

Comment Letter 1
September 8, 2018, Erica Palazzo

Hi,

Is the Thanksgiving Church building going to be removed and the whole project take over the whole property at that address. Or is the building going to be re-purposed? When I look at the site map, I see that the project is on the north end of the property. Is that correct. Also when is the work on this project starting? Are there town hall meetings scheduled?

Thanks so much,
Erica Palazzo
103 Oak Tree Dr.
Santa Rosa, CA 95401

Response to Comment Letter 1 – 9/17/2018:

Good Morning Ms. Palazzo,

At this time, there are no definitive plans for the Church building, near- or long- term. The lift station is anticipated to be located on the southwestern corner of the property away from the Church building. Please refer to Figure 1-2 in the Initial Study/Mitigated Negative Declaration (IS/MND) for more details. The construction of the lift station would be in 10-15 years from now.

If you need it, the full draft of the IS/MND is located at: <http://cippublic.srcity.org/ProjPages/227.html>.

We are accepting written comments through 9/25/2018 via email or mail. There will be an opportunity to comment in person at the Board of Public Utilities meeting, when we bring the IS/MND to the Board for adoption. At this time, we are planning for the November 1, 2018 Board of Public Utilities meeting and will be sending an updated notification

Thank you and please let me know if you have any more questions.

Thread - Comment Letter 2.1:
September 18, 2018, Alexandria Weishaar

Dear Ms. Tilles,

I am taking this opportunity to raise a few points of concern regarding the Fulton Road Sewer Lift Station project that I hope will be mitigated during the course of building the new lift station.

1. A fox, and possibly more than one, seems to reside in the blackberries and adjoining shrubbery located in the Thanksgiving Lutheran Church lot in the area on the north side of Sequoia Gardens. For several years, we (neighbors) have seen foxes and kits moving between the fence from the blackberry bush area into Sequoia Gardens. I have seen the fox sunning on the creek path behind Lutheran Church and disappearing into the same brush on my approach. While walking the perimeter of Sequoia Gardens in the evening, I have seen and my husband has photographed the fox on top cut wood

posts/tree trunks (deep within the brush but visible from our side of the fence) sunning itself in the late afternoons. I have also observed the fox hunting on the church lot in the evening. There is so little space and cover left for foxes that I would ask for the protection and preservation of that area: blackberries, poison oak, trees, etc. The foxes of course must be doing a bang job on the mice and rat population to have sustained itself over several litters these past few years. The foxes have so adapted to our human presence that they have been observed sunning themselves on the roofs of our residences. I am quite sure they can adapt to the lift station, so long as there supportive cover isn't decimated in the process.

2. Sequoia Gardens has managed to sustain, or support at some level, a native quail population that also moves between our yards and the blackberry bush area on the church lot. This is another reason to preserve the berry bushes and surrounding oaks that supply quail with a much valued food source.

3. Please minimize the visual impact of the lift station by introducing some natural wood fencing and native plants, eg. oak, ceanothus, lonicera, etc., that will continue to support our wildlife.

The fox and quail bring a lot of delight to our residents. I feel privileged to be able to share some slim margin of space with them. I feel that with some measure of knowledge, respect, and care in managing the lift project we can retain the fox and quail sanctuary that the blackberry/shrubbery area provide.

Response to Comment Letter 2.1 – 10/16/2018:

Mrs. Weishaar,

Thank you for submitting comments for the Fulton Road Lift Station Project Initial Study/Mitigated Negative Declaration. The construction of the lift station would be in 10 to 15 years from now. At that time, and when the City moves forward with design, a review of the Initial Study and Mitigated Negatives Declaration also would occur. The review would consider potential changes to the project and conditions at the project site, and whether these potential changes could result in a new or more severe impacts on the environment than what was analyzed in the Initial Study. This would include a review of the biological resources at the proposed location of the pump station and ensuring that sensitive habitat and special-status species are protected. At this time the lift station is anticipated to be in the southwestern corner of the property but could be placed north of the blackberries/shrubbery.

Wood fences are not always appropriate for security purposes; however we will do our best to integrate natural wood fencing and native plants and trees into the design of the lift station. We will also make sure that our temporary construction fencing prohibits the native species from entering the construction site.

Thank you, Jillian

Thread - Comment Letter 2.2 – 10/16/2018

Dear Ms. Tilles,

Where may I find the definitions you use for sensitive habitat and special-status species? Also, what exactly does "mitigated negative(s) declaration" mean?

Because the existing lift station looks like a straight-line run along the southwest side of the property, I am glad to learn that it is still possible not to touch the oaks, walnut, blackberries and shrubbery and place the lift a bit more north on the site.

Thank you,

Alexandria Weishaar

Response to Comment Letter 2.2 - 10/19/2018

Ms. Weishaar,

Here is a basic definition for Sensitive Natural Communities that we follow for CEQA documents from our consultants on this project.

Sensitive Natural Communities

Sensitive natural communities include: a) areas of special concern to resource agencies, b) areas protected under CEQA, c) areas designated as sensitive natural communities by California Department of Fish & Wildlife (CDFW), and d) areas protected under local regulations and policies.

Here is the definition from CEQA, modified by me to take out some of the confusing "legaleeze," for an MND:

“Mitigated negative declaration“ means a negative declaration prepared for a project when the initial environmental study has identified potentially significant effects on the environment, but (1) revisions in the project plans avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.

Thank you, Jillian

**Comment Letter 3:
September 15, 2018, Carol Leonti**

My husband, Gary Scott, and I live at 2515 Fulton Place, adjacent to the Thanksgiving Lutheran Church. Not only are we adjacent to this property but our master bedroom has a direct view to the proposed Lift Station site.

