

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION  
MONITORING AND REPORTING PROGRAM FOR THE PENSTEMON PLACE  
SUBDIVISION AT 2574, 2842 AND 2862 LINWOOD AVENUE, ASSESSOR'S PARCEL  
NUMBERS 044-200-027, 044-200-029 AND 044-200-040; FILE NUMBER PRJ16-032

WHEREAS, the Environmental Coordinator has conducted an initial study on the possible environmental consequences of the proposed Penstemon Place project, which study was initially completed January 2020; and

WHEREAS, the study, in its final form, did not identify any significant effects on the environment which would result from the proposed Penstemon Plan subdivision, including a Hillside Development Permit to develop in areas with greater than ten percent slopes, a Conditional Use Permit for a small lot subdivision, and a Tentative Map to subdivide an approximately 9.73-acre area into 59 lots, provided certain mitigation measures, therein identified and listed in a Mitigation Monitoring and Reporting Program, were adopted and implemented; and

WHEREAS, the Environmental Coordinator, based on the Initial Study, determined that any potential environmental effects of the proposed Penstemon Place project have been clearly mitigated by the identified mitigation measures to the point where no significant environmental effects would occur and the Environmental Coordinator, based upon this determination, prepared a Mitigated Negative Declaration, subject to mitigating requirements listed in the Mitigation Monitoring and Reporting Program, with respect to the environmental consequences of the subject project; and

WHEREAS a notice of Mitigated Negative Declaration was thereafter duly posted and an opportunity for comments from the public was given commencing on June 29, 2020; and

WHEREAS, after receiving public comments, the Mitigated Negative Declaration was edited by Carlile Macy, December 2021, correcting minor details throughout the document. Pursuant to CEQA Guidelines Section 15073.5, because no substantial revisions were made to the previously circulated document, recirculation was not required.; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on January 27, 2022, and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project; and

WHEREAS, the Mitigated Negative Declaration reflects the City's independent judgment and analysis.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Penstemon Place project will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration, and as listed in the Mitigation Monitoring and Reporting Program, are implemented in connection with development of the subject property, and hereby approves and adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Penstemon Place project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 27<sup>th</sup> day of January 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: \_\_\_\_\_  
KAREN WEEKS, CHAIR

ATTEST: \_\_\_\_\_  
JESSICA JONES, EXECUTIVE SECRETARY

Exhibit A: Mitigated Negative Declaration, prepared by Sponamore Associates, dated January 2020 (Edited by Carlile Macy, December 2021)