

From: [Buckheit, Lani](#)
To: [PLANCOM - Planning Commission](#)
Cc: [Murray, Susie](#); [Bisla, Sachnoor](#)
Subject: PC - Late Correspondence for Items 8.1 and 8.2
Date: Tuesday, December 6, 2022 4:09:29 PM
Attachments: [8.1 - REDLINED - Resolution 1 - Addendum to previously adopted MND.docx](#)
[8.1 - REVISED - Resolution 1 - Addendum to previously adopted MND.docx](#)
[8.1 - REDLINED - Resolution 2 - Conditional Use Permit.docx](#)
[8.1 - REVISED - Resolution 2 - Conditional Use Permit.docx](#)
[8.1 - REDLINED - Resolution 3 - Tentative Map.docx](#)
[8.1 - REVISED - Resolution 3 - Tentative Map.docx](#)
[8.1 - Late Correspondence.pdf](#)
[8.2 - Staff Memo.docx](#)
[8.2 - REVISED - Resolution.docx](#)
[8.2 - Late Correspondence as of 12.6.22.pdf](#)
[8.2 - Applicant Revised Presentation.pdf](#)

- PLEASE DO NOT REPLY TO ALL -

Chair Weeks and members of the Planning Commission,

The reason for this email is to provide you with late correspondence for item 8.1, Public Hearing – Stonebridge Map Modification, and for item 8.2, Public Hearing – Pura Vida Recovery Services, scheduled for this week’s Planning Commission meeting on Thursday, December 8th. For item 8.1 please see attached updates to Resolutions 1, 2, and 3 (REDLINED AND REVISED), and Late Correspondence. For item 8.2 please see attached Staff Memo, Revised Resolution, Revised Applicant Presentation and Late Correspondence. All of these additions will also be added to the agenda.

Thank you,

Lani Buckheit | Administrative Secretary

Planning & Economic Development Department | 100 Santa Rosa Ave. Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3226 | lbuckheit@srcity.org

Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE STONEBRIDGE SUBDIVISION INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (STATE CLEARINGHOUSE NO. (2020059046) FOR THE STONEBRIDGE SUBDIVISION – MAP MODIFICATION PROJECT, LOCATED AT 2220 FULTON ROAD, ASSESSOR’S PARCEL NUMBER 034-030-070; FILE NUMBER PRJ22-022 (MAJ21-006 & CUP21-104)

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration (IS/MND) and approved the Stonebridge Subdivision project, including a Tentative Map and Conditional Use Permit, to subdivide a 28.6-acre area into 105 residential parcels and three lettered parcels in compliance with the California Environmental Quality Act (Pub. Resources Code § 21000 et seq), the State CEQA Guidelines (Cal. Code Regs., tit. 14 § 15000 et seq.) and the City’s local CEQA Guidelines (collectively, “CEQA”); and

WHEREAS, on December 29, 2021, the Planning and Economic Development Department accepted Tentative Map and Conditional Use Permit applications to modify the previously approved Stonebridge Subdivision Map to create three additional residential lots on Parcel A (proposed Project), which is no longer required for storm water management; and

WHEREAS, pursuant to Public Resources Code Section 21067 and CEQA Guidelines Section 15367, the City is the Lead Agency for the proposed Project; and

WHEREAS, CEQA Guidelines Section 15162 provides that when a project was previously analyzed and approved pursuant to an adopted negative declaration, an Addendum to the negative declaration may be appropriate to analyze proposed modifications to the project; and

WHEREAS, City staff has evaluated the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166 and CEQA Guidelines Section 15162 and concluded that the previously adopted IS/MND fully analyzed and mitigated all potentially significant environmental impacts, if any, that would result from the proposed Project; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, an addendum is appropriate where the proposed Project requires some minor changes and additions to the previously adopted IS/MND; and

WHEREAS, CEQA Guidelines Section 15164 also provides that an addendum to an approved MND is appropriate when only minor technical changes or additions are made but none of the conditions described in section 15162 has occurred; and

