

DRAFT

ENVIRONMENTAL CHECKLIST AND CEQA GUIDELINES SECTION 15183 ANALYSIS

October 2018

Lantana Place Homes Project

Prepared For:

City of Santa Rosa
Planning & Economic Development
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Prepared By:



335 S. Main Street
Willits, CA 95490

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INTRODUCTION

In 2009, the City of Santa Rosa developed its current General Plan (City of Santa Rosa General Plan 2035) that envisioned the City's future land uses and development patterns. The City also certified a General Plan Environmental Impact Report (EIR) which analyzed these anticipated activities and evaluated the potential impacts. The General Plan EIR outlined various standard development practices, procedures, policies and permit requirements and mitigation measures, that when implemented would avoid, minimize or mitigate potential impacts. The General Plan and EIR specifically evaluated future housing needs, trends and areas of the City that were suitable for the future development of housing that included multi-family housing. The General Plan identified the proposed Lantana Place Homes Project's ("proposed Project") development site as a suitable location for medium density multi-family housing and designed appropriate land use and zoning criteria for the site and the EIR's analysis assumed medium density residential on the site.

In 2016, the City developed the Santa Rosa Roseland Avenue/Sebastopol Road Specific Plan and analyzed its potential impacts in another EIR. The Specific Plan provided guidance and refinements to General Plan land uses, goals and objectives in the Roseland area and also included future housing development needs which included the proposed Project site. The Specific Plan had the same land use designations and zoning for the proposed Project site as medium density and multi-family residential as the General Plan and the City's zoning ordinance density.

This document provides an analysis of the proposed Project with respect to the proposed Project's consistency with the City of Santa Rosa General Plan and Environmental Impact Report (EIR) and the Santa Rosa Roseland Area/Sebastopol Road Specific Plan and EIR. These documents together provide a roadmap for streamlined development of projects whose impacts have been analyzed in these documents. Preparation and certification of the General Plan EIR was completed in 2009 (SCH #2008092114) and the Specific Plan EIR was certified in 2016 (SCH #2016012030).

As described in the analysis that follows, the proposed Project is consistent with the General Plan and Specific Plan EIR's which were both certified¹. CEQA mandates the streamlined review for projects which are consistent with the development density established by existing zoning, community plan or general plan policies (for which an EIR was certified). Only when project- or site-specific significant effects are determined, can additional environmental review required. (CEQA Guidelines Section 15183(a)). There are no new site-specific, unmitigated, significant impacts associated with the proposed Project that have not been fully addressed in a previous environmental document, or that cannot be mitigated to a reduced severity through the application of uniformly applied development policies and/or standards². The findings presented below demonstrate that no additional environmental analysis is required under CEQA's mandatory streamlining provision prior to consideration of the proposed Project.

¹ The Project is also consistent with the previously approved Lantana Place project for which a Mitigated Negative Declaration was prepared and a Notice of Determination rendered by the City of Santa Rosa in 2009 (State Clearinghouse #2009042028). This larger 96-unit development was located on the same parcel as the Lantana Place Homes Project but was not constructed due to the 2009 recession.

² Uniform development standards include, but are not limited to City of Santa Rosa development standards, grading permits, building permits, State Construction General Permit for stormwater, and others.

CEQA Assessment

The Environmental Checklist that has been prepared for this assessment pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) is to determine if the proposed Project requires additional environmental review. CEQA Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified (i.e., General Plan EIR and Specific Plan EIR) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

Conclusion

As described above and demonstrated herein, the proposed Project is consistent with the land use designation, development density, and intensity assigned to the proposed Project site by the Santa Rosa General Plan, the Roseland Specific Plan, and as analyzed through these documents respective EIR's. Cumulative and offsite impacts associated with development of the proposed Project site, as proposed, were fully addressed in both the General Plan and Specific Plan EIR's. Since the proposed Project is consistent with the land use designation and development density for the site identified in the General Plan and Specific Plan EIR's, implementation of the proposed Project would not result in any new or altered cumulative impacts or offsite impacts beyond those already addressed in those documents.

A review of CEQA Section 15183 shows that the proposed Project falls within the ambit of this mandatory streamlining provision. No new CEQA environmental analysis is required.

The analysis in the attached CEQA Environmental Checklist further demonstrates and/or validates that there are no site specific or peculiar impacts associated with the proposed Project that cannot be substantially mitigated through the application of uniformly applied standards and policies that would be applied to the proposed Project. The proposed Project requirements identified in the attached environmental analysis include measures that would be conditions of approval used by the City in developing standard permits and approvals that must be implemented by the proposed Project in order to ensure that any site-specific impacts or construction related impacts are avoided, minimized or mitigated. All proposed Project requirements identified in the attached Environmental Checklist shall be made a condition of project approval and shall be implemented within the timeframes identified. No further environmental review associated with the proposed Project is thereby required.

PROJECT DESCRIPTION

- 1. Project Title:** Lantana Place Homes
- 2. Lead Agency Name and Address:** City of Santa Rosa
Planning & Economic Development
100 Santa Rosa Avenue
Santa Rosa, CA 95404
- 3. Contact Person and Phone Number:** Susie Murray, Senior Planner
707-543-3200
- 4. Project Location:** 2979 Dutton Meadow
Assessor’s Parcel No. 043-121-013
- 5. Project Sponsor’s Name and Address:** Burbank Housing Corporation
Karen Massey, Project Manager
790 Sonoma Street
Santa Rosa, CA 95404
- 6. Existing General Plan Designation:** Medium Density Residential
- 7. Existing Zoning:** Multi-family Residential (R-3-18)
- 8. Existing Setting and Neighborhood Land Uses:**

The Lantana Place Homes Project (“proposed Project”) site is in the City of Santa Rosa near the intersection of Dutton Meadow and Mojave Drive. Refer to **Figures 1 and 2**.

The Project site is approximately 3.79 acres of undeveloped land on the west side of Dutton Meadow and an additional 0.36 acres of adjacent area outside of the Project property boundary where road construction will occur (4.15 acres total). The site is located in an urban setting with existing and proposed single and multi-family housing units surrounding the site. The site is in proximity to roadways, schools, retail developments and urban transportation services. The Project site is currently undeveloped with generally flat topography that slopes gently to the west.

9. Project Description

The Lantana Place Homes project is the construction and sale of a 100% affordable home ownership subdivision comprised of 48 multi-family attached homes on a 3.79-acre undeveloped property. Improvements will include residences, site landscaping, development of new public street extensions and underground utility development extensions as outlined below.

Residential Development

The proposed Project will consist of 45, three-bedroom, 2.5 bath duet (attached) two-story homes and 3, three-bedroom, two bath duet (attached) single story homes for a total of 48 residences on individual lots. The single-story homes will be fully accessible to accommodate those with special accessibility needs. The homes will range in size from approximately 1,210 to 1,311 square feet. Individual lots will be approximately 1,870 to 2,572 square feet in size for the two-story homes and 3,109 to 3,391 square feet in size for the single-story homes. A Conceptual Site Plan is provided as **Figure 2**.

The homes will include street-facing, recessed front porches with horizontal siding, vinyl frame windows and composition roofing. The homes will be wood-framed with single car garages and driveways. The building facades will have common elements (e.g., shed and gable roofs, gabled vertical forms, two siding types, recessed porches) combined to create a variety of elevation designs within a single overall design palette. Typical building elevations are provided as **Figure 3 a-c**.

The proposed landscaping will provide an attractive, low maintenance and durable landscape. Planting will include a mixture of native California and horticulturally appropriate trees, shrubs and groundcover as well as large deciduous canopy trees for shading of the paved areas and to create an inviting character to the neighborhood. Lawn areas are not proposed for any portion of the proposed Project other than grasses within the bio-retention areas.

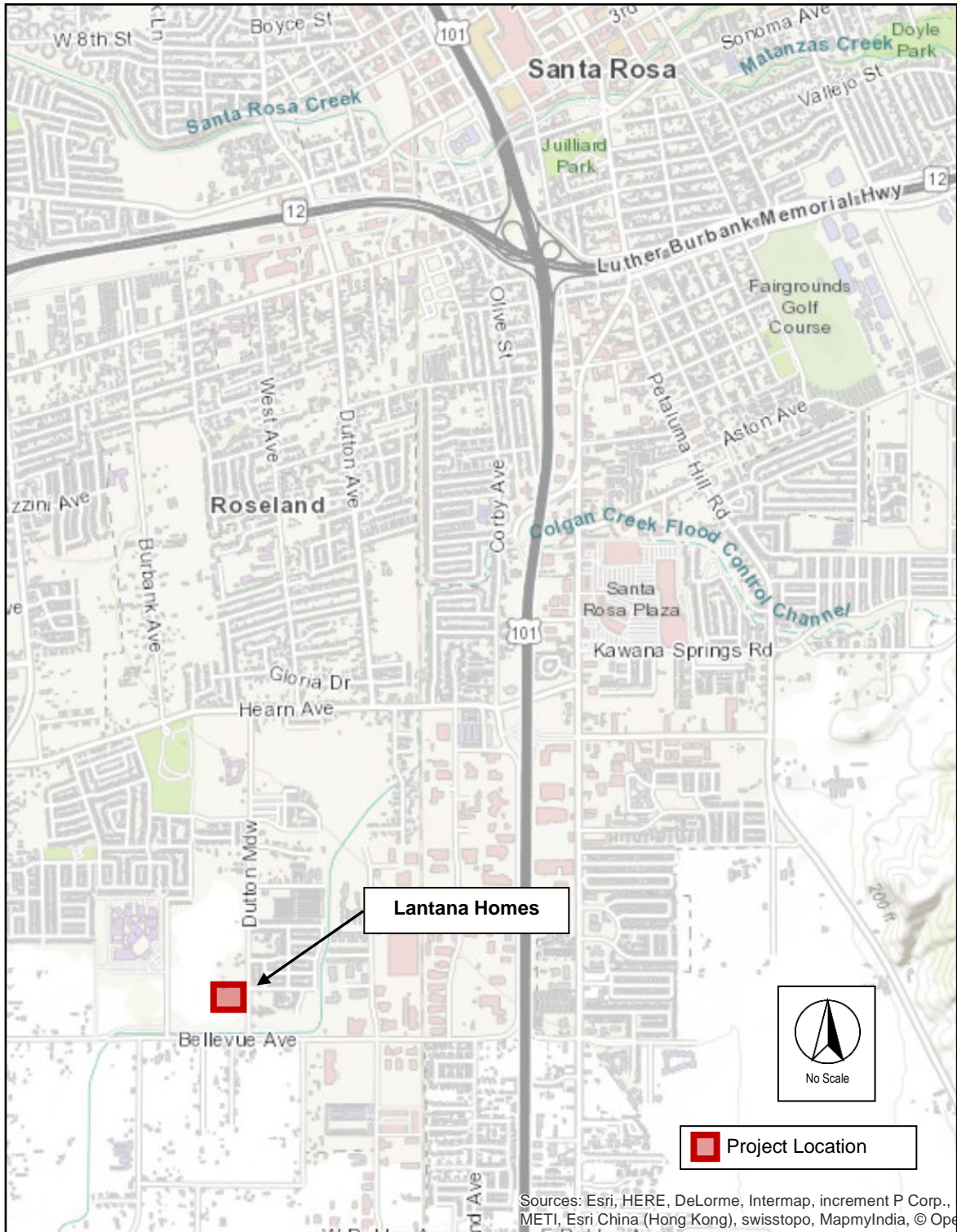
Home Affordability

All of the homes will be affordable to low- and moderate-income households; at least 25 homes will be designated for households at 80% Area Median Income (AMI) or lower; and purchasers will be provided down payment assistance. The homes will be restricted to households earning at or below 120% of the AMI based on household size. Homebuyers will be offered loans from several funding sources for down payment assistance. These loans are fully deferred (payable only upon resale) and accrue interest at a very nominal percentage annually. Each home will have restrictions that will limit the resale of the home only to households earning at or below a specific income level.

