Gardens Subdivision
713 West Third Street, Santa Rosa, CA (Sonoma County)
Adjacent Creek Parcel, No Address
Assessor’s Parcel Nos. 125-021-013 & 125-021-007

Initial Study/Mitigated Negative Declaration

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

Contact: Erin Morris, Senior Planner

Date: October 17, 2008
DATE: October 17, 2008
TO: Public Agencies, Organizations and Interested Parties
FROM: Erin Morris, Senior Planner
SUBJECT: NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A MITIGATED 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:** Gardens Subdivision

**Location:**
- 713 West Third Street, Santa Rosa, Sonoma County, California, APN: 125-021-013 (10.23 acre site proposed for subdivision and residential development).
- Adjacent Sonoma County Water Agency Property (No Address), APN: 125-021-007 (Santa Rosa Creek parcel proposed for construction of new trail connection, new outfall, and riparian enhancement)

**Property Description:** The 10.23 gross acre property is located on the north side of West Third Street across from Rusch Court, a public street that terminates in a cul-de-sac on the south side of West Third Street. The property is generally level and has been previously used for agricultural purposes. Site vegetation consists of a narrow band of ruderal (weedy) plants along the northern edge of the site and various trees including Valley Oak, Coast Live Oak, and Eucalyptus in the area between the property and the creek parcel. The project site is impacted by road noise up to 68 dBA DNL.

The Sonoma County Water Agency property is adjacent to and north of the West Third Street property. The SCWA property includes a portion of Santa Rosa Creek, which is a channelized waterway along the northern edge of the residential development site. The waterway consists of maintenance roads on both sides of the creek lined with native and non-native vegetation.

**Project Description:** The proposed project would construct 82 residential units including 78 single family detached residences and four single family attached residences. Residences would vary in size from approximately 1,400 square feet to approximately 1,900 square feet, would be two-stories, and would not exceed 30 feet in height. Each lot would include a private or semi-private yard for each home.

Three existing public streets would be extended through the site (Rusch Court, Heather Drive, and Cavendish Avenue) and several new public streets and a public alley would be constructed within the subdivision. A new street along the eastern property line would be partially completed and a fence installed along the easterly side to separate the subdivision from the adjacent agricultural site.
The project includes an approximately one-half (1/2) acre site along the northern project boundary adjacent to the creek that would be used for public open space and as a trailhead. The project would construct a trail from the open space site to connect with the existing maintenance road on the south side of Santa Rosa Creek. The project is conditioned to obtain an easement from the Sonoma County Water Agency as approximately half of the length of the new trail is on Agency property. The trail involves construction of two retaining walls and other grading activities between the paved maintenance road and the project site. In addition to these improvements near the creek, the project would construct one new outfall to Santa Rosa Creek. The project is also conditioned to complete riparian restoration consisting of removal of invasive and non-native plant and tree species from the adjacent top of bank areas and replanting with native trees and plants, in coordination with the Sonoma County Water Agency.

Public improvements along West Third Street would include bicycle lanes, on-street parking, a new bus stop, and other improvements. To provide pedestrian and bicycle connectivity to destinations east of the site, the project would construct a sidewalk transitioning into an asphalt path along adjacent properties east of the site to provide sidewalks and bike lanes to connect with existing facilities to the west; these improvements would occur within the existing public right-of-way along West Third Street generally between Rusch Court and the westerly terminus of the public sidewalk on the north side of West Third Street west of Dutton Avenue. The project is also conditioned to contribute toward the cost of installation of left turn lane on southbound Stony Point Road between Glenbrook Drive and West Third Street.

Environmental Issues: The proposed project would result in potentially significant impacts in Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Recreation, and Transportation/Traffic. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures or through compliance with existing Municipal Code requirements or City standards. Recommended measures are summarized in the attached Mitigation Monitoring and Reporting Plan (MMRP) and Initial Study/Mitigated Negative Declaration. The Initial Study/Mitigated 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/Mitigated 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 30-day (thirty-day) public review period shall commence on October 20, 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 95404 by November 18, 2008. The City of Santa Rosa Planning Commission will hold a public hearing on the Initial Study/Mitigated Negative Declaration and project merits on November 20, 2008 in the Santa Rosa City Council Chambers at City Hall (address listed above). Correspondence and comments can be delivered to Erin Morris, project planner, phone: (707) 543-3273, email: emorris@srcity.org
MITIGATION MONITORING AND REPORTING PROGRAM
Gardens Subdivision

Mitigation Measure | Implementation Procedure | Monitoring Responsibility | Monitoring / Reporting Action & Schedule | Non-Compliance Sanction/Activity | Monitoring Compliance Record (Name/Date)
---|---|---|---|---|---
III. AIR QUALITY
1. Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
2. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
3. Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
4. Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas.
5. Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality.
6. Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.

Planning Division
Incorporate as condition of approval
Halt construction of project
Public Works Inspection
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<th>Mitigation Measure</th>
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<td><strong>IV. BIOLOGICAL RESOURCES</strong></td>
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<td>1. Tree Replacement: Protected trees to be removed must be replaced in accordance with Title 17-24.050(C) of the Municipal Code. Prior to Planning Division approval of the Improvement Plan or issuance of a Grading Permit, the developer shall provide a Tree Mitigation Plan Exh provided in the form of an in-lieu donation; 5) Location and type of trees to be preserved during construction; 6) Tree Protection zones called out around trees proposed for preservation.</td>
<td>Require as a condition of project approval</td>
<td>Planning Division</td>
<td>Prior to approval of the Improvement Plan</td>
<td>Withhold approval of Improvement Plan</td>
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<td>2. Tree Preservation: All trees called out as to be preserved on the Tentative Map shall be protected during construction in accordance with Title 17-24.050(D) (1 through 6) of the Municipal Code and with the recommendations of the project’s Arborist Report prepared by John Meserve and dated January 17, 2008 last revised April 24, 2008. Tree protection zones and measures shall be called out on every sheet of the Improvement Plan involving work in the vicinity of any preserved tree.</td>
<td></td>
<td>Engineering Division</td>
<td>Prior to issuance of a Grading Permit</td>
<td>Withhold issuance of grading permit</td>
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<td>3. Agency Permitting: Obtain required agency permitting for work within the channel.</td>
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<td>4. Storage of Materials: No construction materials, stockpiles, or construction equipment shall be stored within 50 feet of top of bank of Santa Rosa Creek. Orange fencing shall delineate this</td>
<td></td>
<td>Planning Division</td>
<td>Prior to commencement of construction</td>
<td>Halt construction of project if barriers not</td>
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### MITIGATION MONITORING AND REPORTING PROGRAM
#### Gardens Subdivision

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<td>boundary prior to the commencement of construction activities and shall be maintained until all construction is complete.</td>
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5. Lighting: Design and install park/street lighting in conformance with the project's photometric study to ensure that the project will not cast light into the riparian corridor adjoining the project.