We have lived here on our 1/2 acre property for nearly 25 years. We have taken excellent care of our extraordinary home, by making high quality improvements over time (inside and outside) and creating beautiful gardens that include olive trees, redwood trees, rose gardens, vegetable gardens, and fruit orchard.

We are deeply concerned about a negative impact on both our quality of life as well as the valuation of our home.

Our worries:

- Odors don't seem to be a concern of the Project planners - but they are a high priority for us. Can you confirm that there will be no odors from the project?

Wastewater pipelines and pump stations are not typically a source of odor, as they are enclosed. The existing pump station is located across Fulton Road at the southeast corner of Fulton Road and West College. The City has never received an odor complaint regarding the existing West College Lift Station. Because odor is not an issue at the existing West College Lift Station, it is reasonable to assume that there would be no substantial adverse odor from operations of the relocated lift station. The Initial Study found that potential impacts related to odors would be less than significant.

- Noise caused by not only the construction process and by vehicles coming and going for maintenance will be obvious and unavoidable. We will be directly impacted by the noise.

The Initial Study found that noise during construction would be intermittent and last less than a year, and therefore would be less than significant. Noise during operation, from equipment running, was found to be potentially significant. A mitigation measure was included to ensure that the design meets the City's Noise Ordinance standards to reduce noise impacts to neighbors to less than significant. Vehicle trips related to maintenance of the pump station are anticipated to be two per month. No increase in noise is anticipated above the existing ambient conditions at the project site from maintenance vehicles, which would occur far less than the vehicle trips associated with the existing approved use.

- Leasing the church building will directly impact us our lives, day and night - due to noise and invitations to questionable people.
- Your letter was written in a way that citizens would have difficulty understanding.

Some questions:

What is the zoning of the church property?

The relocated sewer lift station is located on a parcel with a General Plan designation of Very Low Density Residential and a zoning designation of PD (Planned Development). Public facilities such as the lift station are allowed in all General Plan land use designations and zoning designations.

What plans do you have for the remainder of the land...not the building or the Lift Station site?

At this time, there are no near-term or long-term plans for the property.

What are the guidelines the city must follow re: leasing the existing building: type of renter?, noise restrictions? Hours of permitted use? other?

There are no specific guidelines for leasing out this building; the City would look for consistency with the zoning code, as well as the City Council Leasing Policy.

Will you plant trees that will ultimately block our view to the lift station?

Appropriate landscaping, such as trees and evergreen shrubs similar to that used at the existing lift station, would be planted to help screen, and improve the visual appearance of, the structure from the church and residences. During the design phase, our team will continue to do public outreach and present the plans for comment and input into the final design. Additionally, we are committed to including native plants into the design and will work with the neighboring residents (and yourself) during the design process to take this concern into consideration when selecting trees and bushes.

Will you make us whole if our property is devalued due to the Lift Station?

The location of the sewer lift station at this site would not be inconsistent with neighboring property values.

We would appreciate your response,

Carol

Carol Leonti, MSOD
2515 Fulton Place
Santa Rosa, California
707-322-3587

Response to Comment Letter 3 – 10/16/2018:

Ms. Leonti,

Thank you for your comments and questions regarding the Fulton Road Sewer Lift Station Project. Please see the specific responses to your concerns and questions below:

Concern 1: Odors don't seem to be a concern of the Project planners - but they are a high priority for us. Can you confirm that there will be no odors from the project?

Wastewater pipelines and pump stations are not typically a source of odor, as they are enclosed. The existing pump station is located across Fulton Road at the southeast corner of Fulton Road and West College. The City has never received an odor complaint regarding the existing West College Lift Station. Because odor is not an issue at the existing West College Lift Station, it is reasonable to assume that there would be no substantial adverse odor from operations of the relocated lift station. The Initial Study found that potential impacts related to odors would be less than significant.

Concern 2: Noise caused by not only the construction process and by vehicles coming and going for maintenance will be obvious and unavoidable. We will be directly impacted by the noise.

The Initial Study found that noise during construction would be intermittent and last less than a year, and therefore would be less than significant. Noise during operation, from equipment running, was found to be potentially significant. A mitigation measure was included to ensure that the design meets the City's Noise Ordinance standards to reduce noise impacts to neighbors to less than significant. Vehicle trips related to maintenance of the pump station are anticipated to be two per month. No increase in noise is anticipated above the existing ambient conditions at the project site from maintenance vehicles, which would occur far less than the vehicle trips associated with the existing approved use.

Question 1: What is the zoning of the church property?

The relocated sewer lift station is located on a parcel with a General Plan designation of Very Low Density Residential and a zoning designation of PD (Planned Development). Public facilities such as the lift station are allowed in all General Plan land use designations and zoning designations.

Question 2: What plans do you have for the remainder of the land...not the building or the Lift Station site?

At this time, there are no near-term or long-term plans for the property.

Question 3: What are the guidelines the city must follow re: leasing the existing building: type of renter?, noise restrictions? Hours of permitted use? other?

There are no specific guidelines for leasing out this building; the City would look for consistency with the zoning code, as well as the City Council Leasing Policy.

Question 4: Will you plant trees that will ultimately block our view to the lift station?

Appropriate landscaping, such as trees and evergreen shrubs similar to that used at the existing lift station, would be planted to help screen, and improve the visual appearance of, the structure from the church and residences. During the design phase, our team will continue to do public outreach and present the plans for comment and input into the final design. Additionally, we are committed to including native plants into the design and will work with the neighboring residents (and yourself) during the design process to take this concern into consideration when selecting trees and bushes.

Question 5: Will you make us whole if our property is devalued due to the Lift Station?

The location of the sewer lift station at this site would not be inconsistent with neighboring property values.