Streets and Utilities

Dutton Meadow (an existing street) is the primary north/south road at the Project site. The proposed Project would construct a new extension of Mojave Avenue through the site and create Common Way, which would be utilized for access to this Project as well as adjacent future residential developments. The majority of the homes will be accessed by the new public streets to be constructed as a loop southward from the proposed extension of Mojave Avenue, west of Dutton Meadow. Each home will provide (1) covered parking space in the garage and one (1) uncovered parking space in the driveway. In addition, 49 on-street parking spaces will be provided. A new bus stop will be installed on the parcel's Dutton Meadow frontage.

The proposed Project will be served by City water and sewer. On-site storm water retention and treatment will be accommodated in two parcels to be used as bio-retention areas located at the southwest and southeast corners of the site. These two parcels will be owned and maintained by the City of Santa Rosa. The City will establish a tax district to fund the future maintenance and replacement responsibilities associated with these two parcels.



Lantana Place Homes Project
Burbank Housing Development Corporation
City of Santa Rosa Planning & Economic Development
Santa Rosa, California

Project Location

JOB #418050

September 2018

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Figure #1

PROJECT DATA

PROJECT LOCATION: DUTTON MEADOW and MOJAVE AVENUE EXTENSION
SANTA ROSA, CA

ASSESSOR PARCEL #: 043-121-013

ZONING: R-3-18

SITE AREA (Gross): APPROX. 3.79 ACRES

SITE AREA (Net Developable Acres): APPROX. 2.53 ACRES
(Deducts public streets and right-of-way)

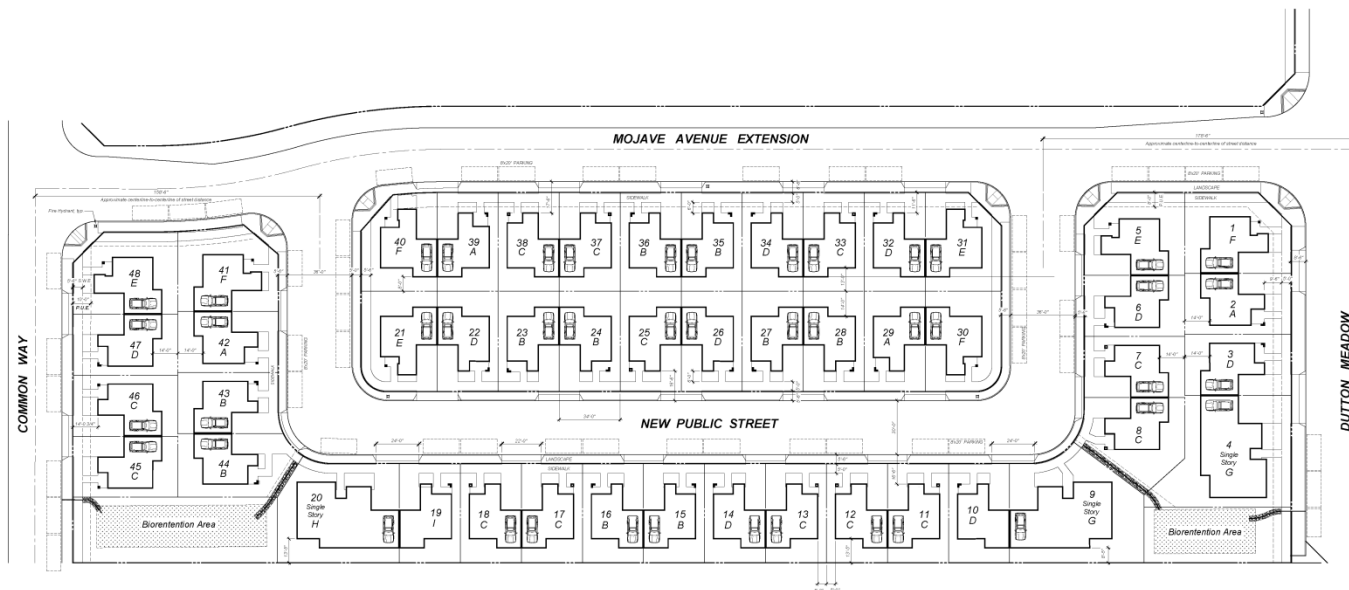
DENSITY (Based on Gross Acreage): 12.66 UNITS per ACRE

LOT COVERAGE: 32% (Lot #48) to 45% (Lot #20)

NUMBER OF HOMES: 48

PARKING:
GARAGES 48
DRIVEWAYS 48
ON-STREET 49
TOTAL 145

VICINITY MAP



CONCEPTUAL SITE PLAN

0' 15' 30' 60'
SCALE: 1" = 30'-0"



LANTANA PLACE HOMES
Santa Rosa, California

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite 111 Santa Rosa, CA 95403 707.576.1557 info@tfaarch.com

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Lantana Place Homes Project
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Conceptual Site Plan

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Figure #2



FRONT ELEVATION
Home Types A + F



LEFT ELEVATION
Home Type A



REAR ELEVATION
Home Types A + F



RIGHT ELEVATION
Home Type F

LANTANA PLACE HOMES
Santa Rosa, California

HOME TYPES A + F
CONCEPTUAL ELEVATIONS

SCALE: 3/16" = 1'-0"
0' 2' 4' 8'

TIERNEY / FIGUEREDO
TFA
ARCHITECTS AIA
817 Pussert Ave., Suite H Santa Rosa, CA 95403 707.576.1557 tfa@tfa.com

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City of Santa Rosa Planning & Economic Development
Santa Rosa, California

Typical Building Elevations

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Figure #3a



FRONT ELEVATION
Home Types B + B



LEFT ELEVATION
Home Type B



REAR ELEVATION
Home Types B + B



RIGHT ELEVATION
Home Type B

LANTANA PLACE HOMES
Santa Rosa, California

HOME TYPES B + B
CONCEPTUAL ELEVATIONS

SCALE: 3/16" = 1'-0"
0' 2' 4' 8'

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1507 info@tfa.com

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Lantana Place Homes Project EA
Burbank Housing Development Corporation
City of Santa Rosa Planning & Economic Development
Santa Rosa, California

Typical Building Elevations

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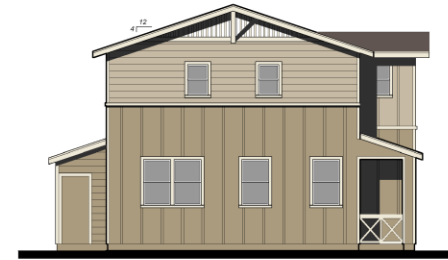
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Figure #3b



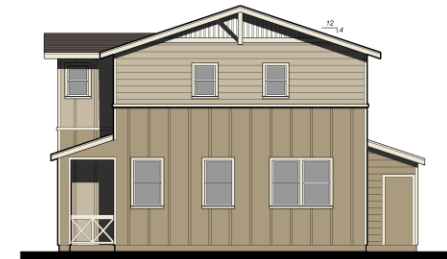
FRONT ELEVATION
Home Types C + C



LEFT ELEVATION
Home Type C



REAR ELEVATION
Home Types C + C



RIGHT ELEVATION
Home Type C

HOME TYPES C + C
CONCEPTUAL ELEVATIONS

SCALE: 3/16" = 1'-0"
0' 2' 4' 8'

LANTANA PLACE HOMES
Santa Rosa, California

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1507 info@tfa.com

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Burbank Housing Development Corporation
City of Santa Rosa Planning & Economic Development
Santa Rosa, California

Typical Building Elevations

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Figure #3c

Project Entitlements

The proposed Project would require approval of the following entitlements from the City of Santa Rosa:

- Tentative Subdivision Map
- Conditional Use Permit
- Design Review

THE PROPOSED PROJECT QUALIFIES FOR NO FURTHER ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15183

CEQA Guidelines Section 15183 applies to the proposed Project since the proposed Project meets all the criteria set forth in that section.

(d)(1)(A). The Project is consistent with a community plan adopted as part of a general plan

The Roseland Specific Plan was developed to “... support a unified, vital, healthy, and livable Roseland community.” and is intended to guide private development and public investment in the Roseland community over the next 20-25 years. (Specific Plan, 2016). The Specific Plan (in concert and conjunction with the General Plan and the City’s Zoning Code) provides a framework for future development opportunities within the Specific Plan area where the proposed Project is located. It is also the intent of the Specific Plan to advance opportunities for streamlined CEQA review.

The Specific Plan reflects the General Plan vision of the Project site being developed for residential multi-family housing land uses. The proposed Project would implement this land use designation and associated and planned roadway and utility infrastructure. The proposed Project is also consistent with the zoning identified in the Specific Plan which allows 18 units/acre. The proposed Project has 48 units on 3.79 acres resulting in a density of 12.66 dwelling units per acre which within the allowable density for this area and consistent with the R-3-18 zoning district³.

Through analysis in the Specific Plan EIR it was determined that development as planned for in the area would have either *No Impacts*, or that impacts were *Less than Significant*, *Less than Significant with Mitigation*, or were *Less than Cumulatively Considerable* in relation to the General Plan and other applicable plans for the area for all resource areas analyzed except Air Quality and Traffic/Transportation. The proposed Project is in alignment with the Specific Plan.

The Specific Plan EIR determined that for Air Quality, mitigation measures identified in compliance with the General Plan in combination with those of the Specific Plan would mitigate air quality impacts from land development actions provided for in the Specific Plan area. The Specific Plan EIR determined that future projects developed in the Specific Plan area would contribute to air quality impacts that would be *Cumulatively Considerable* in combination with other development and activities within the San Francisco Area Air Basin. The Specific Plan EIR made a determination that the impacts to air quality from

³ The City determined that the proposed Project’s density of 12.66 units/acre is consistent with General Plan and Zoning Code Section 20-12.020(C)2, which allows fractional units/acre values to be rounded up to the next whole value which would be 13.0 units/acre. The General Plan requires that development achieve the mid-point of development densities, which is 13.0 units/acre for the site.

development activities in the Specific Plan area (including the proposed Project) are significant and unavoidable, even with the implementation of mitigation measures.

For Traffic and Transportation, analysis in the Specific Plan EIR determined that there were impacts that were both *Cumulatively Considerable* and *Significant and Unavoidable*. Those impacts were not directly related to the proposed Project, but were considered by the Specific Plan EIR to be overall incremental development increases in the Specific Plan area that would have an unavoidable impact. The proposed Project's land use and development was considered in the analysis of traffic and transportation impacts as part of the Specific Plan EIR and is consistent with the findings.

(d)(1)(B). The Project is consistent with a zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development.

The site is zoned Multi-family Residential (R-3-18) and meets the midpoint of the allowed density of 13 dwelling units per gross acre. The proposed residential use is consistent with the purpose of the R-3-18 zoning district which is to provide for residential neighborhoods with medium and higher residential densities, to provide home rental and ownership opportunities, and to provide a full range of choices in housing types to improve access to affordable housing.

(d)(1)(C). The Project is consistent with the City of Santa Rosa General Plan

The proposed Project is consistent with the goals, policies and objectives of the General Plan that were previously in the EIR for the General Plan. The General Plan land use designation for this proposed Project site is "Medium Residential" which allows a density of 8 to 18 dwelling units per gross acre. The Medium Density Residential land use designation permits a range of housing types including multi-family attached. The proposed Project is consistent with the General Plan land use designation, as well as the associated zoning designation.