6. Focused Biological Survey: Conduct a biological survey of the site and the riparian corridor adjacent to the site prior to any construction activities to determine if raptors or ground nesting birds are present and could be impacted by project construction. During the survey, the biologist/ornithologist shall inspect all trees and the project site for nests. The results of the survey will be provided to the Planning Division of the Department of Community Development prior to the commencement of any on or off-site work within the project vicinity. If nests are present, the biologist/ornithologist (in conjunction with California Department of Fish and Game) will determine the extent of a construction-free buffer zone to be established or other method to ensure that raptors and ground nesting birds are not negatively impacted.

### V. CULTURAL RESOURCES
1. If cultural resources are discovered during the Project construction (inadvertent discoveries), all Require as a condition of project approval Planning Division All of these mitigations to be noted on the

*Mitigation Monitoring and Reporting Program* 6

*Gardens Subdivision*
### MITIGATION MONITORING AND REPORTING PROGRAM

#### Gardens Subdivision

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- Work in the area of the find shall cease, and a qualified archaeologist and representatives of the culturally affiliated tribe shall be retained by the Project sponsor to investigate the find, and make recommendations as to treatment and mitigation of any impacts to those resources.

2. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.

3. The Public Improvement Plans and Building Plans shall contain the following note: "In the event that any remains of prehistoric or historic human activities are encountered during project-related activities, work in the immediate vicinity of the finds shall halt and the contractor shall immediately notify the project superintendent and the City of Santa Rosa liaison. Work shall not resume until a qualified archaeologist or historic archaeologist, as appropriate, approved by the City of Santa Rosa, has evaluated the situation and made recommendations for treatment of the resource, which Improvement Plan, grading plan, and construction drawings
**MITIGATION MONITORING AND REPORTING PROGRAM**

**Gardens Subdivision**

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Recommendations are carried out. If human burials are encountered, the contractor must also contact the County Coroner."

**VII. HAZARDS & HAZARDOUS MATERIALS**

Prior to issuance of a grading permit or approval of the Improvement Plan, the applicant shall complete a Phase II Soil Study, the results of which shall be provided to the Planning Division of the Department of Community Development. The applicant shall implement the recommendations of the study.

**XI. NOISE**

Incorporate the measures identified by the project noise consultant into the project design and construct sound attenuation walls in all specified locations.

**XV. TRANSPORTATION & TRAFFIC**

The project shall provide a fair share contribution to the cost of installation of a left-turn lane on Stony Point Road between Glenbrook Avenue and West Third Street, to the satisfaction of the Director of Public Works.
ENVIRONMENTAL CHECKLIST

1. Project Title: Gardens Subdivision

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: Erin Morris, Senior Planner
   Phone number: (707) 543-3273
   Email: emorris@srcity.org

4. Project Location: The site is located in the City of Santa Rosa, Sonoma County, California at 713 West Third Street, Assessor’s Parcel Nos. 125-021-013, 125-021-007. (Refer to Exhibit A, “Vicinity Map”).

5. Project Sponsor's Name & Address: Cobblestone Homes Inc.
   1400 North Dutton Avenue #24
   Santa Rosa, CA. 95401

6. General Plan Designation: Medium Low Density Residential (8.0 to 13.0 units per acre)

7. Zoning: R-1-6 Single Family Residential

8. Description of Project:

   The proposed project would construct 82 residential units including 78 single family detached residences and four single family attached residences. Residences would vary in size from approximately 1,400 square feet to approximately 1,900 square feet, would be two-stories, and would not exceed 30 feet in height. Each lot would include a private or semi-private yard for each home.

   Three existing public streets would be extended through the site (Rusch Court, Heather Drive, and Cavendish Avenue) and several new public streets and a public alley would be constructed within the subdivision. A new street along the eastern property line would be partially completed and a fence installed along the easterly side to separate the subdivision from the adjacent agricultural site.

   The project includes an approximately one-half (1/2) acre site along the northern project boundary adjacent to the creek that would be used for public open space and as a trailhead. The project would construct a trail from the open space site to connect with the existing maintenance road on the south side of Santa Rosa Creek. The project is conditioned to obtain an easement from the Sonoma County Water Agency as approximately half of the length of the new trail is on Agency property. The trail involves construction of two retaining walls and other grading activities between the paved maintenance road and the project site. In addition to these improvements near the creek, the project would construct one new outfall to Santa Rosa Creek. The project is also conditioned to complete riparian restoration consisting of removal of invasive and non-native plant and tree species from the adjacent top of bank areas and replanting with native trees and plants, in coordination with the Sonoma County Water Agency.
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9. Surrounding Land Uses and Setting:
West: Single Family detached residential
North: Santa Rosa Creek with single family detached residential across Santa Rosa Creek
East: Agricultural uses (Imwalle Gardens)
South: Single family detached residential across West Third Street, and partially elevated Highway 12

10. Other Public Agencies Whose Approval Is Potentially Required:
Sonoma County Water Agency, California Department of Fish and Game, US Army Corps of Engineers
CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

MAR 2 2007

DEPARTMENT OF
PACIFIC AVENUE DEVELOPMENT

DATE
NOV 2005

DRAWN BY
REP

JOB NO.
2092.1

VICINITY MAP
NOT TO SCALE

GARDENS
SUBDIVISION

CARLENZOLI
AND
ASSOCIATES
Civil Engineers - Land Surveyors - Planners
325 TESCONI CIRCLE, SANTA ROSA, CA 95401
(707) 542-6465
FAX (707) 542-1645
COPYRIGHT © 2007 CARLENZOLI
Location Map
SUBDIVISION
GARDENS
TENTATIVE MAP

LOT 1
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.