WHEREAS, the Environmental Coordinator reviewed the IS/MND and determined that there has been no substantial change in circumstances as a result of the proposed Project modifications that would cause new or substantially more severe impacts that were not

previously analyzed in the IS/MND and there is no new information of substantial importance that identifies new or substantially more severe impacts than were identified in the IS/MND and, therefore, the use of an Addendum in accordance with CEQA Guidelines Section 15164 would be appropriate; and

WHEREAS, an Addendum to the IS/MND, prepared by Buchalter, PC, dated October 2022, was prepared for the proposed Project; and

WHEREAS, the Addendum concluded that the proposed Project would not cause new significant environmental impacts or substantial increases in the severity of significant effects beyond those previously identified in the IS/MND and none of the circumstances under CEQA Guidelines Section 15162 were triggered, therefore, no additional analysis is required; and

WHEREAS, pursuant to CEQA Guidelines Section 15164(c), the Addendum is not required to be circulated for public review but can be attached to the adopted Stonebridge Subdivision Initial Study/Mitigated Negative Declaration; and

WHEREAS, on December 8, 2022, the Planning Commission (Commission) of the City of Santa Rosa held a duly noticed public hearing and considered the Addendum together with the previously adopted IS/MND and the proposed Project, at which time the Commission considered the proposed Project materials, public comments received, if any, staff reports, written and oral, and the testimony and other evidence of all those wishing to be heard; and

WHEREAS, having reviewed and considered the information contained in the Addendum together with the previously adopted IS/MND, all comments made at the public hearing, and all other information in the administrative record, the Commission has determined that all potentially significant environmental effects of the proposed Project were fully examined and mitigated in the previously adopted IS/MND; and

WHEREAS, the Addendum was prepared pursuant to CEQA and all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa, based on the materials and evidence presented, hereby resolves, declares, determines and orders as follows:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. Compliance with CEQA. CEQA Guidelines Section 15164 requires lead agencies to prepare an addendum to a previously adopted ND/MND if some changes or additions to the project are necessary, but none of the conditions requiring preparation of a subsequent MND are present. The Commission has reviewed and considered the Addendum for the proposed Project and the adopted IS/MND and finds that those documents taken together contain a complete and accurate reporting of all of the environmental impacts associated with the proposed Project. The Commission further finds that the Addendum and administrative record

have been completed in compliance with CEQA and the Addendum reflects the City's independent judgment.

SECTION 3. Findings Regarding Environmental Impacts. Based on the substantial evidence set forth in the record, including but not limited to the Addendum, the Commission finds that an addendum is the appropriate document for disclosing the minor changes and additions that are necessary to account for the proposed Project. The Commission finds that based on the whole record before it, including but not limited to the Addendum, the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, all related and supporting technical reports, and the staff report, that none of the conditions identified in CEQA Guidelines Section 15162 requiring the need for further subsequent environmental review has occurred because:

- a. The proposed Project does not constitute a substantial change that would require major revisions of the previously adopted IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- b. There have been no substantial changes with respect to the circumstances under which the proposed Project will be constructed that would require major revisions of the previously adopted IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- c. There has been no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration was adopted that has come to light, and that shows any of the following: (i) that the proposed Project would have one or more significant effects not discussed in the adopted IS/MND (ii) that significant effects previously examined would be substantially more severe than shown in the adopted IS/MND; (iii) that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

SECTION 4. Approval of Addendum. The Planning Commission of the City of Santa Rosa hereby approves and adopts the Addendum to the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration.

SECTION 5. Notice of Determination. The Planning Commission hereby directs staff to prepare, execute and file a Notice of Determination with the Sonoma County Clerk-Recorder's Office within five (5) working days of the approval of this Resolution.