The General Plan also outlines development standards for multi-family housing in various zones and identifies that multi-family housing is allowed by right in the R-3 (Multi-family Residential) zone, where the proposed Project is located. The General Plan Housing Element also identifies urban growth potential and the summary of available land for residential development in the City limits, which included development of multi-family and medium density residential land uses at the Project site including development of a larger project with up to 94-units. Development of the proposed Project is consistent with the General Plan development standards.

Analysis in the General Plan EIR included the land development opportunities and anticipated growth within the City. The EIR also analyzed Growth Inducing Effects of General Plan buildout, including the associated environmental effects of growth to the area and developing 94 dwelling units on the Project site. A determination was made by the General Plan EIR that the General Plan is "considered to be growth-inducing" and provided an analysis of those effects which included *Air Quality, Geology and Soils, Hydrology and Water Quality, Noise, Public Services and Utilities and Traffic*. These growth-inducing impacts include the development of multi-family residential development within the parameters of the proposed Project at the proposed Project site.

The General Plan EIR also analyzed Significant Irreversible Changes that would occur from the implementation of the General Plan, including development of the proposed Project site for multi-family residential. The EIR states that "Implementation of the proposed Santa Rosa General Plan 2035 could result in the conversion of undeveloped and/or underutilized residential zoned properties to residential,

commercial, office, public and recreational uses. Subsequent development under the General Plan would constitute a long-term commitment to these uses.” (Santa Rosa General Plan 2305 EIR, 2009). Conversion of undeveloped residential zoned properties includes the proposed Project site.

The proposed Project is also consistent with the General Plan (and the Specific Plan) regarding potential impacts to designated critical habitat for the California Tiger Salamander (“CTS”). CEQA Guidelines section 15183, subdivision (f), says that an environmental impact is not unique to a project when uniformly applied standards would substantially mitigate the impact. The 2005 Santa Rosa Plain Conservation Strategy and the 2007 Santa Rosa Plain Conservation Strategy Planning Agreement establish uniform standards that mitigate impacts of development within the critical habitat. The City’s General Plan incorporated these uniform standards to mitigate impacts to CTS. These standards are applied to all projects within the CTS habitat areas and are project conditions of approval. The proposed Project has already complied with these standard conditions, having developed and submitted Incidental Take Permit applications, as required by the conditions, and has established the standard monitoring protocols for the proposed Project.

In addition, the EIR evaluated the Cumulative Impacts of implementation of the General Plan. As defined by CEQA (Guideline Section 15355), cumulative impacts are an incremental impact of a project when added to other, closely related past, present or reasonably foreseeable future projects. The EIR analyzed these cumulative impacts that included implementation of the General Plan “in combination with impacts anticipated for future development (including approved and planned development within the project area and surrounding affected area).” (Santa Rosa General Plan 2305 EIR, 2009). The EIR also determined that under cumulative conditions, implementation of the General Plan (including the identified future land uses) in combination with potential development would result in significant and unavoidable impacts related to *Transportation, Air Quality, Water Supply, and Energy*. Because impacts of a higher density project were analyzed by the General Plan EIR, this development is well within the parameters of the analysis of the EIR.

Lastly, the EIR evaluated Significant and Unavoidable Environmental Impacts from the implementation of the General Plan, and determined that the General Plan would result in the following significant and unavoidable impacts that cannot be mitigated to a less-than-significant level, which includes development of multi-family residential units at the proposed Project site.

Impact C-1: Implementation of the General Plan would result in increased traffic volumes, delay, and a decrease in Level of Service (LOS) on area intersections during the p.m. peak hours.

Impact C-6: Implementation of the General Plan would result in increased motor vehicle traffic, which would contribute to an unacceptable LOS on Highway 101.

Impact D-1: New development identified by the General Plan could increase population and Vehicle Miles Traveled (VMT) in the area at a rate greater than that assumed in regional air quality planning and therefore conflict with the implementation of the Bay Area Ozone Strategy.

Impact D-5: The General Plan could conflict with implementation of state or local goals for reducing greenhouse gas emissions or generate greenhouse gas emissions (directly or indirectly) that would exceed any applicable threshold of significance and thereby have a negative effect on Global Climate Change.

Impact D-6: Implementation of the General Plan, along with potential development in the surrounding region would substantially increase the demand for and consumption of energy resources.

Based on the General Plan and its EIR, the proposed Project's zoning, land uses and density, as well as growth inducing impacts and the effects of the project on related significant and unavoidable impacts have been analyzed and are accounted for through specific plans, policies, mitigation measures or have been accounted for as a significant and unavoidable impact.

APPLICABILITY OF CEQA GUIDELINES SECTION 15183 TO THE PROPOSED PROJECT

Review of CEQA Guidelines Section 15183 shows that:

1. The proposed Project's development density is consistent with the General Plan and Zoning Code which were subject to a previous EIR, and no further environmental documentation can be required. Project specific studies have determined that there are no project specific significant impacts that are unique to the proposed Project. (14 Cal. Code Regs., §15183, subd. (a).)
2. The proposed Project's impacts are not unique to it and any project-specific impacts will be mitigated by uniformly applied development policies and standards. These include the protection of cultural resources, standard requirements for the mitigation of wetland impacts and the implementation of standard protection measures for CTS where projects are developed within CTS critical habitat. Therefore, additional environmental analysis is not required. (14 Cal. Code Regs., §15183, subd. (c).)
3. There is no new information showing that these uniformly applied standards and policies will *not* mitigate the proposed Project's unique environmental impacts. (14 Cal. Code Regs., §15183, subd. (f).)
4. The City's "uniformly applied development policies or standards" include the standards listed in the CEQA Guidelines. (14 Cal. Code Regs., §15183, subd. (g).)
5. Off-site and cumulative impacts for housing projects were identified and addressed in the General Plan EIR (which included the proposed Project site) and no additional environmental review is required. (14 Cal. Code Regs., §15183, subd. (j).)

CEQA ENVIRONMENTAL CHECKLIST

The CEQA Guidelines §15183(b) state that:

"In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located;

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;

(3) Are potentially significant offsite impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR."

The following pages of this document contain an Environmental Checklist that examines the Project's potential environmental effects within the parameters outlined at CEQA Guidelines Section 15183(b). The Prior EIR's used for comparison are the General Plan EIR certified in 2009 and the Roseland Specific Plan EIR certified in 2016, including all impact determinations and significance thresholds utilized therein.

Environmental Factors Potentially Affected

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

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

Determination: (To be completed by the Lead Agency)

On the Basis of this initial evaluation:

- I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it may 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 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.
- I find the proposed project is consistent with the land use designations and development densities and intensities adopted with the Santa Rosa General Plan 2035 and the Roseland Area/Sebastopol Road Specific Plan and their respective EIR’s. Pursuant to CEQA Guidelines Section 15183 the proposed project is relieved from further environmental review after meeting the criteria of Section 15183(c): all potential impacts were either addressed in a previous EIR’s or can be substantially mitigated by the imposition of uniformly applied development policies or standards.

CITY APPROVING OFFICIAL

Date

APPROVING OFFICIAL TITLE

Environmental Evaluation

This section evaluates the potential environmental effects of the proposed Project using the environmental checklist from the State *CEQA Guidelines* as amended. The definitions of the response column headings include:

- A. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant after the implementation of feasible mitigation measures. The impact may warrant additional analysis within a Subsequent or Supplemental EIR or the Impact would be within the scope of analysis in the Santa Rosa General Plan or Roseland Specific Plan EIR and require no additional analysis to identify additional mitigation measures.
- B. “Less than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measure has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” Mitigation measures from the Santa Rosa General Plan EIR and the Roseland Specific Plan EIR will be cross-referenced when applicable.
- C. “Less Than Significant Impact” applies where the proposed Project creates no significant impacts, only Less than Significant Impacts. These impacts are within the scope of Less Than Significant Impacts identified and evaluated within the Santa Rosa General Plan EIR or the Roseland Specific Plan EIR and below thresholds considered significant.
- D. “No Impact” applies where the proposed Project does not create an impact in that category.
- E. “Reviewed Under Previous Document” indicates the impact created by the proposed Project would be the same as that identified in the Santa Rosa General Plan EIR or the Roseland Specific Plan EIR for the corresponding threshold. Where this finding is made, both are so noted herein, and the corresponding boxes are checked in the Environmental Checklist.

This analysis has been prepared to evaluate the proposed Lantana Place Homes Project for consistency with the previously certified General Plan EIR and the Specific Plan EIR.

I. Aesthetics						
Would the Project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a)	Have a substantial adverse effect on a scenic vista?					X
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					X
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?					X
d)	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?					X

RESPONSES TO CHECKLIST QUESTIONS

a) The proposed Project site is undeveloped land and is surrounded by areas that have had residential development or are proposed for future residential development within the City of Santa Rosa. The City’s General Plan does not identify protected scenic vistas in the proposed Project area. There are no distinguishing visual features in this area, aside from the proposed Project’s current undeveloped nature. Impacts related to scenic vistas were considered previously certified General Plan EIR and no mitigation was proposed for this proposed Project site. Impacts from the proposed Project would have no impact.

b) No scenic resources were identified for proposed Project site by the General Plan EIR, or the Specific Plan EIR. No scenic resources exist today. The proposed Project would change the site appearance from an undeveloped parcel to residential development which is consistent with the General Plan and Specific Plan designations for the site. Development of the parcel would be guided by the uniformly applied development standards of the City. Impacts would be less than significant.

c) Impacts related to degrading the visual character of the proposed Project site were considered less than significant in the General Plan EIR. With implementation of the City’s development standards, design guidelines and other design-related goals, policies and objectives, impacts on visual character or quality from the proposed Project would be minimized and the proposed Project would have a less than significant impact.

d) The proposed Project would introduce new sources of light from the development of residential units. Evaluation of new development light and glare in the General Plan EIR and the Specific Plan EIR determined that implementation of the City’s standard development conditions for light shielding would reduce impacts to a less than significant impact. Development of the proposed Project is consistent with the General Plan and Specific Plan and implementation of uniform development standards for shielding new outdoor lighting will keep impacts at a less than significant level.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

II. Agriculture and Forestry Resources In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board					
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
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?					X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					X
d) Result in the loss of forest land or conversion of forest land to non-forest use?					X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					X

RESPONSES TO CHECKLIST QUESTIONS

a) The proposed Project is situated on lands that are not designated as agricultural lands and are zoned for residential development by the General Plan and have been evaluated by the General Plan EIR. No Prime Farmland, Unique Farmland or Farmland of Statewide Importance exist at the Project site. The proposed Project site was previously designated as Farmland of Local Importance by the County of Santa Rosa. The General Plan EIR analyzed the loss of agricultural resources, and in particular farmlands of Local Importance, which included the proposed Project site. In that analysis, approximately 1,624 acres of lands designated as an agricultural resource were identified, including the proposed Project site. The EIR made a determination that implementation of the General Plan would result in the loss of these farmlands and that their loss was considered less than significant. Similarly, the Specific Plan and EIR identified approximately 94.7 acres of Farmland of Local Importance (which included the proposed Project site) and determined that these areas had soils of poorer quality, were



not afforded state protections, and had been designated by the General Plan for urban uses. The Specific Plan EIR determined that there would be no impact.

The proposed Project is consistent with the City's overall planning vision, which designated this site for multi-family residential development uses. The proposed Project will have no impact.