- [x] Aesthetics
- [x] Biological Resources
- [x] Hazards & Hazardous Materials
- [ ] Mineral Resources
- [x] Public Services
- [x] Utilities / Service Systems
- [x] Agriculture Resources
- [x] Cultural Resources
- [x] Hydrology / Water Quality
- [x] Noise
- [x] Recreation
- [x] Air Quality
- [ ] Geology / Soils
- [ ] Land Use / Planning
- [ ] Population / Housing
- [x] Transportation / Traffic
- [ ] 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.

- [x] 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.

Erin Morris
Senior Planner

Signature

October 17, 2008

Date
I. AESTHETICS

Would the project:

a. Have a substantial adverse effect on a scenic vista?
   □ □ □ □

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
   □ □ □ □

c. Substantially degrade the existing visual character or quality of the site and its surroundings?
   □ □ √ □

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
   □ □ □ □

Discussion:
The site is not located on or near a scenic road or vista per local or state standards. The site is adjacent to Santa Rosa Creek; site lighting has been designed to be directed away from the creek corridor, as discussed in the Biological Resources section. The City of Santa Rosa Zoning Code (Code) Section 20-30.080 requires that all outdoor lighting fixtures be limited to a maximum height of 14 feet, or the height of the nearest building, whichever is less. In addition, the Code also requires that lighting fixtures be shielded or recessed to reduce light bleed to adjoining properties, and that each light fixture be directed downward and away from adjoining properties and public rights-of-way, so that no on-site light fixture directly illuminates an area off the site. With these requirements in place, the proposed project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. A standard condition of approval regarding exterior lighting requirements will be placed on the project, therefore, reducing the potential impacts to less than significant.

Mitigation Measures: None required.

(Sources: General Plan, Zoning Code, and Project Development Plan – Photometric Study)

II. AGRICULTURE

Would the project:

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?
   □ □ □ □

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
   □ □ □ □

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?

**Discussion:**
The site was previously used for agricultural purposes and is considered Prime Farmland per the California Resources Agency. However, the site is designated for Medium Low Density Residential uses on the Santa Rosa 2020 General Plan Land Use Diagram, is within the boundaries of the Downtown Station Area Specific Plan, and is zoned R-1-6 Single Family Residential. The proposed residential project is consistent with both the General Plan and zoning district relative to the proposed residential land use. A more detailed discussion of Land Use is included in the Land Use/Planning section below.

The adjacent site to the east (Imwalle Gardens) is also considered Prime Farmland and is presently utilized for various non-residential land uses including agricultural activities (farming), a vegetable market, and plant/nursery sales. While the Imwalle Gardens site is designated for Medium Density Residential (8.0 to 18.0 units per acre) per the General Plan and Specific Plan, and zoned for multi-family residential uses, the City’s General Plan policies recognize that existing land uses can remain until such time as future development is proposed. Implementation of a residential use on the project site may result in minor land use compatibility issues with the agricultural operations until such time as the Imwalle Gardens site redevelops to residential uses, but would not result in a significant environmental impact. The project is designed to separate new residential development from the agricultural site by means of a new public street paralleling the eastern property line, and includes installation of a curb east of the new public street at the eastern edge of the site and fencing to separate the new public street and residential subdivision from the agricultural activities.

**Mitigation Measures:** None required.

(Sources: General Plan, Downtown Station Area Specific Plan, California Department of Conservation, Project Development Plan)

### III. AIR QUALITY

Would the project:

| a. Conflict with or obstruct implementation of the applicable air quality plan? |
| ________________________________ | ☑  | ☑ | ☑ | ☑ |

| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? |
| __________________________________________ | ☑  | ☑ | ☑ | ☑ |

| 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)? |
| __________________________________________ | ☑  | ☑ | ☑ | ☑ |

| d. Expose sensitive receptors to substantial pollutant concentrations? |
| ________________________________ | ☑  | ☑ | ☑ | ☑ |
e. Create objectionable odors affecting a substantial number of people?

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Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporation | Less-Than-Significant Impact | No Impact

☐ | ☐ | ☒ | ☐
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Discussion:

The City of Santa Rosa participates with the Bay Area Air Quality Management District (BAAQMD) to address air quality issues. 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, 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 area has generally been good.

Vehicle Trips

The project is expected to generate 785 daily vehicle trips per day, including 62 trips during the a.m. peak hour and 83 trips during the p.m. peak hour. Based on the Bay Area Air Quality Management District’s thresholds of significance, projects that generate fewer than 2,000 vehicle trips per day are not considered major air pollutant contributors and do not require a technical air quality study.

The project has been designed to provide pedestrian access to the existing trail that parallels Santa Rosa Creek along the project’s northern boundary, and will provide a sidewalk and bike lane along West Third Street connecting the project site with existing pedestrian facilities to the east. These improvements are expected to provide opportunities for future residents to access nearby shopping and services without generating vehicle trips. In conclusion, the project is expected to have a less-than-significant impact relative to air quality impacts related to vehicle usage.

Global Climate Change

Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth’s surface, attributed to accumulation of Greenhouse Gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through the combustion of fossil fuels (i.e., fuels containing carbon) in conjunction with other human activities, appears to be closely associated with global warming. State law defines GHG to include the following: carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride (Health and Safety Code, section 38505(g.)) The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide.
Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, recognizes that California is the source of substantial amounts of GHG emissions. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snow pack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems. In order to avert these consequences, AB 32 establishes a state goal of reducing GHG emissions to 1990 levels by the year 2020 (a reduction of approximately 25 percent from forecast emission levels) with further reductions to follow.

Per SB 97, enacted in 2007, lead agencies are required to make a good-faith effort, based on available information, to calculate, model, or estimate the amount of CO2 and other GHG emissions from a project, including the emissions associated with vehicular traffic, energy consumption, water usage and construction activities. The State of California is currently in the process of developing draft CEQA Guidelines “for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions” by July 1, 2009 and directs the Resources Agency to certify and adopt the CEQA Guidelines by January 1, 2010.