SECTION 6. Custodian of Records and Location of Documents. The documents and materials that constitute the record of proceedings upon which this Resolution is based are

located at the City of Santa Rosa, Planning and Economic Development Department, 100 Santa Rosa Avenue, Room 3, Santa Rosa, California, 95404.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of December 2022 by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: _____
Karen Weeks, Chair

ATTEST: _____
Clare Hartman, Executive Secretary

Exhibit A: Addendum to the previously approved Stonebridge Subdivision IS/MND, dated October 2022

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE STONEBRIDGE SUBDIVISION INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (STATE CLEARINGHOUSE NO. (2020059046) FOR THE STONEBRIDGE SUBDIVISION – MAP MODIFICATION PROJECT, LOCATED AT 2220 FULTON ROAD, ASSESSOR’S PARCEL NUMBER 034-030-070; FILE NUMBER PRJ22-022 (MAJ21-006 & CUP21-104)

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration (IS/MND) and approved the Stonebridge Subdivision project, including a Tentative Map and Conditional Use Permit, to subdivide a 28.6-acre area into 105 residential parcels and three lettered parcels in compliance with the California Environmental Quality Act (Pub. Resources Code § 21000 et seq), the State CEQA Guidelines (Cal. Code Regs., tit. 14 § 15000 et seq.) and the City’s local CEQA Guidelines (collectively, “CEQA”); and

WHEREAS, on December 29, 2021, the Planning and Economic Development Department accepted Tentative Map and Conditional Use Permit applications to modify the previously approved Stonebridge Subdivision Map to create three additional residential lots on Parcel A (proposed Project), which is no longer required for storm water management; and

WHEREAS, pursuant to Public Resources Code Section 21067 and CEQA Guidelines Section 15367, the City is the Lead Agency for the proposed Project; and

WHEREAS, CEQA Guidelines Section 15162 provides that when a project was previously analyzed and approved pursuant to an adopted negative declaration, an Addendum to the negative declaration may be appropriate to analyze proposed modifications to the project; and

WHEREAS, City staff has evaluated the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166 and CEQA Guidelines Section 15162 and concluded that the previously adopted IS/MND fully analyzed and mitigated all potentially significant environmental impacts, if any, that would result from the proposed Project; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, an addendum is appropriate where the proposed Project requires some minor changes and additions to the previously adopted IS/MND; and

WHEREAS, CEQA Guidelines Section 15164 also provides that an addendum to an approved MND is appropriate when only minor technical changes or additions are made but none of the conditions described in section 15162 has occurred; and

WHEREAS, the Environmental Coordinator reviewed the IS/MND and determined that there has been no substantial change in circumstances as a result of the proposed Project modifications that would cause new or substantially more severe impacts that were not

previously analyzed in the IS/MND and there is no new information of substantial importance that identifies new or substantially more severe impacts than were identified in the IS/MND and, therefore, the use of an Addendum in accordance with CEQA Guidelines Section 15164 would be appropriate; and

WHEREAS, an Addendum to the IS/MND, prepared by Buchalter, PC, dated October 2022, was prepared for the proposed Project; and

WHEREAS, the Addendum concluded that the proposed Project would not cause new significant environmental impacts or substantial increases in the severity of significant effects beyond those previously identified in the IS/MND and none of the circumstances under CEQA Guidelines Section 15162 were triggered, therefore, no additional analysis is required; and

WHEREAS, pursuant to CEQA Guidelines Section 15164(c), the Addendum is not required to be circulated for public review but can be attached to the adopted Stonebridge Subdivision Initial Study/Mitigated Negative Declaration; and

WHEREAS, on December 8, 2022, the Planning Commission (Commission) of the City of Santa Rosa held a duly noticed public hearing and considered the Addendum together with the previously adopted IS/MND and the proposed Project, at which time the Commission considered the proposed Project materials, public comments received, if any, staff reports, written and oral, and the testimony and other evidence of all those wishing to be heard; and

WHEREAS, having reviewed and considered the information contained in the Addendum together with the previously adopted IS/MND, all comments made at the public hearing, and all other information in the administrative record, the Commission has determined that all potentially significant environmental effects of the proposed Project were fully examined and mitigated in the previously adopted IS/MND; and

WHEREAS, the Addendum was prepared pursuant to CEQA and all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa, based on the materials and evidence presented, hereby resolves, declares, determines and orders as follows:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. Compliance with CEQA. CEQA Guidelines Section 15164 requires lead agencies to prepare an addendum to a previously adopted ND/MND if some changes or additions to the project are necessary, but none of the conditions requiring preparation of a subsequent MND are present. The Commission has reviewed and considered the Addendum for the proposed Project and the adopted IS/MND and finds that those documents taken together contain a complete and accurate reporting of all of the environmental impacts associated with the proposed Project. The Commission further finds that the Addendum and administrative record

have been completed in compliance with CEQA and the Addendum reflects the City's independent judgment.

