future developments requiring any future improvement plans and building plans contain a note requiring notification of the City in the event of discovery of prehistoric or historic human activities. A qualified archaeologist or historian may be required to conduct further investigations, depending upon the nature of the discovery, prior to further site disturbance activities.

Recommended Mitigation Measures

None.

(Sources: 1)

VI. GEOLOGY AND SOILS

Would the project:

- e. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
Geology Special Publication 42.				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on, or off, site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The City of Santa Rosa is subject to geological hazards related primarily to seismic events (earthshaking) due to presence of active faults. The project site is generally flat and does not contain evidence of any geologic activities such as faulting and landsliding, but it is located in an area considered to be susceptible to violent groundshaking during an earthquake on the Rodgers Creek Fault.

Setting and Impacts

The project site is not located within any Alquist Priolo Special Study Zone as depicted in the General Plan 2010 (Figure 12-2), but lies within an area characterized as being subject to violent groundshaking from an earthquake due to proximity to the Rodgers Creek Fault. The annexation and pre-zoning does not include or propose any new development. Because the project site is generally level, any future development of any of the subject properties would include only minimal grading activities. Application of City and UBC construction standards will address any potential impacts related to possible area seismic activity for any future development activities that may be proposed under the Single-Family Residential Zone.

Any future development will include connection to City sewer systems for wastewater disposal, and therefore will not include use of a septic system.

Recommended Mitigation Measures

None.

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Less-Than-
Significant
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No
Impact

(Sources: 1)

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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Less-Than-
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Impact

No
Impact

residences are intermixed with wildlands?

Discussion:

The proposed annexation and pre-zoning does not include transport, storage and dispensing of hazardous materials.

Setting and Impacts

Individual development proposals will be subject to environmental review to determine the extent of potential hazards and hazardous material impacts and, if appropriate, application of mitigation measures. Any future residential developments would not likely result in significant use or storage of hazardous materials, nor would any future development likely create an impact to the schools since the site would not likely include the use or storage of hazardous materials.

The subject site is not located within two miles of the Sonoma County Airport or Santa Rosa Air Center.

The site is not located in an area containing wildland vegetation, and is not subject to wildland fire hazards.

Recommended Mitigation Measures

(Sources: 1)

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
amount of surface runoff in a manner which would result in flooding on- or off- site?				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed annexation will include service to City water and wastewater services. The project site is not located in a 100-year floodplain.

The project is not expected to result in a violation of waste quality or waste discharge standards.

Existing septic systems and wells will be required to be abandoned through the applicable permit process overseen by the Sonoma County Permits and Resource Management Department. Any new residential development will be required to connect to City water services.

The project is not abutting a natural waterway. The project does not involve modification to any natural waterways.

Increased runoff due to any future proposed development will be required to be carried to the public storm drain system. No on site lot-to-lot overland drainage is permitted. Any future development will include standard conditions to connect the on-site storm drain basins to City storm drainage systems, obtain a storm water discharge (NPDES) permit from the Regional Water Quality Control Board, and to implement best management practices as a means of reducing potential grading/drainage and downstream sedimentation impacts (consistent with City Standard Storm Water Mitigation Plan Guidelines). A Storm Water Mitigation Plan (SUSMP) may be required for any future proposed development.

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Recommended Mitigation Measures

None.

(Sources: 1)

IX. LAND USE AND PLANNING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The proposed annexation would incorporate seven parcels adjacent to the City of Santa Rosa city limits, creating a logical extension of the City. The requested pre-zoning of Single Family Residential (R-1-6) is compatible with surrounding zoning, and conforms to the existing General Plan designation of Low Density Residential. The parcels are not part of a habitat or natural community conservation plan.

Recommended Mitigation Measures

None.

(Sources: 1, 2)

X. MINERAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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Discussion:

The project site does not contain any locally- or regionally-significant mineral resources.

Recommended Mitigation Measures

None.

(Sources: 1)

XI. NOISE

Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The proposed annexation and pre-zoning does not include or propose new construction activities, and therefore would not result in the generation of new noise impacts.

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Setting and Impacts

The project will not result in short- or long-term noise impacts related to site grading, construction activities and new land uses since no new development is proposed. New development would be subject to compliance with standard City conditions of project approval limiting the hours of construction to 7 a.m. to 7 p.m. Monday through Friday and 8 a.m. to 6 p.m. Saturdays. Additionally, new development would be subject to compliance with noise limits established by the Noise and Safety Element of the General Plan.

The project site is not located near a public or private airport, and therefore would not be subject to air-traffic related noise impacts.

Recommended Mitigation Measures

None.

(Sources: 1)

XII. POPULATION AND HOUSING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

The annexation and pre-zoning would not induce substantial or unplanned levels of residential growth as it does not propose any new residential development. However, it is likely that the project site will be developed with new residential units at some point in the future. Individual development proposals will be subject to environmental review to determine the extent of potential population and housing impacts and, if appropriate, application of mitigation measures.

Setting and Impacts

The project site's General Plan designation supports residential development. There are no proposed changes to the existing residences currently located in the project area. Therefore the annexation and pre-zoning would not result in displacement of housing units or residents.

Recommended Mitigation Measures

None.

(Sources: 1)

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

The proposed annexation was referred to City Police and Fire Departments and no issues with service were identified.

The site is located in the Bellevue School District. Any future new homes will be required to pay school impact fees to provide for additional classrooms.

There are two neighborhood parks in the planning stage within the surrounding subdivisions. Standard park development fees will be assessed with the issuance of building permits for any new residential units.