The proposed project would generate up to four (4) tons per day of carbon dioxide primarily in the form of vehicle exhaust. Even though it is speculative at this time to determine the significance of this project’s contribution to global GHG emissions, it is significant that several aspects of the proposed project, identified below, would result in less GHG emissions than if the project were developed elsewhere. In the future, when it becomes reasonable based upon scientific and regulatory guidance to determine the significance of a land use project’s GHG emissions, these aspects of the project likely would support a finding that the impacts of this project on climate change are not significant or cumulatively considerable. The following aspects of the project would lessen the GHG emissions:

- The proposed new development is within the City’s Urban Growth Boundary and is in compliance with the General Plan for the site;
- The project site is located in an area served by public transit;
- The project site is close to employment centers and other existing services;
- The proposed project would incorporate design elements and other measures to reduce GHG emissions, as required by the City’s Green Building Ordinance;
- The landscape plan will include drought-resistant landscaping as required by the City’s Water Efficient Landscaping Policy;
- The proposed project will install pedestrian and bicycle circulation improvements along West Third Street and Santa Rosa Creek including a trail connection to the existing trail along the creek, constructing a new bicycle lane along Third Street, and constructing a sidewalk along the project frontage and the adjacent properties to the east; and
- The project provides new public streets to provide increased street connectivity, particularly for pedestrians and bicyclists seeking access to the trail along Santa Rosa Creek from West Third Street.

As discussed above, the project has been designed to minimize effects on global climate change.

**Construction Impacts**

The project would generate temporary air pollutant emissions during construction activities. The short-term air quality impacts during construction would be associated primarily with an increase in suspended particulates (dust). Construction activities, including site clearing and soil disturbance, could generate dust emissions and locally elevated levels of particulates (i.e., PM10) downwind of construction activities. This increase in dust could result in potentially significant short-term impacts on nearby residential uses. The BAAQMD provides feasible
control measures for construction emissions of PM10. The potentially significant air quality impacts would be reduced to a less-than-significant level with the mitigation presented below.

This project would use typical construction equipment such as trucks and bulldozers. This type of equipment can generate temporary emissions of ozone precursors (i.e., nitrogen oxides and volatile organic compounds). These emissions are accommodated in the emission inventory of the state and federally required air plans and would not have a significant impact on the attainment and maintenance of ozone standards. In addition, toxic air contaminants (TACs), such as diesel exhaust, are emitted from various construction vehicles and equipment. The project would require limited construction activities and would not emit substantial TACs.

**Mitigation Measures:** Implement Bay Area Air Quality Management District construction management standards during all on- and off-site construction activities.

- Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas.
- Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality.
- Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.

(Sources: Project Traffic Report; Bay Area Air Quality Management Standards; State Office of Planning Research Technical Advisory; URBEMIS GHG Emissions Calculator)

**IV. BIOLOGICAL RESOURCES**

Would the project:

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?

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?

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?

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?

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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?

Discussion:

For the purposes of this project, a biological resources impact is considered significant if the project will:

• 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;

• have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations;

• have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act;

• interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors;

• conflict with local ordinances protecting biological resources, such as a tree preservation ordinance;

• conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan

To determine potential impacts to biological resources, the project site was the subject of three studies and an arborist’s report as discussed below.

California Tiger Salamander

A California Tiger Salamander (CTS) Assessment was completed on July 21, 2005 by LSA Associates. The study concluded that the property does not support CTS and its isolation by urban development precludes CTS movement onto the site from any known areas of occurrence. The U.S. Fish and Wildlife Service concurred with this conclusion and also concluded that no further action under Section 7 of the Endangered Species Act is required for CTS. Therefore, development of the site will not result in any impacts to endangered species.

Wetlands

A wetlands delineation was completed on September 23, 2005 by LSA Associates. The study concluded that the site contains no wetlands or other potential waters of the United States, as there were no drainage channels present on the site and no depressions or basins observed that may be prone to wetland conditions. The vegetation
present is predominantly a ruderal (weedy) mix of upland plant species including mustard, field bind weed, wild radish, prickly lettuce, wild oats, common mallow, pig weed, calendula, and fillaree. Four sample points were established and none of the soil at the sample points or observed elsewhere on the site exhibited any hydric soil characteristics. No locations on the site exhibited any evidence of wetland hydrology. No other evidence of potential waters of the United States was observed on the site. The California Department of Fish and Game concurred with this assessment.

Based on the above information, development of the site will not result in any impacts to federally protected wetlands.

**Rare Plants**

Plant surveys were conducted in the spring and early summer of 2006 by LSA Associates and no special status species were observed.

**Trees**

All of the trees that would be potentially impacted by the development project are located north of the project site on the Sonoma County Water Agency property. The nineteen (19) trees include seven Valley Oaks ranging in diameter from seven to 13 inches, one 8-inch diameter Coast Live Oak, eight Eucalyptus trees, and one each of Pine, Plum, and Black Walnut.

An arborist evaluated the size, health, and condition of the trees and potential project impacts. The arborist recommended removal of two Eucalyptus trees, both of which were noted to be structurally unstable, and pruning of other Eucalyptus to minimize potential impacts on the proposed roadway near the trees. Installation of the trail connection would require removal of one seven inch Valley Oak tree (Tree #564) and could impact four other trees (two Eucalyptus, one Coast Live Oak, and one Plum). Eucalyptus trees are not native trees but would require tree replacement consistent with Title 17-24.050(C) of the Municipal Code, as would the removal of the Valley Oak. The project proposes to install a mixture of Coast Live Oak and Valley Oak trees within the open space parcel. Mitigation has been included to require compliance with the Municipal Code relative to tree replacement requirements.

Trees that are not planned for removal could be impacted during project construction. Mitigation has been included to require that trees proposed for preservation are protected during construction.