SECTION 3. Findings Regarding Environmental Impacts. Based on the substantial evidence set forth in the record, including but not limited to the Addendum, the Commission finds that an addendum is the appropriate document for disclosing the minor changes and additions that are necessary to account for the proposed Project. The Commission finds that based on the whole record before it, including but not limited to the Addendum, the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, all related and supporting technical reports, and the staff report, that none of the conditions identified in CEQA Guidelines Section 15162 requiring the need for further subsequent environmental review has occurred because:

- a. The proposed Project does not constitute a substantial change that would require major revisions of the previously adopted IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- b. There have been no substantial changes with respect to the circumstances under which the proposed Project will be constructed that would require major revisions of the previously adopted IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- c. There has been no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration was adopted that has come to light, and that shows any of the following: (i) that the proposed Project would have one or more significant effects not discussed in the adopted IS/MND (ii) that significant effects previously examined would be substantially more severe than shown in the adopted IS/MND; (iii) that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

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SECTION 5. Notice of Determination. The Planning Commission hereby directs staff to prepare, execute and file a Notice of Determination with the Sonoma County Clerk-Recorder's Office within five (5) working days of the approval of this Resolution.

SECTION 6. Custodian of Records and Location of Documents. The documents and materials that constitute the record of proceedings upon which this Resolution is based are

located at the City of Santa Rosa, Planning and Economic Development Department, 100 Santa Rosa Avenue, Room 3, Santa Rosa, California, 95404.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of December 2022 by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: _____
Karen Weeks, Chair

ATTEST: _____
Clare Hartman, Executive Secretary

Exhibit A: Addendum to the previously approved Stonebridge Subdivision IS/MND, dated October 2022

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, A SMALL LOT SUBDIVISION WITH 108 RESIDENTIAL LOTS, PARCELS A, B AND D THAT ARE DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NUMBER 12056, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD; FILE NUMBER PRJ22-022 (CUP21-104 AND MAJ21-006)

WHEREAS, on May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, comprised of 105 residential lots, Parcel A to be used for stormwater treatment, Parcel B for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, approved a Conditional Use Permit, and approved the Stonebridge Subdivision Tentative Map, by Resolution Nos. 12055, 12056 and 12057, respectively; and

WHEREAS, on December 29, 2021, an application was submitted requesting the approval of a Conditional Use Permit for the Stonebridge Subdivision – Map Modification, requesting to subdivide the area designated as Parcel A on the Stonebridge Subdivision Tentative Map into three residential lots, to be located at 2220 Fulton Road, also identified as Sonoma County Assessor's Parcel Number(s) 034-030-070; and

WHEREAS, the subject Conditional Use Permit will supersede the previously approved Conditional Use Permit, approved by the Planning Commission on May 27, 2021, Resolution Number 12056; and

WHEREAS, on December 8, 2022, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, adopted by the Planning Commission on May 27, 2021, and an Addendum to the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, that was prepared for the addition of three residential parcels by subdividing Parcel A of the approved Stonebridge Subdivision Tentative Map, and reviewed