- b) A Williamson Act contract is formed between local governments and private landowners for the purpose of restricting certain parcels of land to agricultural or related open space use. The proposed Project site is not the subject of a Williamson Act contract. The proposed Project will have no impact.
- c) No forest land occurs within or adjacent to the proposed Project site. No impacts to forest land would occur from the proposed Project.
- d) No forest land occurs within or adjacent to the proposed Project site, which is zoned for residential development. No loss or conversion of forest land to non-forest use would occur. There will be no impact.
- e) Development of the proposed Project would result in the loss of or conversion of "Farmland of Local Importance" to urban uses. The site has been zoned by the City's General Plan as residential and impacts regarding the loss of these farmlands have been previously analyzed in the General Plan EIR as well as the Specific Plan EIR. Those documents determined that the loss of this farmland was less than significant. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed in those EIR's. The proposed Project would have a less than significant impact.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

III. Air Quality Where available, the significance criteria established by the applicable air quality management or air and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.						
Would the Project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a)	Conflict with or obstruct implementation of the applicable air quality plan?					X
b)	Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?					X
c)	Result in a cumulatively considerable net increase of 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)?					X
d)	Expose sensitive receptors to substantial pollutant concentrations?					X
e)	Create objectionable odors affecting a substantial number of people?					X

RESPONSES TO CHECKLIST QUESTIONS

a) The proposed Project site is within the Bay Area Air Quality Management District which oversees activities related to the national ambient air quality standards (NAAQS). The General Plan EIR analyzed air quality for the activities proposed in the General Plan, which included the development of the proposed Project site for multi-family residential development. The EIR also provided an analysis of General Plan policies that would reduce impacts to air quality. The General Plan EIR made a determination that even with the implementation of the General Plan policies, implementation of the General Plan (which included development of the proposed Project site for multi-family residential uses) would result in significant and unavoidable impacts. It was also determined that no mitigation was available to reduce the impacts to a less than significant level.

Additional evaluations of the proposed Project site were undertaken during the preparation of the Specific Plan EIR. In that document, an evaluation of current air quality requirements was undertaken which evaluated the implementation of the activities proposed in the Specific Plan and the City’s General Plan, which also included the development of the proposed Project site. The Specific Plan EIR made a determination that land use activities associated with the implementation of the Specific Plan would not conflict with the Bay Area 2010 Clean Air Plan, and that impacts were found to be less than significant. Impacts of development activities at the proposed Project site have been previously analyzed and determined to be less than significant.

b) The Specific Plan EIR determined that the implementation of the land use activities in the plan area would result in short-term construction emissions that could violate or substantially contribute to a violation of federal and state standards. The Specific Plan EIR determined that these short-term construction projects (such as the proposed Project) would have a potentially significant impact. As a result, the EIR determined that the implementation of specific mitigation measures would result in a less



than significant impact. The Specific Plan EIR enumerated the mitigation measures as MM 3.3.3, items 1-13. Implementation of the mitigation measures outlined below will allow the proposed Project to be consistent with the Specific Plan and no new impacts would occur.

MM 3.3.3 *Where projects in the project area are subject to subsequent CEQA review, the City of Santa Rosa must ensure that in addition to the BAAQMD basic construction mitigation measures from Table 8-1 of the BAAQMD CEQA Air Quality Guidelines (or subsequent updates), BAAQMD additional mitigation measures from Table 8-2 of the BAAQMD CEQA Air Quality Guidelines (or subsequent updates) are noted on the construction documents and implemented. These measures include the following:*

1. *All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.*
2. *All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.*
3. *Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.*
4. *Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.*
5. *The simultaneous occurrence of excavation, grading, and ground disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.*
6. *All trucks and equipment, including their tires, shall be washed off prior to leaving the site.*
7. *Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.*
8. *Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.*
9. *Minimizing the idling time of diesel powered construction equipment to two minutes.*
10. *The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent CARB fleet average.*
11. *Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).*
12. *Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.*
13. *Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.*

Timing/Implementation: Implemented during construction activities for subsequent projects within the project area

Enforcement/Monitoring: City of Santa Rosa Planning and Economic Development Department, Planning Division

c) The General Plan EIR evaluated the impacts of anticipated construction activities associated with the implementation of the General Plan (including residential development of the proposed Project) as they related to the generation of air pollution that exceeds state standards. After analysis of potential impacts, the EIR determined that these activities would have a less than significant impact, which include development of the proposed Project.

d-e) The Santa Rosa General Plan EIR determined that implementation of the General Plan activities (which include land development and the proposed Project) would expose existing and proposed sensitive receptors to both air toxics and objectionable odors. The General Plan EIR determined that the implementation of mitigation measures, in combination with General Plan policies for air quality would reduce impacts to a less than significant level. The General Plan EIR enumerated the mitigation measures as Mitigation Measure 4.D-4:

Mitigation Measure 4.D-4: The City of Santa Rosa shall require new sensitive uses proposed to be located within 500 feet of high-volume traffic routes where daily vehicle counts exceed 100,000, to use an HVAC system with filtration to reduce/mitigate infiltration of vehicle emissions as warranted by exposure analysis.

Evaluation of the proposed Project determined that Mitigation Measure 4.D-4 is not applicable to the proposed Project, as the proposed Project is not located within 500 feet of high-volume traffic routes as identified in the mitigation measure.

The Specific Plan EIR also evaluated exposure of sensitive receptors to pollutant concentrations from activities proposed in the Specific Plan area and determined that the land uses proposed by the Specific Plan (including the proposed Project) would not contribute to localized concentrations of mobile-source Carbon Monoxide (CO) that would exceed applicable ambient air quality standards, and that impacts would be less than significant.

The Specific Plan EIR also evaluated toxic air contamination during construction activities and found that exposures from planned construction activities (such as the proposed Project), even with reduced impacts from standard policies of the General Plan, could result in a significant impact. The Specific Plan EIR identified mitigation measures, that when implemented would reduce impacts to a less than significant level. Those mitigation measures are provided in MM 3.3.5, and implementation by the proposed Project would provide consistency with the General Plan and Specific Plan:

MM 3.3.5 Projects within the project area that have a construction area greater than 5 acres and which are scheduled to last more than two years shall be required to prepare a site-specific construction pollutant mitigation plan in consultation with Bay Area Air Quality Management District (BAAQMD) staff prior to the issuance of grading permits. A project-specific construction-related dispersion model acceptable to the BAAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter. If BAAQMD risk thresholds (i.e., probability of contracting cancer is greater than 10 in one million) would be exceeded, mitigation measures shall be identified in the construction pollutant mitigation plan to address potential impacts and shall be based on site-specific information, such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The City shall ensure construction contracts include all identified measures. Construction pollutant mitigation

plan measures shall include but not be limited to limiting the amount of acreage to be graded in a single day, requiring the use of advanced particulate filters on construction equipment, and requiring the use of alternative fuels, such as biodiesel, to power construction equipment.

Timing/Implementation: Modeling shall be completed prior to grading permit issuance, and measures implemented during construction activities for subsequent projects with a construction area greater than 5 acres and construction lasting more than two years

Enforcement/Monitoring: City of Santa Rosa Planning and Economic Development Department, Planning Division

Evaluation of the proposed Project determined that Mitigation Measure 3.3.5 is not applicable to the proposed Project, as the proposed Project is not 5 acres or greater in size as identified in the mitigation measure.

In addition to the above air quality evaluations, the Specific Plan EIR evaluated the potential impacts to sensitive receptors from odorous emissions and determined that future development within the Specific Plan area (which included the development of residential uses in the proposed Project site) would not result in exposure of sensitive receptors to substantial odorous emissions, and that the impact was less than significant.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

IV. Biological Resources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
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?					X
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					X
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?					X
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?					X
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X
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?					X

RESPONSES TO CHECKLIST QUESTIONS

Potential impacts to biological resources for the proposed Project are based primarily on data contained within the special studies for the proposed Project site, the previously certified General Plan EIR and the Specific Plan EIR that includes the project site and surrounding properties.

a) Plant species

The proposed Project is not expected to affect any populations of special status plant species, and evaluations of both the General Plan EIR and Specific Plan EIR did not identify site specific sensitive botanical resources at the proposed Project site. Site specific botanical special studies were undertaken which also determined that there were no special status botanical species present. These investigations found no federal or state botanical species of special concern on the proposed Project site. A copy of the Special Status Plant Survey Report is found in **Appendix A**.

Animal species

Animal species of special concern were identified and evaluated by the General Plan and EIR. The EIR specifically identified potential species of special concern that are known to occur within the City's planning area. Of particular note is the presence of the California Tiger Salamander (CTS) that has been documented in the City and within the area adjacent to the proposed Project. As outlined in the General Plan and EIR, the CTS has been a species that has long been evaluated in the Santa Rosa area, beginning with the Santa Rosa Plain Vernal Pool Ecosystem Preservation Plan (1995) and later by the Santa Rosa Plain Conservation Strategy (2005), referred to herein as "the Conservation Strategy". The Conservation Strategy formulated planning level documents at an ecosystem scale that was intended to guide conservationists, developers and regulators.

This Conservation Strategy, along with the US Fish and Wildlife Service's programmatic biological opinion of 2007 regarding the CTS and three other endangered plant species (*Programmatic Biological Opinion for U.S. Army Corps of Engineers Permitted Projects that May Affect California Tiger Salamander and Three Endangered Plant Species on the Santa Rosa Plain, California Programmatic Biological Opinion (PBO)*) was evaluated in the General Plan EIR. The 2005 Santa Rosa Plain Conservation Strategy and the 2007 Santa Rosa Plain Conservation Strategy Planning Agreement establish uniform standards that mitigate impacts of development within the critical habitat. The City's General Plan incorporated these plans and their uniform standards to mitigate impacts to CTS. These standards are uniformly applied to all projects within the CTS habitat areas and are project conditions of approval.

Additionally, the Specific Plan EIR evaluated the potential impacts of future development within the Specific Plan area and determined that development activities could have a potentially significant impact on wildlife through direct impacts and loss of habitat. The Specific Plan EIR provides mitigations that when incorporated, along with the uniform standards applied in the General Plan, reduce impacts to a less than significant level. Mitigation measures from the Specific Plan that are applicable to this proposed project include mitigation measure MM 3.4.1a:

MM 3.4.1a Implement General Plan Mitigation Measure 4.F-5: The City of Santa Rosa shall incorporate the avoidance and mitigation measures described in the Santa Rosa Plain Conservation Strategy and the USFWS Programmatic Biological Opinion, as conditions of approval for development in or near areas with suitable habitat for California tiger salamander, Burke's goldfields, Sonoma sunshine, Sebastopol meadowfoam, and manyflowered navarretia. However, in accordance with the USFWS Programmatic Biological Opinion, projects within the Southwest Santa Rosa Preserve System will be evaluated individually and mitigation may not necessarily adhere to the ratios described in the Conservation Strategy.

The proposed Project had a separate Biological Resources Assessment prepared to determine if the proposed Project would impact CTS and other wildlife species of special concern. That document is provided in **Appendix B**. Biological evaluations confirmed previous General Plan assessments and prior biological studies that the proposed Project would impact approximately 4.15 acres of CTS habitat. The implementation of the standard measures for CTS, as provided for in the General Plan and the City's development standards, are included as part of the proposed Project which includes the proposed Project applicant initiating Incidental Take Permit applications with the California Department of Fish and Wildlife and other required measures with the US Fish and Wildlife Service.

The applicant's biologist prepared a project specific Biological Resource Assessment (completed in 2018) which determined that a new California Special Status Species, the Grasshopper Sparrow, has habitat

within the proposed Project site, but field surveys failed to locate individuals. Since the species could be present during construction when vegetation is removed, the proposed project would implement the standard mitigation measure for the protection of nesting birds as identified in the Specific Plan EIR, MM 3.4.1b. Implementation of this standard mitigation measure, which is a uniform City standard, will reduce the impacts to less than significant and provides overall project consistency with the Specific Plan.

MM 3.4.1b If there is the potential for destruction of a nest or substantial disturbance to nesting birds or bats due to construction activities, a plan to monitor nesting birds or bats during construction shall be prepared and submitted to the USFWS and CDFG for review and approval. The City shall comply with all USFWS or CDFG guidance for protection of nesting birds.