**Birds**

The trees located along Santa Rosa Creek may be home to raptors or other nesting birds. The site may be home to ground nesting bird species. Removal of these trees, work within the vicinity of the trees, and/or site disturbance could result in disturbance to nesting raptors or other ground nesting birds. Therefore, the project will be required to conduct a biological survey of the riparian corridor and the site prior to construction activities to determine if raptors or ground nesting birds are present and could be impacted by project construction. During the survey, the biologist/ornithologist will inspect all trees and the project site for nests. The results of the survey will be provided to the Planning Division of the Department of Community Development prior to the commencement of any on or off-site work within the project vicinity. If nests are present, the biologist/ornithologist (in conjunction with California Department of Fish and Game) will determine the extent of a construction-free buffer zone to be established or other method to ensure that raptors and ground nesting birds are not negatively impacted.
Work Near/Within Creek Channel

The project proposes work within the creek channel consisting of one new outfall, construction of the creek trail connection, and removal/replanting of select trees. The project will also construct a new road and improvements to the proposed public open space area in proximity to the channel. The project has been designed to achieve several elements of low impact design, including the use of permeable concrete for pathways in the vicinity of the creek and preserving as many native trees as possible. Project permits may include Section 401 Water Quality Certification from the Regional Water Quality Control Board and potentially a Streambed Alteration Agreement from California Department of Fish and Game. A Section 404 permit from the US Army Corps of Engineers would be needed if any part of the project (including outfalls to the creek) extends below the ordinary high water mark. A Revocable License from the Sonoma County Water Agency will likely be needed for the work in Agency right of way.

Mitigation has been included to require that the applicant obtain all required Agency permits prior to commencement of construction activities, and to require that no construction materials, stockpiles, or construction equipment shall be stored within 50 feet of top of bank of Santa Rosa Creek. Orange fencing shall delineate this boundary.

Lighting

The park and street lighting, if not designed correctly, could cast light into the riparian corridor and cause an adverse impact on riparian plant and animal species. A photometric study was prepared which concluded that the proposed lighting along the public right of way along Ashlin and Heather Drives would not result in light spillage into the riparian corridor.

Mitigation Measures:

• **Tree Replacement:** Protected trees to be removed must be replaced in accordance with Title 17-24.050(C) of the Municipal Code. Prior to Planning Division approval of the Improvement Plan or issuance of a Grading Permit, the developer shall provide a Tree Mitigation Plan Exhibit to the Planning Division with the following information in the form of a site plan plus table: 1) Number, size, and type of trees to be removed; 2) Total mitigation required; 3) Number, size, type, and location of trees to be planted on site; 4) Number, size, and type of trees to be planted off-site or provided in the form of an in-lieu donation; 5) Location and type of trees to be preserved during construction; 6) Tree Protection zones called out around trees proposed for preservation.

• **Tree Preservation:** All trees called out as to be preserved on the Tentative Map shall be protected during construction in accordance with Title 17-24.050(D) (1 through 6) of the Municipal Code and with the recommendations of the project’s Arborist Report prepared by John Meserve and dated January 17, 2008 last revised April 24, 2008. Tree protection zones and measures shall be called out on every sheet of the Improvement Plan involving work in the vicinity of any preserved tree.

• **Agency Permitting:** Obtain required agency permitting for work within the channel.

• **Storage of Materials:** No construction materials, stockpiles, or construction equipment shall be stored within 50 feet of top of bank of Santa Rosa Creek. Orange fencing shall delineate this boundary prior to the commencement of construction activities and shall be maintained until all construction is complete.
**Lighting:** Design and install park/street lighting in conformance with the project’s photometric study to ensure that the project will not cast light into the riparian corridor adjoining the project.

**Focused Biological Survey:** Conduct a biological survey of the site and the riparian corridor adjacent to the site prior to any construction activities to determine if raptors or ground nesting birds are present and could be impacted by project construction. During the survey, the biologist/ornithologist shall inspect all trees and the project site for nests. The results of the survey will be provided to the Planning Division of the Department of Community Development prior to the commencement of any on or off-site work within the project vicinity. If nests are present, the biologist/ornithologist (in conjunction with California Department of Fish and Game) will determine the extent of a construction-free buffer zone to be established or other method to ensure that raptors and ground nesting birds are not negatively impacted.

(Sources: City Code Title 17, Zoning Code, General Plan, Citywide Creek Master Plan, LSA Reports, E-mail from USFWS, Project Arborist’s Report)

**V. CULTURAL RESOURCES**

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?  □  □  □  □

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?  □  □  □  □

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  □  □  □  □

d. Disturb any human remains, including those interred outside of formal cemeteries?  □  □  □  □

**Discussion:**

A cultural study for the site was prepared by Origer Associates in 2006. No archaeological resources were found on the property. The NAHC and the Federated Indians of Graton Rancheria were contacted regarding the project; no response was received. While no significant impacts are anticipated to historical/cultural or archaeological resources, a standard condition of project approval will require that 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. These requirements are listed below for informational purposes:

**Mitigation Measures:**

- If cultural resources are discovered during the Project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the culturally affiliated tribe shall be retained by the Project sponsor to investigate the find, and make recommendations as to treatment and mitigation of any impacts to those resources.
If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendant.

The Public Improvement Plans and Building Plans shall contain the following note: “In the event that any remains of prehistoric or historic human activities are encountered during project-related activities, work in the immediate vicinity of the finds shall halt and the contractor shall immediately notify the project superintendent and the City of Santa Rosa liaison. Work shall not resume until a qualified archaeologist or historic archaeologist, as appropriate, approved by the City of Santa Rosa, has evaluated the situation and made recommendations for treatment of the resource, which recommendations are carried out. If human burials are encountered, the contractor must also contact the County Coroner.”

(Sources: Northwest Information Center correspondence, Origer Report)

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 Geology Special Publication 42.

   ☑ ☑ ☒ ☐

ii) Strong seismic ground shaking?

   ☑ ☑ ☒ ☐

iii) Seismic related ground failure, including liquefaction?

   ☑ ☑ ☒ ☐

iv) Landslides?

   ☑ ☑ ☒ ☐

f. Result in substantial soil erosion or the loss of topsoil?

   ☑ ☑ ☒ ☐

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?

   ☑ ☑ ☒ ☐

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?