and adopted by the Planning Commission on December 8, 2022.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is consistent with the General Plan land use designation of Low Density Residential, which allows residential development at a density of 2-8 units per acre and intended for single family residential development. The requested changes to the previously approved plan increase the density of the Stonebridge Subdivision to 3.77 units per acre, with the addition of three residential lots, which is within the allowable density and implements the intended use, meeting housing needs of Santa Rosa residents. The site is not within a specific plan area.
- B. The proposed use is allowed within the residential Planned Development zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The project has been reviewed in compliance with the applicable development standards provided in the planned development Policy Statement, No.PD 04-007-SR and Zoning Code Section 20-42.140, which provides development standards for small lot subdivisions. The project is within the -SR (Scenic Road) combining district; however, there are no setback requirements specific to this area that would preclude the addition of the three requested parcels.
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. The area of the site where the modification is requested will be surrounded by similar single-family residential development. The project has been reviewed by City staff and, as conditioned, will provide a complete internal circulation system including streets, curb, gutter, lighting and other residential design requirements.
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints. This area has been designated on General Plan Land Use Diagram for single family residential uses and the proposed design change is within the allowable density requirement. The area is largely developed and all required utilities and services are available.
- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. The project plans have been reviewed by appropriate City staff and the project has been conditioned with public health, safety and welfare in mind. The properties to the north and south of the project are developed with similar small lot subdivisions, where the proposed project will complete the anticipated development pattern indicated on the General Plan.

- F. The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2021, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. An Addendum to the IS/MND (Addendum), prepared by Buchalter, PC, dated October 2022, was drafted for the proposed Stonebridge Subdivision – Map Modification, in accordance with CEQA Guidelines Section 15162 and 15164. The Addendum, which analyzes the environmental impacts of the three additional residential lots concludes the “the Amended Project would be part of the [Stonebridge] subdivision development and would be required to comply with all the regulations, standards, and mitigation measures required of that development. Thus, the Amended Project would not result in any new substantial adverse effects” on the environment. The Addendum was approved by the Planning Commission on December 8, 2022.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED, that the approval of the subject Conditional Use Permit will make null and void the previously approved Stonebridge Subdivision Conditional Use Permit, City File Number PRJ19-049, approved by the Planning Commission on May 27, 2021, Resolution No. 12056, and will allow the development of 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

BE IT FURTHER RESOLVED that a Conditional Use Permit to allow Stonebridge Subdivision, a 108-residential lot development, to be located at 2220 Fulton Road, is approved subject to each of the following conditions:

1. Compliance with conditions of approval as stated on Planning Commission Resolution _____, approving the Stonebridge Subdivision, dated December 8, 2022.

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of December 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, A SMALL LOT SUBDIVISION WITH 108 RESIDENTIAL LOTS, PARCELS A, B AND D THAT ARE DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NUMBER 12056, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD; FILE NUMBER PRJ22-022 (CUP21-104 AND MAJ21-006)

WHEREAS, on May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, comprised of 105 residential lots, Parcel A to be used for stormwater treatment, Parcel B for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, approved a Conditional Use Permit, and approved the Stonebridge Subdivision Tentative Map, by Resolution Nos. 12055, 12056 and 12057, respectively; and

WHEREAS, on December 29, 2021, an application was submitted requesting the approval of a Conditional Use Permit for the Stonebridge Subdivision – Map Modification, requesting to subdivide the area designated as Parcel A on the Stonebridge Subdivision Tentative Map into three residential lots, to be located at 2220 Fulton Road, also identified as Sonoma County Assessor's Parcel Number(s) 034-030-070; and

WHEREAS, the subject Conditional Use Permit will supersede the previously approved Conditional Use Permit, approved by the Planning Commission on May 27, 2021, Resolution Number 12056; and

WHEREAS, on December 8, 2022, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, adopted by the Planning Commission on May 27, 2021, and an Addendum to the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, that was prepared for the addition of three residential parcels by subdividing Parcel A of the approved Stonebridge Subdivision Tentative Map, and reviewed