If vegetation, buildings, or bridges that potentially provide nesting sites must be removed, a qualified wildlife biologist shall conduct pre-construction surveys. If an active bird nest is found, the bird shall be identified as to species and the approximate distance from the closest work site to the nest estimated. No additional measures need be implemented if active nests are more than the following distances from the nearest work site: (a) 300 feet for raptors; or (b) 75 feet for other non-special-status bird species. Disturbance of active nests shall be avoided to the extent possible until it is determined that nesting is complete, and the young have fledged. Bats shall be absent or flushed from roost locations prior to demolition of buildings. If flushing of bats from buildings is necessary, it shall be done by a qualified biologist during the non-breeding season from October 1 to March 31. When flushing bats, structures shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away. During the maternity season from April 1 to September 30, prior to building demolition or construction, a qualified biologist shall determine if a bat nursery is present at any sites identified as potentially housing bats. If an active nursery is present, disturbance of bats shall be avoided until the biologist determines that breeding is complete, and young are reared.

Timing/Implementation: Prior to construction of any subsequent project that could result in disturbance to bird or bat nests.

Enforcement/Monitoring: City of Santa Rosa Planning and Economic Development Department, Planning Division.

b) No impacts to riparian habitat or other sensitive natural communities would occur from the implementation of the proposed Project. Scattered areas of jurisdictional waters (regulated by State and/or federal resource agencies) are present in the proposed Project site but are not considered sensitive natural communities as defined and mapped by the California Natural Diversity Database (CNDDDB) as they are mapped and regulated as wetland features. Therefore, associated impacts would not occur. Previous approval of the Southwest Estates IS/MND by the City of Santa Rosa (SCH #2008062075) determined that installation of that developments sewer and stormwater system under Colgan Creek would have no significant impacts to riparian or other natural communities and found that the mitigation measures for that project as well as standard permit conditions for its development were sufficient to reduce environmental impacts. Additional permit approvals and Notice of Determination's made by the California Department of Fish and Wildlife on the Southwest Estates project to install sewer and stormwater drainage structures under Colgan Creek, as a Responsible Agency, was approved on August 201, 2018 (SCH #2008062075). The Southwest Estates MND and Notice of Determinations is further conclusively presumed to comply with CEQA for the purposes of its use by Responsible Agencies

(Public Resources Code Section 21167.2); no further analysis of this approved project can be undertaken. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. There is no significant, unmitigated or previously unstudied impact.

c) Wetlands have been identified as being present at the proposed Project site by previous special studies, the General Plan EIR and the Specific Plan EIR. The City of Santa Rosa completed an 8-Step Wetlands Decision Making Process (federal Executive Order 11990) to evaluate alternatives to anticipated development activities within wetlands that are within the City (including the proposed Project site). After completing this process, the City determined that there was no feasible alternative to impacting the wetlands, including those wetlands that are located at the proposed Project site.

As outlined in the General Plan EIR, mitigation measure 4.F-5 and the Specific Plan EIR mitigation measure MM 3.4.2b, wetland delineation and compensatory measures, have been found to reduce impacts to wetlands to less than significant. Specific Plan mitigation measure MM 3.4.2b states:

MM 3.4.2b A formal wetland delineation shall be conducted for areas that will be permanently or temporarily impacted by the project. If jurisdictional waters cannot be avoided, the City shall apply for a CWA Section 404 permit from the USACE and a Section 401 permit from the RWQCB. These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.

The City shall ensure that the project will result in no net loss of waters of the U.S. by providing mitigation through impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the CWA Section 404/401 permits.

Compensatory mitigation may consist of (a) obtaining credits from a mitigation bank; (b) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities (these programs are generally administered by government agencies or nonprofit organizations that have established an agreement with the regulatory agencies to use in-lieu fee payments collected from permit applicants); and/or (c) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This last type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project proponent/permit applicant retains responsibility for the implementation and success of the mitigation project.

Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.

Timing/Implementation: Prior to any vegetation removal or ground disturbing activities

Enforcement/Monitoring: City of Santa Rosa Planning and Economic Development Department, Planning Division

The proposed former applicant completed a wetland delineation, had verification of wetlands completed by the US Army Corps of Engineers, and purchased wetland mitigation credits as prescribed for by Army Corps requirements and as outlined in the General Plan. As a result of these compensatory mitigation measures implemented by the Project applicant, the proposed Project has no significant

impact on wetlands. Copies of the pertinent wetland delineation and mitigation credit purchase are contained in **Appendix B**.

d) The proposed Project does not have the potential to interfere with the movement of a migratory fish or wildlife species. The Specific Plan EIR evaluated development within the plan area, including the proposed Project site, and determined that fragmentation of habitat by urban development has resulted in discontinuous habitat that provides little, if any value as wildlife movement corridors. The Specific Plan EIR found that impacts of development within the plan area to wildlife movement was less than significant with the implementation of General Plan policies, the Citywide Creek Master Plan Policies and other uniform design standards. As a result, the proposed Project is found to be consistent with this finding, no new impacts occur, and impacts from the proposed Project will be less than significant.

e) The proposed Project site is located within the Roseland Specific Plan area, which was adopted and is consistent with the City of Santa Rosa's General Plan. In addition, the City of Santa Rosa has adopted a tree preservation ordinance (Santa Rosa City Code Section 17-24) that regulates the removal of larger and or significant trees. Specifically, the ordinance regulates "heritage trees, which is a tree or grove of trees designated as having a special significance, which requires review and permits before removal. A list of heritage trees is provided in the ordinance that consist of Bay, Big Leaf Maple, Black Oak, Buckeye, Canyon Live Oak, Douglas Fir, Interior Live Oak, Live Oak, Madrone, Oregon or White Oak, Red Alder, Redwood, Valley Oak or White Alder. The proposed Project does not have any of the listed heritage trees onsite.

The City also exempts a project from a tree removal permit (including all associated requirements of the permit) in all zoning districts (including the proposed Project site) for specific trees identified by the City's Zoning Code. Among those trees are Monterey Cypress, which the City has determined do not need a permit for removal. The proposed Project site has individual Monterey Cypress trees located in areas proposed for development. The proposed Project, by definition of City requirements, is not subject to a tree removal permit and removal of the trees will result in a less than significant impact.

f) The City of Santa Rosa has not adopted its own conservation plan. However, as described in the General Plan and the Specific Plan EIR's, the City has adopted mitigation measures consistent with the Santa Rosa Plain Conservation Strategy and the US Fish and Wildlife Programmatic Biological Opinion for covered species. Refer to Biological Resources Section IV.a, above. The City has implemented the mitigation measures as uniform and standard practices that govern development within the City, as applicable. Therefore, there will be no impact from the development of the proposed Project.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

V. Cultural Resources						
Would the Project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?					X
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?					X
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					X
d)	Disturb any human remains, including those interred outside of formal cemeteries?					X

RESPONSES TO CHECKLIST QUESTIONS

Cultural resources are protected under the National Historic Preservation Act of 1966 (NHPA) and the Archaeological Resources Protection Act of 1979 and include the non-renewable remains of past human use of an area. Cultural resources can include both archaeological resources and ethnographic resources. Historic structures and sites are generally defined by local, State, and Federal criteria. A site or structure may be historically significant if it is protected through a local general plan or historic preservation ordinance.

In addition, a site or structure may be historically significant if it meets certain State or Federal criteria. The State of California, through the State Historic Preservation Office (SHPO), also maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U. S. Department of the Interior has established specific guidelines and criteria that indicate the manner in which a site, structure, or district is to be identified as having historic significance.

Significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. Information in this section was derived from the previously certified EIR’s prepared for the General Plan and Specific Plan. Additionally, a stand-alone Cultural Resources Study was prepared for the proposed Project by Tom Origer & Associates.

a) The area surrounding the proposed Project does not contain any sites that are listed on the National Register or California Register, are State Landmarks, or are California Points of Interest. Specific evaluations were conducted by both the General Plan and Specific Plan EIR’s and determined that the potential impacts from implementation of development activities within the City and the area where the proposed Project is located was less than significant. Additionally, as a part of uniform standards for projects in the City, a project level cultural resource assessment for the proposed Project was prepared. Based on the findings of the assessment, no historic resources would be impacted. The project level Cultural Resources Study is included in **Appendix C**.

b) Although no cultural resources were reported at the proposed Project, there is potential that prehistoric sites may exist in the vicinity. As such, build-out of the proposed Project has the potential to impact unknown archaeological resources because of its grading and construction activities. The General Plan and the Specific Plan EIR identified that potential impacts to unknown cultural resources is a possibility that required specific mitigations and that with the implementation of these mitigation measures construction activities would be less than significant. Specific Plan EIR mitigation measures MM 3.5.2a and MM 3.5.2b provide for the assessment and protection of undiscovered cultural resources. The implementation of these standard mitigation measures will ensure that the proposed Project is consistent with the Specific Plan and related policies:

MM 3.5.2a Phase 1 Archaeological Resource Study. When specific projects are proposed within the project area that involve ground-disturbing activity, a site-specific Phase I archaeological resource study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric deposits, and preparation of a technical report that meets federal and state requirements. If significant or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and appropriate Native American representatives to mitigate potential impacts to a less than significant level based on the provisions of Public Resources Code Section 21083.2.

MM 3.5.2b Should any archaeological artifacts be discovered during construction of any subsequent project, all construction activities shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history shall be retained to determine the significance of the discovery. The professional archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the discovery shall not recommence until impacts on the archaeological resource are mitigated as described in Mitigation Measure MM 3.5.2a. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifacts is prohibited by law.

The site-specific cultural resource studies, in compliance with MM 3.5.2a have determined that no impacts are anticipated, and the implementation of MM 3.5.2b during development of the proposed Project will provide protection for any unanticipated cultural resources found at the project site. The proposed Project will have a less than significant impact.

c) Paleontological resources are commonly known as fossils. These include both plant and animal fossils (ferns, sharks' teeth, shells, trilobites, dinosaur bones, etc.). Paleontological resources were addressed in the City's General Plan EIR which found that implementation of the General Plan, along with the potential development activities in the area and surrounding region would have a less than significant impact to paleontological resources, and no mitigation measures were required. The General Plan EIR found that the implementation of the provisions outlined in the General Plan, which have been included as standard development guidelines, would reduce any impacts to a less than significant level. This determination includes development of the proposed Project.

d) Impacts to human remains were identified in the General Plan and EIR, which outlined specific cultural resource policies, that when implemented, would reduce impacts to a less than significant level. Those policies included HP-A-5, that would ensure that Native American human remains would be treated with respect and dignity. Additionally, the Specific Plan EIR determined that the implementation of the General Plan policies, mitigation measure MM 3.5.3a (which requires the implementation of MM 3.5.2a-as noted above in Section V(b)), and the implementation of mitigation measure MM 3.5.3b would protect human remains and implementation of the development anticipated in the Specific Plan area (which includes the proposed Project) would have a less than significant impact. Mitigation measure MM 3.5.3b states:

MM 3.5.3b Should human remains be discovered during construction of any project in the project area, all construction activities shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the Sonoma County Coroner shall be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

Implementation of state law and the General Plan and Specific Plan standards and mitigations provide guidance should human remains be discovered during construction; these uniform standards apply to the proposed Project. As a result of the implementation of these required standards, the proposed Project will have a less than significant impact.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

VI. Geology and Soils						
Would the Project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a)	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.					X
ii)	Strong seismic ground shaking?					X
iii)	Seismic-related ground failure, including liquefaction?					X
iv)	Landslides?					X
b)	Result in substantial soil erosion or the loss of topsoil?					X
c)	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?					X
d)	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?					X
e)	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?					X

RESPONSES TO CHECKLIST QUESTIONS

Information in this section was derived from the previously certified General Plan EIR, the Specific Plan EIR, previous geotechnical investigations for development on the proposed Project site and recent geotechnical updates to account for current standards.