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?

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.

The project site is not located within any Alquist Priolo Special Study Zone as depicted in the General Plan 2010 (Figure 12-2). Since the project site is generally flat, only minimal grading activities will occur and there will be no impact related to landslides. Application of City and UBC construction standards will address any potential impacts related to possible area seismic activity and presence of expansive soils. The project site is currently served with public utilities including City sewer, and therefore will not include use of a septic system.

Mitigation Measures: None required.

(Sources: Project Geotechnical Report plus Update, UBC Seismic Safety Zones depicted on GIS Maps and General Plan Alquist Priolo Maps)

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?

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?

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

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?

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?

- ☐
- ☐
- ☐
- ☒


g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- ☐
- ☐
- ☐
- ☒

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 residences are intermixed with wildlands?

- ☐
- ☐
- ☐
- ☒

Discussion:

Residential developments do not typically include use or storage of hazardous materials. The proposed construction and use of 82 residential units is not expected to result in significant use or storage of hazardous materials. The project site is not listed on any sites maintained by the State of California (Regional Water Control Board, Department of Toxic Substances Control, and Integrated Waste Management Board). However, the site is less than 1/4 mile from the McMinn Superfund site which has caused significant contamination of groundwater affecting private wells. As a standard requirement for new development, the project will connect with City water and sewer which will eliminate potential issues with contaminated water.

The project site is located within 1/2 mile of one elementary school, Lincoln Elementary; however, the project is not expected to result in the emission of hazardous materials that could impact the school. The project site is not located within two miles of the Sonoma County Airport or any private airstrip. Emergency access to the site is provided by the existing and proposed network of public streets. The project site is not located in an area containing any wildland vegetation, and is therefore not subject to wildland fire hazard.

The previous agricultural uses of the site may have resulted in some level of soil contamination. Mitigation has been included to require completion and implementation of a Phase II soil study.

Mitigation Measures: Prior to issuance of a grading permit or approval of the Improvement Plan, the applicant shall complete a Phase II Soil Study, the results of which shall be provided to the Planning Division of the Department of Community Development. The applicant shall implement the recommendations of the study.

(Sources: Project Phase 1 Report, GIS Schools Layer)

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

a. Violate any water quality standards or waste

- ☐
- ☐
- ☒
- ☐
<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less-Than-Significant With Mitigation Incorporation</th>
<th>Less-Than-Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>b.</td>
<td>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</td>
<td>☐</td>
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<td>c.</td>
<td>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?</td>
<td>☐</td>
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<td>d.</td>
<td>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 amount of surface runoff in a manner which would result in flooding on- or off-site?</td>
<td>☐</td>
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<td>e.</td>
<td>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?</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>f.</td>
<td>Otherwise substantially degrade water quality?</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>g.</td>
<td>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?</td>
<td>☐</td>
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<td>h.</td>
<td>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
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<td>i.</td>
<td>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?</td>
<td>☐</td>
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<tr>
<td>j.</td>
<td>Inundation by seiche, tsunami, or mudflow?</td>
<td>☐</td>
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</tbody>
</table>

**Discussion:**

The project will be served by City water and wastewater services and on-site drainage is designed to meet City standards. As discussed in the Biological Resources section, the project is designed to provide one new outfall to Santa Rosa Creek; mitigation is included to ensure that the applicant obtains all required Agency permitting.

The project is not expected to result in a violation of waste quality or waste discharge standards. The project will include standard conditions to connect 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). These storm drainage system improvements will primarily be on-site, and would not substantially alter site or area drainage patterns. The project site is not located within a 100-year floodplain. The project therefore would not present a flooding danger to project residents. No water wells would be utilized as part of the project as the residential development would be required to connect to City water services.

**Mitigation Measures:** None required.

(Sources: FEMA maps; Project Development Plans)

**IX. LAND USE AND PLANNING**

Would the project:

a. Physically divide an established community? □ □ □ □ ☒

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? □ □ □ □ ☒

c. Conflict with any applicable habitat conservation plan or natural community conservation plan? □ □ □ □ ☒

**Discussion:**

The project site is located along a public street, West Third Street, that does not divide the established neighborhood. The extension of Heather Drive and Cavendish Avenue have been long planned to connect the new subdivision to the adjacent residential neighborhood to the west. The project would not result in a conflict with any habitat conservation or natural community conservation plans.

The project site is designated Medium Low Density Residential (8.0 to 13.0 units per acre) on the General Plan land use diagram and is within the boundary of the Downtown Station Area Specific Plan. The Downtown Station Area Specific Plan is a long range land use plan that focuses on creating a transit supportive environment in and around the planned commuter rail station site in downtown Santa Rosa. The plan promotes a mixture of residential, retail, office and open space land uses in a pedestrian-friendly urban environment. The project site is within the Imwalle Gardens subarea, which is comprised of three parcels. There is a Neighborhood Park symbol near the subject site designating a future park of approximately 1.5 acres; this symbol was added as part of the Specific Plan process to serve existing and future residents of the City.

In order for the Planning Commission to approve the proposed project, the project must be found consistent with the General Plan and the Specific Plan, and with the Citywide Creek Master Plan. The following policies must be considered in reviewing the development plan for General Plan conformance:
General Plan Goals

Goal LUL-E: Promote livable neighborhoods. Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance of most residents.

Goal LUL-F: Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.

Goal T-I: Support implementation of rail service along the Northwestern Pacific Railroad.

Goal T-J: Provide attractive and safe streets for pedestrians and bicyclists.

Goal T-K: Develop a safe, convenient, and continuous network of pedestrian sidewalks and pathways that link neighborhoods with schools, parks, shopping areas, and employment centers.

Goal T-L: Develop a citywide system of designated bikeways that serves both experienced and casual bicyclists, and which maximizes bicycle use for commuting, recreation, and local transportation.

Specific Plan Goals & Policies

Policy SP-LU-5.1: New development shall be designed to reinforce and enhance the distinctive and unique qualities of the Sub-Area it is located within.

Policy SP-LU-5.6: Require development of a parallel frontage street along the Santa Rosa Creek corridor in the Imwalle Gardens Sub-Area to maximize visual and physical connections with the creek.