Individual development proposals will be subject to environmental review to determine the extent of potential public service impacts and, if appropriate, application of mitigation measures.

Recommended Mitigation Measures

None.

(Sources: 1, 2)

XIV. RECREATION

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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accelerated?

- b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

The project does not include any new residential development, and, therefore, would have nominal impact on use of City recreational facilities.

Setting and Impacts

No residential uses are included as part of the project, and therefore would not create a significant impact upon City recreational facilities. Any new residential development would be required to make impact fee payments to the City's Recreation and Parks system. Fee payments are required at time of building permit issuance.

Recommended Mitigation Measures

None.

(Sources: 1)

XV. TRANSPORTATION/TRAFFIC

Would the project:

- a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project is located adjacent to Linwood Avenue and Taylor Avenue, local roadways. The project will not result in additional vehicle traffic along local roadways since no new development is proposed in conjunction with the annexation and pre-zoning.

Setting and Impacts

The projected level of service resulting from the project would not result in changes to LOS on Linwood Avenue or Taylor Avenue since no development is proposed. Future development of the project properties could result in the addition of vehicle trips to the local street system. The City Traffic Engineer will review any proposed projects as part of application processing to determine if those projects would generate a significant amount of traffic or present adverse impacts to traffic along local streets. This can include preparation of a traffic analysis as part of a CEQA review if a future development project is considered to present potential adverse traffic impacts to local streets.

The City's Engineering Department typically includes a wide range of conditions for development project approvals, including frontage improvements and construction of the project interior driveways. Emergency vehicle access improvements may also be required by the Engineering and Fire Departments in response to any new development proposals.

Parking for the existing uses will continue to be provided on-site; any new development proposals would be required to be consistent with City Code.

The project site is not located near a public or private airport, and would not impact air traffic patterns or safety.

Recommended Mitigation Measures

None.

(Sources: 1)

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
construction of which could cause significant environmental effects?				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

No new development is proposed as part of the project. Any new development would be subject to standard City conditions requiring compliance with the Storm Water Mitigation Plan Guidelines, use of best management practices and submittal of storm drainage plans for review and approval.

The project is located within the Urban Growth Boundary and would be entitled to receive City utilities at the expense of the property owners. Existing utilities can be extended to serve the annexation area.

Individual development proposals will be subject to environmental review to determine the extent of potential utilities and service system impacts and, if appropriate, application of mitigation measures.

Recommended Mitigation Measures

None.

(Sources: 1)

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

No new development is proposed as part of the project, the project site does not contain riparian areas or wetlands, nor is there indication the site contains threatened or protected plant species. However, the project site is within the proposed critical habitat for the California Tiger Salamander (CTS), and, as a result, any future proposed development will be required to provide a site assessment and report from a qualified biologist outlining any potential impacts to the CTS, as well as mitigation measures, if required. The site does not contain any significant examples of California history or prehistory.

Recommended Mitigation Measures

None

(Sources: 1, 5)

b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

The project does not have the direct potential to create impacts which are individually limited but cumulatively considerable since no development is proposed in conjunction with the project. However, the annexation and zoning creates indirect potential for future development to generate cumulative impacts with respect to noise, traffic and visual impacts (aesthetics), and analyses of these areas can be required if such projects are deemed by the City to create potential for significant environmental impacts.

Recommended Mitigation Measures

None required.

(Sources: 1, 2)

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c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

The project does not propose any new development, and therefore does not directly create potential for future substantial impacts to human beings. However, the annexation and pre-zoning creates indirect potential for future development to generate cumulative impacts with respect to noise, traffic and visual impacts (addressed above). Any future development projects would also be conditioned to make City standard improvements with respect to geologic, roadways and storm drainage concerns. Building and improvement plans would be reviewed to ensure compliance with applicable building codes and standards.

Recommended Mitigation Measures

None.

(Sources: 1, 2)

APPENDIX

SOURCE REFERENCES

The following is a list of references used in the preparation of this document. Unless attached herein, copies of all reference reports, memorandums and letters are on file with the City of Santa Rosa Department of Community Development. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

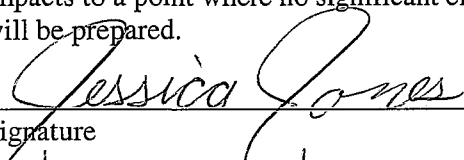
- 1) City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).
- 2) City of Santa Rosa Zoning Code (Title 20 of the City of Santa Rosa's City Code).
- 3) City of Santa Rosa Design Guidelines, September 2002
- 4) California Department of Conservation Division of Land Resource Protection Farmland Mapping and Monitoring Program, Important Farmland in California, 2002.
- 5) City of Santa Rosa GIS Map Site (<http://imaps.ci.santa-rosa.ca.us/>)

DETERMINATION FOR PROJECT

On the basis of this Initial Study and Environmental Checklist I find that the proposed project (choose the appropriate text):

could not have a Potentially Significant Effect on the environment. A Negative Declaration will be prepared.

could have a Potentially Significant Effect on the environment; however, the aforementioned mitigation measures to be performed by the property owner (authorized agent) will reduce the potential environmental impacts to a point where no significant effects on the environment will occur. A Mitigated Negative Declaration will be prepared.


2-4-08

 Signature Date

Jessica Jones City Planner

 Printed Name Title

REPORT AUTHORS AND CONSULTANTS
Jessica Jones, City Planner
City of Santa Rosa, Community Development Department.