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. The General Plan provides uniform standards and policies, including the requirement for preparation of project specific geotechnical reports and associated studies to determine the potential impacts to structures and people from a proposed project. The Specific Plan EIR assessed the potential impacts from Alquist-Priolo earthquake fault zones and determined that there would be no impact.

The proposed Project has completed a geotechnical investigation and related update for the proposed Project and determined that with the implementation of current City standards, California Building Codes, and specific geotechnical recommendations the proposed Project



would have a less than significant impact related to seismic resource issues. The geotechnical investigations are found in **Appendix D**.

- ii. Considering the proximity of active faults within the region, and the proximity of those faults to the proposed Project area, strong seismic ground shaking could potentially occur within the proposed Project area during a major seismic event. The General Plan standards, existing building permit process, together with adherence to the California Building Code requirements, would help ensure that any new buildings on the proposed Project site would incorporate appropriate seismic design criteria, thereby affording the building occupants an added measure of safety. The Specific Plan EIR also determined that implementation of the General Plan and City building standards were sufficient to reduce impacts to a less than significant level for this issue.

The proposed Project has implemented these standard requirements for geotechnical investigations, which include seismic evaluations, and the implementation of the recommendations in the geotechnical report, in combination with the City's standard practices further reduce the potential impacts to a less than significant level.

- iii. The City's General Plan has established standard building practices related to expansive soils, and the Specific Plan EIR determined that evaluation of site-specific projects through these standard practices and adherence to the California Building Code and other site-specific geotechnical requirements will result in impacts that are less than significant. The proposed Project site specific geotechnical evaluations determined that liquefaction potential at the proposed Project site was low.
- iv. The proposed Project site is on flat topography, thus impacts from naturally occurring landslides are not significant. However, standard design practices adhering to relevant California Building Code requirements for grading as well as adhering to the project specific geotechnical report recommendations regarding site design provide sufficient safeguards. The risk of loss, injury, or death due to landslides is considered non-existent and there will be no impact from development of the proposed Project. As such, no further analysis is required.

b) The General Plan and Specific Plan EIR's evaluated soil erosion potential and related impacts that included the proposed Project site. The Specific Plan found that while vacant sites (such as the proposed Project) could involve the removal of vegetation that stabilizes the site and prevents erosion, the application of the City Code Title 18, that requires projects to comply with Appendix J-110 of the California Building Code and the Santa Rosa City Code Chapter 19-64, Grading and Erosion, as well as implementation of General Plan policies and standards, will reduce any potential impact from land development projects (including the proposed Project) to a less than significant level. Additionally, such construction would be regulated under a construction-related stormwater control permit, generally administered by the State Water Resources Control Board (SWRCB), which requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) that describes the Best Management Practices (BMP's) that would be used to prevent erosion and protect storm water runoff.

c) Neither the General Plan or the Specific Plan and their EIR's identified unstable soils at or near the proposed Project site. The application of standard practices identified in these plans and as analyzed in their respective EIR's, determined that impacts from development activities (including activities such as the proposed Project) would be less than significant. Additional onsite geotechnical investigations for

the proposed Project failed to locate unstable soils. Following the uniform standards of the City and the site-specific recommendations of the geotechnical report, the impacts of the proposed Project will remain less than significant.

d) Expansive soils are generally high in clays or silts that shrink or swell with variation in moisture. These soils have been identified at the proposed Project site. Standards in the General Plan, Specific Plan and additional safeguards provided by California Building Code requirements, and other City standards provide sufficient protections to reduce the impacts from construction at the proposed Project site to a less than significant level. Additionally, a site-specific geotechnical investigation has been developed that has identified these expansive soils and provided design recommendations for the protection of structures built at this site. Implementation of the recommendations in the geotechnical report, and adherence to City standards will keep this impact at a less than significant level.

e) No septic tanks would be used as part of the proposed Project. As a result, no impacts associated with the use of septic tanks would occur as part of the proposed Project's implementation. There is no impact.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

VII. Greenhouse Gas Emissions Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?					X
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?					X

RESPONSES TO CHECKLIST QUESTIONS

a-b) Greenhouse Gas (GHG) Emissions were not specifically evaluated in the City’s General Plan as a separate impact item but were addressed in the Air Quality and Climate Change section of the General Plan EIR which provided specific policies. Determinations for air quality and climate change are provided in Section I of this document. Further evaluation of GHG was addressed in the Specific Plan EIR, which evaluated policies and procedures implemented by the City’s General Plan, as well as current regulations and standards for GHG emissions through the Bay Area Air Quality Management District (BAAQMD) regulations, City of Santa Rosa Codes, and City of Santa Rosa Climate Action Plan.

The previously certified Specific Plan EIR determined that implementation of activities within the Specific Plan area (such as site development of the proposed Project), in compliance with and as regulated by, applicable existing laws, uniform City regulations, policies, and procedures would result in GHG impacts that are less than cumulatively considerable, and that no site-specific mitigation is required. The proposed Project would be in conformance with these previous studies and determinations and would have a less than significant impact.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

VIII. Hazards and Hazardous Materials						
Would the Project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					X
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?					X
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					X
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?					X
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?					X
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?					X
g)	Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?					X
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized area or where residences are intermixed with wildlands?					X

RESPONSES TO CHECKLIST QUESTIONS

Information in this section was derived from the previously certified EIR’s prepared for the General Plan and Specific Plan. The Specific Plan EIR included the assessment of properties that had the potential to contain hazardous materials, and evaluation of that list determined that the proposed Project site was not included. In addition, the proposed Project applicant prepared a Phase 1 Environmental Site Assessment for the proposed Project site and results determined that there were no hazardous materials located at the proposed Project site. Refer to **Appendix E**.

a-d) The previously certified General Plan EIR evaluated the potential risks from hazards and hazardous materials for implementation of the General Plan (including the development of the proposed Project site for residential uses) and found that through the implementation of existing laws, regulations and the policies of the General Plan, impacts from hazards and hazardous materials would be less than significant, and no mitigations are required. Additional analysis in the Specific Plan EIR identified potentially hazardous sites and required specific mitigation for development of these sites and immediately surrounding properties; the proposed Project site is not one of these properties and is not located adjacent to one of these sites and is unaffected by this mitigation measure. However, the



Specific Plan did provide a mitigation measure for the discovery of site contamination as mitigation measure MM 3.8.4b. That mitigation measure reads:

MM 3.8.4b In the event previously unknown contaminated soil, groundwater, or subsurface features are encountered or have the potential be present during ground-disturbing activities at any site, work shall cease immediately, and the developer's contractor shall notify the City of Santa Rosa Fire Department for further instruction. The City shall ensure any grading or improvement plan or building permit includes a statement specifying that if hazardous materials contamination is discovered or suspected during construction activities, all work shall stop immediately until the City of Santa Rosa Fire Department has determined an appropriate course of action. Such actions may include, but would not be limited to, site investigation, human health and environmental risk assessment, implementation of a health and safety plan, and remediation and/or site management controls. The City of Santa Rosa Fire Department shall be responsible for notifying the appropriate regulatory agencies and providing evidence to the City Planning and Economic Development Department that potential risks have been mitigated to the extent required by regulatory agencies. Work shall not recommence on an impacted site until the applicable regulatory agency has determined further work would not pose an unacceptable human health or environmental risk. Deed restrictions may be required as provided under mitigation measure MM 3.8.4a.

Timing/Implementation: As a condition of subsequent project approval, and implemented during construction activities

Enforcement/Monitoring: City of Santa Rosa Fire Department; City of Santa Rosa Planning and Economic Development Department

The proposed Project would be developed within 0.25 miles of the Elsie Allen High School. Development of the proposed Project in accordance with the City's uniform standards related to hazardous materials, and as identified in the General Plan and Specific Plan EIR's, will reduce impacts to a less than significant level.

e-f) The Charles M. Schulz-Sonoma County Airport is the closest public airport to the proposed Project site and is located approximately 8.4 miles away. The proposed Project is not being developed within any airport safety zone. There are also no private airstrips within the project vicinity. The Specific Plan EIR determined there would be no impact within the area related to airports from development activities, such as the proposed Project.

g) The proposed Project would not impair or physically interfere with an adopted emergency response or evacuation plan. The General Plan has policies in place to maintain an Emergency Operations Plan that provides a blueprint for emergency management in the City. The General Plan policies also require that the Santa Rosa Fire Department review site development plans to ensure adequate construction of new roadways for emergency access and evacuation. The Specific Plan EIR evaluated the General Plan standards and determined that when taken together with the existing plans, policies and standards, the potential impact from interference with emergency access or evacuation would be less than significant.

h) The evaluations of the Specific Plan EIR determined that activities in the plan area, which include the proposed Project, are urban and are not in an area of wildland-urban interface and that there would be no impact to the proposed Project from wildfire.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

IX. Hydrology and Water Quality						
Would the Project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a)	Violate any water quality standards or waste discharge requirements?					X
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					X
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?					X
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?					X
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?					X
f)	Otherwise substantially degrade water quality?					X
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?					X
h)	Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?					X
i)	Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?					X
j)	Result in inundation by seiche, tsunami, or mudflow?					X

RESPONSES TO CHECKLIST QUESTIONS

a) The Specific Plan EIR evaluated potential hydrology and water quality issues for the area including the proposed Project. The EIR evaluated the existing City General Plan policies, Santa Rosa City Codes, NPDES Construction General Permit regulations and City grading and building permit requirements, and found that implementation of these standard regulations would ensure that subsequent projects in the Specific Plan area (including the proposed Project), would minimize impacts to water quality and impacts would be less than significant. The proposed Project is subject to these uniform requirements; therefore, no additional analysis is required, and impacts would be less than significant.

b) Evaluation of the groundwater resources by the Specific Plan EIR, as well as the City’s 2015 Urban Water Management Plan, found that future developments would utilize municipal water sources, but the City’s evaluation of their water reserves indicated that there would be a water surplus in the year 2040 based on projected demands. The EIR determined that the implementation of the activities



proposed in the Specific Plan would not substantially deplete groundwater supplies because it would not result in the need to pump more water from the local groundwater basin. Additionally, the Specific Plan EIR determined that no development would be allowed within the floodways of Colgan and Roseland Creeks, which are identified as primary areas of recharge in the City. The EIR determined that impacts would be less than significant.

The proposed Project will utilize municipal water, and its development activities have been accounted for in the Specific Plan EIR. Additionally, the proposed Project will not be developed within the designated recharge areas. No additional analysis is required and impacts of the proposed Project are less than significant.

c-d) The Specific Plan EIR evaluated potential impacts from altered drainage to erosion and flooding, reviewing current standards of the City's General Plan, the Santa Rosa Citywide Creek Master Plan, standard development requirements of the Sonoma County Water Agency, California Department of Fish and Wildlife and North Coast Regional Water Quality Control Board regulations, and the requirements of both the City's National Pollution Discharge Elimination System (NPDES) permit, and the Construction General Permit. The analysis of the Specific Plan EIR determined that with the implementation of these regulations, policies and standards, future development projects within the Specific Plan area (including the proposed Project) would have a less than significant impact.

Potential water quality impacts associated with the proposed Project would include short-term construction-related erosion/sedimentation and long-term operational stormwater discharge. The proposed Project would not redirect flows or otherwise effect surface drainage patterns. To minimize water quality impacts associated with the proposed Project, construction activities would be required to comply with a Storm Water Pollution Prevention Plan (SWPPP) consistent with the General Permit for Stormwater Discharge Associated with Construction Activity (Construction Activity General Permit). Additionally, the proposed Project would also implement stormwater control measures such as Low Impact Development (LID) and Best Management Practices (BMP's) and other practices as may be required through implementation of standard policies of the Santa Rosa Citywide Creek Master Plan.