Policy SP-LU-6.7: Explore the feasibility of preserving the historic agricultural connection on the Imwalle property with the Sonoma County Agricultural Preservation and Open Space District.

Policy SP-UPS-6.3: Develop a linear park adjacent to Santa Rosa Creek in the Imwalle Sub-Area.

Specific Plan Land Use Regulations

- No continuous walls or high fences shall be constructed along West Third Street adjacent to residential development. Entries to residential development should be visible from West Third Street.
- At least one public street in the residential development shall connect from West Third Street to Santa Rosa Creek.
- A linear park approximately one and one-half acres in size shall be built along Santa Rosa Creek within the Sub-Area. Entries to residences shall face onto this park, or shall face onto a public street bordering the park. The park should be integrated with the creek.
- New development should have windows and entries oriented towards the creek.
- Revise the location of the planned pedestrian bridge shown near the west end of the Imwalle Gardens Sub-Area in the Citywide Creek Master Plan to align with the planned north-south street extending north from West Third Street.

Citywide Creek Master Plan

EC-1-1 Where discretionary approval for new development is sought adjacent to a creek, that development shall, to the extent possible, be consistent with and support the Master Plan. The overall intent of this policy is to incorporate the creek into the project design.
The design of new development adjacent to the creek shall, to the extent possible, allow for future public improvements consistent with the Master Plan.

Provide an open space network that is linked by pedestrian and bicycle paths, and that preserves and enhances Santa Rosa's significant visual and natural resources.

Provide access to the creek trail system for people and authorized vehicles, and from neighborhoods.

Develop trailside parks along creeks. Trailside parks serve as rest areas for trail users and quiet “walk in” parks for local residents.

Creek Setback

The project is subject to Section 20-30.040 Creekside Development, specifically to the section which addresses development adjacent to a “channelized waterway” owned by the Sonoma County Water Agency. No minimum setback is required by this section; structures may be closer to the top of bank than a distance of 2.5 times the depth plus 50 feet, provided that the encroachment into the setback area will not obstruct or impair the channel’s hydraulic functions, impede Water Agency access or maintenance of the channel, or impair the stability of the slope, bank, or maintenance of the channel, or impair the stability of the slope, bank, or creekbed fountain. The project proposes a 50 foot setback as depicted on Sheet 2 of 3 of the Tentative Map.

Mitigation Measures: None required.

(Sources: General Plan, Downtown Station Area Specific Plan, Citywide Creek Master Plan, Zoning Code)

**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? □ □ □ □ ☒

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? □ □ □ □ ☒

Discussion:

The project site does not contain any locally- or regionally-significant mineral resources; therefore, there will be no impact to these resources.

Mitigation Measures: None required.

(Sources: General Plan)
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? ☐ ☒ ☐ ☐ ☐

b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? ☐ ☐ ☒ ☒ ☐

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐ ☐

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☒ ☐ ☐ ☐

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? ☐ ☐ ☐ ☒ ☒

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? ☐ ☐ ☐ ☐ ☒

Discussion:

The Noise Element of Santa Rosa’s 2020 General Plan identifies noise and land use compatibility standards for various land uses based on Day/Night Noise Levels (DNL), which is a weighted average that measures the cumulative noise exposure in a community with a 10 decibel (dBA) penalty added to nocturnal (10:00 p.m. to 7:00 a.m.) noise levels. For low density residential uses such as single family homes and duplexes, up to 60 dBA DNL is considered acceptable, and up to 70 dBA DNL is considered conditionally acceptable subject to provision of a noise analysis to identify noise attenuation measures.

A noise analysis was prepared by a noise professional consultant for the project site. The site’s existing noise levels are predominantly generated from vehicular traffic along West Third Street and Highway 12 to the south. The report indicates that the site’s noise level is 67 dBA DNL as measured 75 feet from the centerline of West Third Street. Based on the project’s traffic report, future increased traffic in the vicinity of the project site will increase the site’s noise level to 68 dBA DNL.

The proposed site design, which provides a row of nine single family detached units facing Third Street west of Rusch Court and two single family attached and two single family detached units east of Rusch Court, would result in a noise exposure of 68 to 70 dBA DNL for these residences. In order to attenuate indoor noise levels to meet Building Code requirement of 45 dBA DNL, the project must incorporate forced air ventilation in the
affected units and may need to incorporate sound rated windows and/or doors. The project is required to comply with the Building Code and therefore mitigation is not required for indoor noise levels as the measures will be incorporated into the final design prior to building permit issuance.

The private yards behind most of the proposed residences are shielded such that the outdoor noise levels would be less than 60 dBA DNL and therefore acceptable without mitigation. However, the yard for one of the attached single-family units (Lot 72) is oriented toward West Third Street and would be subject to noise levels in the 68 to 70 dBA DNL range. The noise report concludes that it would not be reasonable or feasible to construct a wall high enough to attenuate the noise to 60 dBA DNL, and recommends that a solid six foot fence be installed to reduce noise levels to the range of 62 to 64 dBA DNL. Solid fencing is recommended around six other yards (66, 67, 70, 73, 74, and 80) to ensure acceptable outdoor noise levels.

**Mitigation Measures:** Incorporate the measures identified by the project noise consultant into the project design and construct sound attenuation walls in all specified locations.

(Sources: Project Noise Report plus Update, General Plan, Building Code)

### 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)? ❌ ☐ ☐ ☐

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ❌

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ❌

**Discussion:**

The project would not induce unplanned levels of residential growth. The site was duly considered for the proposed levels of residential development (density) as part of the update to the City’s General Plan.

The site is undeveloped and therefore no housing units or people will be displaced by the project. The proposed project conforms to the Medium Low Density Residential (8.0 to 13.0 units per acre) General Plan designation by providing residential density at 8.0 units per acre.

**Mitigation Measures:** None required.

(Sources: General Plan)
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?  ☐  ☐  ☒  ☐
b. Police protection?  ☐  ☐  ☒  ☐
c. Schools?  ☐  ☐  ☒  ☐
d. Parks?  ☐  ☐  ☒  ☐
e. Other public facilities?  ☐  ☐  ☒  ☐

Discussion:

The project involves construction of 82 new residences in an urbanized area of the City. The project conforms to the General Plan by providing a residential density of 8 units per acre. The applicant will pay applicable school, parks, and other fees as a standard condition of project approval.