Improvements to storm water drainage have been approved by the City of Santa Rosa for the Southwest Estates project (SCH #2008062075) which also serves the proposed Project. Development of the storm drainage system may be developed by either project, depending on construction schedules for the two developments. Permits for the construction of the storm water systems in Common Way and under Colgan Creek have been approved by both the City and the California Department of Fish and Wildlife on, as a Responsible Agency (August 201, 2018-SCH #2008062075). The proposed Project will comply with the development standards for this approved storm water system, and as an approved project, no further analysis for this action can be undertaken.

e) Increased stormwater runoff from development projects, such as residential developments, could increase stormwater runoff. The Specific Plan EIR evaluated this potential issue, evaluating existing plans and policies of the Santa Rosa General Plan, Citywide Creek Master Plan, City Codes, as well as policies and requirements of the Sonoma County Water Agency. From the evaluation of these plans the Specific Plan EIR determined that implementation of these plans would ensure that adequate stormwater capacity is available for future project, and that the impacts would be less than significant.

The proposed Project has designed stormwater facilities to be in compliance with these policies and uniform standards, and will implement additional stormwater requirements during development as may be required for compliance. Impacts will be less than significant.

f) Degradation of water quality has been evaluated in the Hydrology and Water Quality Section IXa, above. As noted in that section, implementation of standard policies and procedures as outlined in the Specific Plan EIR reduces the potential impacts for degradation of water quality to a less than significant impact. The implementation of the proposed Project would require compliance with all applicable State and local laws and regulations, and therefore would not substantially degrade water quality. No additional water quality impacts other than those described earlier in this section are anticipated. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required. Impacts will be less than significant.

g-i) The potential for flooding exists within the City of Santa Rosa along area streams and rivers. The Specific Plan EIR evaluated the potential for flooding to impact housing developments placed within floodplains, the potential impacts of structures within floodplains to redirect flood flows and cause damage, and the potential impacts to people resulting from the breach of a levee or dam. The Specific Plan EIR determined that through the implementation of General Plan policies and standards and the Citywide Creek Master Plan Policy, future development in the Specific Plan area (including the proposed Project) would have a less than significant impact from flooding and flooding caused by dam failures. No mitigation measures were proposed.

The proposed Project site is not located within a 100-year flood hazard area, so no structures would be placed in a floodplain. As a result, no impact would occur from flooding. Additionally, the proposed Project is not located in an area that is subject to inundation from a dam failure. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Impacts are less than significant. As such, no further analysis is required.

j) The Specific Plan EIR determined that the proposed Project site is not located in an area subject to flooding due to tsunamis or seiches resulting in levee failure and would not be subject to mudflows as a result of a seiche. Additionally, due to the flat topography of the proposed Project site, mudflows could not occur. There would be no impact.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

X. Land Use and Planning			Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
Would the Project:		Potentially Significant Impact				
a)	Physically divide an established community?					X
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?					X
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?					X

RESPONSES TO CHECKLIST QUESTIONS

a) The proposed Project would develop new housing and create new roadways in areas that have been previously designated by the City of Santa Rosa for such uses. These proposed uses would not divide a community; they would continue to enhance the existing community through development of affordable housing. The City’s General Plan EIR and Specific Plan EIR identify the proposed Project site as future development potential and specifically address housing at the proposed Project site, with the General Plan designating the land use as Medium Residential. The City of Santa Rosa Zoning Code has designated the proposed Project site as Multi-Family Residential (R-3). The proposed Project is consistent with these land use designations. Development of the proposed Project would have no impact.

b) The proposed Project would not conflict with applicable land use plans, policies, or regulations, including the City’s General Plan, Roseland Specific Plan, and City Zoning Code. Development of the proposed Project would be in alignment with these uniform plans and policies of the City, including development standards and building codes. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Impacts will be less than significant. As such, no further analysis is required.

c) The 2005 Santa Rosa Plain Conservation Strategy and the 2007 Santa Rosa Plain Conservation Strategy Planning Agreement establish uniform standards that mitigate impacts of development within critical habitat, which is also found within the City and the proposed Project site. The City’s General Plan incorporated these plans and their uniform standards to mitigate impacts to CTS. These standards are uniformly applied to all projects within the CTS habitat areas and are project conditions of approval. Refer to Section III, Biological Resources of this document for more discussion on these plans and potential impacts. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, the proposed Project would have a less than significant impact and no further analysis is required.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

XI. Mineral Resources						
Would the Project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
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?					X
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?					X

RESPONSES TO CHECKLIST QUESTIONS

a-b) The Santa Rosa General Plan determined that no mineral resource areas are located at the proposed Project site or within the immediate vicinity of the proposed Project. The Specific Plan EIR also evaluated the General Plan designations and determined that no known deposits of commercially viable minerals or aggregates exist within the Specific Plan area. The Specific Plan EIR made a determination that activities within the Specific Plan area (including the proposed Project site) would have no impact on mineral resources and that projects would have no potential to result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site. No impacts to mineral resources would occur from development of the proposed Project, and no further documentation is required.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

XII. Noise		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
Would the Project:						
a)	Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?					X
b)	Expose persons to or generate excessive ground borne vibration or ground borne noise levels?					X
c)	Result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?					X
d)	Result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?					X
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?					X
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?					X

RESPONSES TO CHECKLIST QUESTIONS

A noise impact evaluation was performed for the previously certified General Plan EIR and the Specific Plan EIR to evaluate the potential for noise and vibration impacts resulting from implementation of activities identified in these planning documents, including land development for residential uses.

a) The Specific Plan EIR determined that project’s, such as the proposed Project, would not expose residents to traffic noise or stationary noise sources in excess of established standards, and through the implementation of standard construction methods and established development policies; impacts would be less than significant. No additional analysis is required.

b) Construction of buildings has the potential to produce short-term construction vibration effects and operational vibration as a result of a project’s traffic and mechanical equipment operations. The Specific Plan EIR evaluated these potential impacts and found that anticipated construction equipment groundborne vibrations in the short-term would be less than significant, with the application of standard City of Santa Rosa regulations and policies. Also, the Specific Plan EIR evaluated long-term groundborne vibration issues and found that with the implementation of the City’s current General Plan policies and standard conditions, there would be a less than significant impact. The proposed Project is subject to these standard conditions and impacts will be less than significant.

c-d) The Specific Plan EIR evaluated short-term increases in ambient noise from construction related projects, such as the proposed Project, and found that with the application of the City’s General Plan policies, development standards and implementation of city-required Best Management Practices (BMP), impacts to nearby noise-sensitive receptors would be considered a less than significant impact. The proposed Project is subject to these standard requirements and practices which will result in impacts that are less than significant.



e) According to the previously certified General Plan EIR and Specific Plan EIR, the proposed Project is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, the proposed Project will have no impact.

f) According to the General Plan and Specific Plan EIR's, the proposed Project is not located within two miles of a private airstrip. Therefore, due to the distance separation, the proposed Project would not expose persons to excessive airport-related noise levels and there is no impact. No further analysis is required.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

XIII. Population and Housing						
Would the Project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a)	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?					X
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?					X
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?					X

RESPONSES TO CHECKLIST QUESTIONS

a) Growth impacts from increased population and related housing needs have been addressed in both the General Plan EIR and the Specific Plan EIR. The General Plan has designated the Project site as “Medium Residential” which allows a density of 8 to 18 dwelling units per gross acre. The proposed Project meets the density requirements for this land use designation, proposing 48 units on 3.79 acres and resulting in a density of 12.66 dwelling units per gross acre. The Medium Density Residential land use designation permits a range of housing types including multi-family. The General Plan and Specific Plan EIR made a determination that implementation of the General Plan (including housing development at the proposed Project site) would not result in substantial population growth and would have a less than significant impact.

b) Implementation of the proposed Project would not require the removal of housing, which would require the construction of replacement housing elsewhere; the proposed Project is on vacant land. As a result, no impact on housing displacement would occur. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

c) Implementation of the proposed Project would not require the removal of existing occupied housing, which would displace existing residents; the proposed Project is on vacant land. As a result, no impact on displacement of people would occur. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

XIV. 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a) Fire protection?					X
b) Police protection?					X
c) Schools?					X
d) Parks?					X
e) Other public facilities?					X

RESPONSES TO CHECKLIST QUESTIONS

a-b) The proposed Project area is currently served by existing public services, including fire and police protection, schools, and parks. The General Plan EIR evaluated future impacts from development within the City and its Urban Growth Boundary, and determined that future developments would require increased fire and police protection, but that these increases in services were considered less than significant. Similarly, the Specific Plan EIR evaluated the General Plan policies and determined that development within the Specific Plan area could increase police and fire protection demands, but that these impacts were within the scope of the General Plan, and there were no significant impacts.

c) The General Plan evaluated impacts of residential developments on schools and found that new development could cause additional students at schools that are at or near capacity. Both the General Plan and Specific Plan EIR’s evaluated current State policies and especially Senate Bill 50 (SB 50) that requires developers to pay school impact fees. Both EIR’s made a determination that the SB 50 payments were deemed as full mitigation and that no additional mitigation was required, and the impact was less than significant. The proposed Project would be within the anticipated development levels of both the General Plan and Specific Plan and would cause no additional impacts that have not been previously analyzed by these documents and their EIR’s. As a result, the proposed Project would have a less than significant impact.

d-e) The proposed Project does not include, nor does it require, construction or expansion of parks, or other public facilities. The Southwest Community Park is located north of the proposed Project in the Roseland neighborhood. The General Plan EIR evaluated park needs for the implementation of the General Plan, and made a determination that General Plan policies (which include new housing) ensures that sufficient parks would be provided and that they would be accessible from area residential developments, and that there would be a less than significant impact. Additional evaluations under the Specific Plan EIR also made a determination that the implementation of the General Plan policies, as



well as current and planned new parks in the Specific Plan area, would provide sufficient numbers of parks for anticipated development (including the proposed Project) and that there would be a less than significant impact.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

XV. Recreation						
Would the Project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
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?					X
b)	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					X

RESPONSES TO CHECKLIST QUESTIONS

a) The proposed Project includes the development of a residential neighborhood, which has been anticipated and accounted for in the General Plan and EIR and the Specific Plan and EIR. Both of these planning documents accounted for the development of this residential neighborhood and the future effects to recreation facilities. Both EIR’s made determinations that increased residential development would increase uses of public parks and other recreational facilities, and could have an impact on facility maintenance need; but both EIR’s made a determination that anticipated development is accounted for in the General Plan and Specific Plan and that this development (such as the proposed Project) would have a less than significant impact on recreation. The proposed Project development is included in the anticipated future uses of the General and Specific Plans and impacts have been determined to be less than significant. Therefore, no further analysis is required.

b) The proposed Project does not include, nor does it require construction or expansion of recreational facilities; future growth and demands for recreation facilities have been accounted for in the analysis of the General Plan EIR and the Specific Plan EIR, which determined that impacts would be less than significant. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

XVI. Transportation/Traffic					
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?					X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?					X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location those results in substantial safety risks?					X
d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?					X
e) Result in inadequate emergency access?					X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?					X

RESPONSES TO CHECKLIST QUESTIONS

Traffic analysis in the City of Santa Rosa and the area surrounding the proposed Project site have been analyzed in detail by both the General Plan EIR and the Specific Plan EIR. A Traffic Impact Study was completed for the Specific Plan EIR by W-Trans (2016). In addition to these analyses, the proposed Project has had a separate Focused Traffic Study completed for the site by W-Trans (October 2018) which is found in **Appendix F**.

The proposed Project includes the development of portions of new streets that are extensions of other existing City streets that have been planned for extension by the City for several years (approximately 0.36 acres outside of the Project property boundary), and are included in the City’s overall road network that was identified and analyzed by both the General Plan EIR and the Specific Plan EIR.

Public transportation in the Project vicinity is provided by Santa Rosa City Bus and Sonoma County Transit, and the existing Southside Bus Transfer Center is located northwest of the proposed Project on Hearn Avenue. The proposed Project proposes to install a new temporary bus stop facility on Dutton Meadow to provide access to the existing bus routes. The City is also planning on creating a new Class 2 Bike Lane on Dutton Meadow (that fronts the Project site) when street upgrades are made; the proposed Project also includes development of a bike path on Common Way. This will increase bicycle route options for area cyclists.



- a) Traffic analysis completed for the Specific Plan EIR evaluated future traffic that included the proposed Project and other adjacent undeveloped land that is planned for future residential development (including the proposed Project site). The Specific Plan EIR found that anticipated traffic associated with this future development would not degrade traffic corridor operations to unacceptable levels of service under the future conditions. Additionally, traffic analysis prepared for the proposed Project determined that the proposed Project would increase traffic by approximately 453 new vehicle trips per day, including 36 trips during the a.m. peak hour and 48 trips during the p.m. peak hour. The traffic study determined that this traffic volume was within standards of the City's guidelines and no additional studies are required. The proposed Project would have a less than significant impact.
- b) As noted in Item XVIa, the Specific Plan EIR provided traffic and transportation analysis associated with the future developments within the Specific Plan area, including the proposed Project. The Specific Plan EIR determined that vehicular traffic on all study corridors (including Dutton Meadow that provides access to the proposed Project site) is expected to continue at acceptable operating conditions (Level of Service "D" or better) with the addition of future traffic from development activities in the area, and determined that impacts would be less than significant. The proposed Project's traffic has been accounted for in the General Plan EIR and the additional focused traffic study for the proposed Project shows that traffic generation from this proposed Project is within City standards. Therefore, impacts from the proposed Project are less than significant. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.
- c) The proposed Project does not include any air transportation or aviation components, and development activities are not within any designated air traffic safety corridor. No substantially new air traffic would be generated at the regional airport in Santa Rosa as a result of this project. There is no impact.
- d) The City's General Plan EIR evaluated the City's policy for traffic operation standards, and provided an overall guideline for transportation and traffic development within the City. These policies incorporate other federal and state traffic and transportation standards for design. The Specific Plan EIR evaluated these plans and policies as part of traffic and transportation analysis and determined that the anticipated improvements to the transportation and circulation system in the area of, and surrounding the Plan area (including the proposed Project), would be designed and constructed to local, regional and federal standards (uniform standards) which would provide compliance and reduce potential impacts from new and hazardous conditions to a less than significant level. The proposed Project incorporates these City standards and no new hazards are created by the proposed Project. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.
- e) The proposed Project would develop portions of previously planned local streets that connect to existing streets and roads in the City. These new streets are designed to meet the current City of Santa Rosa design standards. The development of new streets and their potential impact to emergency access was assessed in the Specific Plan EIR, which determined that overall, development of new streets and roadways would have a beneficial impact to the community and that with development of these streets and roadways to City standards, there would be a less than significant impact. Based on the proposed Project's compliance with these standards, impacts are considered less than significant, and no further analysis is required.

f) Public transit operations were evaluated in the Specific Plan EIR to determine impacts from the development activities in the Plan area, such as the proposed Project. The EIR found that concentrating development, such as multi-family housing proposed by the Project, along established transit routes would help to increase the use of public transit. The Specific Plan EIR also evaluated associated transit features such as additional bus stops, shelters and other transit related improvements, and found that at build-out, there would be improved transit related services in the plan area. The proposed Project is located on an existing public bus route and proposes to install a new temporary bus stop at the site to encourage transit use. Impacts from development of the proposed Project would remain less than significant. This determination of less than significant impact is supported by the previously certified EIR and the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

XVII. Tribal Cultural Resources						
Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe that is:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?					X
b)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.					X

RESPONSES TO CHECKLIST QUESTIONS

Tribal cultural resources as defined in Public Resources Code section 5020.1(k) have been evaluated through outreach to Native American Tribes that have requested notification for potential consultation on projects developed within the City of Santa Rosa. Tribal consultation per Assembly Bill 52 (AB 52) was undertaken as part of the Specific Plan EIR. As a result, the Lytton Rancheria of California and the Federated Indians of Graton Rancheria were contacted. The Lytton Rancheria did not request consultation, but the Graton Rancheria did request formal consultation.

a) The proposed Project site is undeveloped and does not contain any existing structures or extant historical tribal cultural resources with the potential for inclusion on the California Register of Historical Resources or a local register. No tribal cultural resources were identified for the proposed Project site within the Specific Plan area as part of the formal consultation. The Specific Plan EIR identified mitigation measure MM 3.5.2b and MM 3.5.3b (Refer to Section V. Cultural Resources) for inclusion in development projects to ensure construction monitoring occurs during excavation and ground disturbing activities. As such, potential impacts on historic tribal cultural resources from development of the proposed Project are considered less than significant.

b) No tribal cultural resources, as identified in Public Resources Code Section 5024.1, have been previously identified within the proposed Project site, and are not considered likely to be present given the historical use of the site. However, the proposed Project has the potential to impact unknown tribal cultural resources because grading activities may result in the discovery of unknown cultural resources that are buried beneath the ground surface. To reduce this potentially significant impact to a less than significant level, the proposed Project will have all construction related impacts of soil monitored in accordance with mitigation measure MM 3.5.2b and MM 3.5.3b, as they were included in the Specific Plan EIR.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.



XVIII. Utilities and Service Systems						
Would the Project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					X
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?					X
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?					X
d)	Have insufficient water supplies available to serve the Project from existing entitlements and resources (i.e., new or expanded entitlements are needed)?					X
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it does not have adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?					X
f)	Be served by a landfill with insufficient permitted capacity to accommodate the Project's solid waste disposal needs?					X
g)	Violate any federal, state, and local statutes and regulations related to solid waste?					X

RESPONSES TO CHECKLIST QUESTIONS

Public utilities and service systems include electrical and natural gas service, drinking water, wastewater (collection, treatment and disposal systems), and solid waste (landfills) operations. These services are provided in the City of Santa Rosa by a variety of public utilities including Pacific Gas & Electric (PG&E), the City of Santa Rosa, Sonoma County Solid Waste Agency and a variety of telecommunications companies.

a) The proposed Project would connect to the City's wastewater treatment facility which is regulated by applicable Waste Discharge Requirements from the North Coast Regional Water Quality Control Board. The proposed Project would dispose of residential wastewater to the treatment facility, for which it is designed. The proposed Project itself would not violate any wastewater treatment requirements, and the ongoing operations and maintenance of the wastewater treatment facility is the responsibility of the City of Santa Rosa. The Specific Plan EIR determined, based on the City's Sanitary Sewer Master Plan Update of 2014 and development projections and wastewater volumes anticipated in the Specific Plan area (including the proposed Project), that the existing wastewater system has the capacity to accept this wastewater for treatment and disposal. Additionally, the proposed Project would implement the previously approved sewer and storm water improvements to meet all applicable City standards and as approved by the City. The design and approval have been previously approved by the City of Santa Rosa and the DFW and the implementation will follow all existing mitigations, conditions and permit requirements for this project. Implementation of the proposed Project would have a less than significant impact as there are no new issues or impacts not previously addressed.



- b) The City has determined that the existing water and wastewater treatment facilities have sufficient capacity to provide the needed services to the proposed Project's future residents. An analysis was prepared in the Specific Plan EIR that evaluated both water and wastewater demands for development activities in the Specific Plan area and determined that both water and wastewater systems had sufficient capacity for projected growth, including activities of the proposed Project. No new water or wastewater treatment facilities are required to be constructed as a result of the proposed Project. The proposed Project will have a less than significant impact.
- c) As discussed in Section IX (Hydrology and Water Quality), the construction of new stormwater drainage facilities or expansion of existing facilities would be required for connection of the proposed Project to the City's existing stormwater system. The City's existing stormwater system has the capacity to accept stormwater from the proposed Project, but the proposed Project would be required to install the requisite infrastructure as a standard condition. Additionally, the proposed Project would create stormwater detention facilities that would attenuate stormwater runoff as a result of the Project's development, keeping post-storm runoff at the same rates as the pre-development runoff. These facilities would be designed and installed under existing development standards and permits with the City. Installation of these facilities under standard permit requirements will result in a less than significant impact from the proposed Project.
- d) The proposed Project would be served by the City from its existing and future portfolio of water supplies as described in the Water Supply Assessment (WSA) conducted for the Specific Plan. The Specific Plan EIR determined that sufficient water supplies existed for the planned development (including the proposed Project site) within the City to the year 2035. The City's Urban Water Management Plan (updated in 2015) determines existing and future water demands and resource availability. That document concluded that the City's existing and planned water supplies would be sufficient to meet the water demand for any hydrologic conditions to the year 2040. As the proposed Project is within the development density and intensity that was analyzed by the General Plan EIR, the Specific Plan EIR, and the updated Urban Water Management Plan, no greater impacts and no change to the disposition of impacts would occur as a result of the proposed Project. Therefore, the proposed Project would have a less than significant impact on water supplies.
- e) The City provides wastewater services to the proposed Project. As identified in the Specific Plan, full build-out of the Specific Plan Area would eventually require the construction of additional wastewater conveyance and wastewater treatment facilities, but not as a result of the proposed Project. As the proposed Project is within the density and intensity that was analyzed by the General Plan and Specific Plan EIR's, no greater impacts and no change to the disposition of impacts would occur as a result of the proposed Project. Thus, no further impacts would result from the proposed Project than have been previously analyzed and impacts from the proposed Project development would be considered less than significant.
- f-g) The proposed Project site would be served by the Sonoma County Central Landfill, operated by the Sonoma County Waste Management Agency, which has sufficient capacity to serve the City's needs through the year 2024. The proposed Project and build-out of the Specific Plan is considered a small addition to the overall tons per day generated by the City. For these reasons, the proposed Project's solid waste disposal needs can be met, and existing landfill and associated impacts are less than significant. There would be no violation of any federal, state or local statutes or regulations with respect to solid waste. The proposed Project would cause neither a new impact to occur, nor an increase in the

severity of an impact previously disclosed. As such, there would be a less than significant impact and no further analysis is required.

Based on the evaluations above, the proposed Project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR and no further environmental review is necessary for this topic.

IX. Mandatory Findings of Significance.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Documents
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?					X
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).					X
c) Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?					X

RESPONSES TO CHECKLIST QUESTIONS

a-c) As described throughout the analysis above, the proposed Project would not result in any significant impacts to the environment that cannot be mitigated to a less than significant level through the application of uniformly applied development policies and/or standards that were anticipated in the Santa Rosa General Plan EIR and the Roseland Specific Plan EIR. The proposed Project is required to implement a range of standard and uniformly applied development policies and standards, as well as any previously identified mitigation measures, all of which are identified in the previously certified EIR’s, and which reduce the potentially significant impacts to a less than significant level.

The cumulative impacts associated with development of the proposed Project were considered, analyzed and disclosed in the previously certified Santa Rosa General Plan EIR and the Roseland Specific Plan EIR. All significant impacts associated with build-out of the General Plan and Specific Plan EIR’s could be mitigated to a less than significant level. The proposed Project would not result in any cumulative impacts that were not contemplated in the previously certified General Plan and Specific Plan EIR’s. The proposed Project would not result in any new or unique site-specific impacts, impacts to biological resources or impacts to cultural and/or historical resources. These are less than significant impacts. This determination of less than significant impact is supported by the previously certified EIR’s prepared for the General Plan and the Roseland Specific Plan and the use of current uniformly applied development standards, policies and regulations. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