Mitigation Measures: None required.

(Sources: General Plan)

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 accelerated?  ☐  ☐  ☒  ☐

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

Discussion:

The project provides private and semi-private yards for each of the 82 residential units, in conformance with City requirements. As part of the City’s standard conditions of approval, the project would be required to pay impact
fees to the City’s Recreation and Parks system to address increased demand on park facilities resulting from the creation of new residences. Fee payments are required at time of building permit issuance.

There are no parks within one-quarter mile of the project site. There are four parks within one-half mile of the perimeter of the project site, including Jacobs Park (approximately seven acres), Westgate Park (2.29 acres), DeMeo Park (0.86 acres), and the entry to the Prince Memorial Greenway. Of the four, Westgate Park is the closest and does not require pedestrians or cyclists to cross any major streets or Santa Rosa Creek. Westgate Park is developed for passive recreation.

The project proposes a small public open space and trail connection to the existing trail paralleling Santa Rosa Creek. The open space will provide a passive recreational opportunity for residents of the subdivision, residents of nearby neighborhoods, and for users of the existing trail along Santa Rosa Creek. The trail connection improves public access to Santa Rosa Creek and to destinations west and east of the site.

Based on the above discussion, the City concludes that there will not be a significant impact on recreation resulting from the project.

Mitigation Measures: None required.

(Sources: General Plan, Project Photometric Study)

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)?

e. Result in inadequate emergency access?

f. Result in inadequate parking capacity?

g. Conflict with adopted policies, plans, or programs

Environmental Checklist Form 32  Gardens Subdivision
supporting alternative transportation (e.g., bus
turnouts, bicycle racks)?

Discussion:

The project would enhance the existing public street network throughout the site through construction of extended and new public streets, a new trail connection to Santa Rosa Creek, new bike lanes along West Third Street, and a new pedestrian sidewalk connection from the site to the terminus of the public sidewalk on West Third Street west of Dutton Avenue.

Per the Traffic Report provided for the project, the project is expected to generate 785 daily vehicle trips per day, including 62 trips during the a.m. peak hour and 83 trips during the p.m. peak hour. The report and City staff evaluated the need for a new traffic signal at Rusch Court and West Third Street and concluded that the signal is not warranted based on current and projected traffic levels. The analysis concluded that a left turn lane is warranted on Stony Point at Glenbrook and that the project should contribute toward this improvement. The precise cost of the improvement is not known and may change depending on the timing of when the improvement goes forward and how it is designed. Therefore, mitigation is included to require that the developer provide a fair share financial contribution toward the cost of the project.

Mitigation Measures: The project shall provide a fair share contribution to the cost of installation of a left-turn lane on Stony Point Road between Glenbrook Avenue and West Third Street, to the satisfaction of the Director of Public Works.

(Sources: Project Traffic Report, Department of Public Works Memoranda)

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the 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?

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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?

f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? □ □ □ □

g. Comply with federal, state, and local statutes and regulations related to solid waste? □ □ □ □

Discussion:
The project will be served by City water and sewer services; adequate water supplies and wastewater treatment plant capacity are available for the project. Standard City conditions require compliance with the Storm Water Mitigation Plan Guidelines, and implementation of best management practices. Adequate landfill capacity exists at County facilities to support the project.

Mitigation Measures: None required.
(Sources: General Plan)

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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? □ □ □ □ □

Discussion:
The project could impact Santa Rosa Creek if construction activities are not handled appropriately within and in the vicinity of the riparian corridor. However, the project will be required to obtain Agency permits that will require compliance with various measures and regulations that will ensure that such activities do not result in a significant impact on the waterway. (See Biological Resources section above). There are no rare or endangered plants or animals on the project site per the biological surveys that were conducted and the site does not contain any known historic or prehistoric resources.

Mitigation Measures: Included in Biological Resources section
(Sources: Correspondence)

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)?

Discussion:

The project proposes residential land uses in conformance with the City’s General Plan and Zoning Code and as such is not expected to cause a significant cumulative impact.

Mitigation Measures: None required.

(Sources: General Plan, Zoning Code)

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

☐ ☐ ☒ ☐

Discussion:

The project will be required to conduct and implement the recommendations of a Phase II Soils Report to further examine potential soil contamination resulting from former agricultural uses on the site. (See Hazards Section above).

Mitigation Measures: Included in Hazards section

(Sources: Project Phase I Report)
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. Many of the reports are available on the City of Santa Rosa's web site: http://ci.santa-rosa.ca.us/departments/communitydev/development/Pages/ReportsandEIR's.aspx. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

2) Traffic report and associated Addenda prepared by W-Trans (various dates)
3) Noise impact analysis dated February 5, 2008 and addendum dated April 24, 2008 by Illingworth and Rodkin
4) Biological reports (wetland delineation, rare plant survey, CTS survey) prepared by LSA Associates (various dates)
6) Cultural resources survey dated September 5, 2006, prepared by Origer & Associates
7) Phase I environmental assessment/hazards analysis dated June 10, 2005, prepared by Harris and Lee
8) Development Plan – Photometric Study

PROJECT SPONSOR'S INCORPORATION OF MITIGATION MEASURES

As the project sponsor or the authorized agent of the project sponsor, I, ____________________________, undersigned, have reviewed the Initial Study for the ____________________________ and have particularly reviewed all mitigation measures and monitoring programs identified herein. I accept the findings of the Initial Study and mitigation measures and hereby agree to modify the proposed project applications now on file with the City of Santa Rosa to include and incorporate all mitigation measures and monitoring programs set out in this Initial Study.

Property Owner (authorized agent)  Date

DETERMINATION FOR PROJECT

On the basis of this Initial Study and Environmental Checklist, I find that the proposed project:

☒ 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.

Signature  Date

Erin Morris, Senior Planner

REPORT AUTHORS AND CONSULTANTS
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City of Santa Rosa, Community Development Department