and adopted by the Planning Commission on December 8, 2022.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is consistent with the General Plan land use designation of Low Density Residential, which allows residential development at a density of 2-8 units per acre and intended for single family residential development. The requested changes to the previously approved plan increase the density of the Stonebridge Subdivision to 3.77 units per acre, with the addition of three residential lots, which is within the allowable density and implements the intended use, meeting housing needs of Santa Rosa residents. The site is not within a specific plan area.
- B. The proposed use is allowed within the residential Planned Development zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The project has been reviewed in compliance with the applicable development standards provided in the planned development Policy Statement, No.PD 04-007-SR and Zoning Code Section 20-42.140, which provides development standards for small lot subdivisions. The project is within the -SR (Scenic Road) combining district; however, there are no setback requirements specific to this area that would preclude the addition of the three requested parcels.
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. The area of the site where the modification is requested will be surrounded by similar single-family residential development. The project has been reviewed by City staff and, as conditioned, will provide a complete internal circulation system including streets, curb, gutter, lighting and other residential design requirements.
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints. This area has been designated on General Plan Land Use Diagram for single family residential uses and the proposed design change is within the allowable density requirement. The area is largely developed and all required utilities and services are available.
- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. The project plans have been reviewed by appropriate City staff and the project has been conditioned with public health, safety and welfare in mind. The properties to the north and south of the project are developed with similar small lot subdivisions, where the proposed project will complete the anticipated development pattern indicated on the General Plan.

- F. The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2021, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. An Addendum to the IS/MND (Addendum), prepared by Buchalter, PC, dated October 2022, was drafted for the proposed Stonebridge Subdivision – Map Modification, in accordance with CEQA Guidelines Section 15162 and 15164. The Addendum, which analyzes the environmental impacts of the three additional residential lots concludes the “the Amended Project would be part of the [Stonebridge] subdivision development and would be required to comply with all the regulations, standards, and mitigation measures required of that development. Thus, the Amended Project would not result in any new substantial adverse effects” on the environment. The Addendum was approved by the Planning Commission on December 8, 2022.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED, that the approval of the subject Conditional Use Permit will make null and void the previously approved Stonebridge Subdivision Conditional Use Permit, City File Number PRJ19-049, approved by the Planning Commission on May 27, 2021, Resolution No. 12056, and will allow the development of 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

BE IT FURTHER RESOLVED that a Conditional Use Permit to allow Stonebridge Subdivision, a 108-residential lot development, to be located at 2220 Fulton Road, is approved subject to each of the following conditions:

1. Compliance with conditions of approval as stated on Planning Commission Resolution _____, approving the Stonebridge Subdivision, dated December 8, 2022.

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of December 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE STONEBRIDGE SUBDIVISION TENTATIVE MAP, TO ALLOW THE SUBDIVISION OF ONE PARCEL INTO 108 RESIDENTIAL LOTS, PARCELS A, B AND D DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED MAP, CITY FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NO. 12057, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD, ASSESSOR'S PARCEL NO. 034-030-070; FILE NUMBER PRJ22-002 (CUP21-104 AND MAJ21-006)

WHEREAS, on May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, comprised of 105 residential lots, Parcel A to be used for stormwater treatment, Parcel B for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, approved a Conditional Use Permit, and approved the Stonebridge Subdivision Tentative Map, by Resolution Nos. 12055, 12056 and 12057, respectively; and

WHEREAS, stormwater treatment for the subdivision was redesigned to address stormwater management on each individual property, which freed up Parcel A for three additional residential lots; and

WHEREAS, an application has been submitted by Peter Hellmann, on behalf of Paramount Homes, requesting to replace the previously approved Stonebridge Subdivision Tentative Map with the subject Tentative Map, allowing the subdivision of the then designated Parcel A, which was intended for stormwater management, into three residential lots for a total of 108 residential lots within the Stonebridge Subdivision at 2220 Fulton Road, more particularly described as Assessor's Parcel Number 034-030-070, date-stamped received on October 25, 2022, and on file in the Department of Planning and Economic Development; and

WHEREAS, the Planning Commission has considered the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, adopted by the Planning Commission on May 27, 2021, and an Addendum to the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, that was prepared for the addition of three residential parcels by subdividing Parcel A of the approved Stonebridge Subdivision Tentative Map, and reviewed and adopted by the Planning Commission on December 8, 2022; and

WHEREAS, on December 8, 2022, the Planning Commission considered and approved a new Conditional Use Permit for the Stonebridge Subdivision, allowing 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said Stonebridge Subdivision Tentative Map, to subdivide the property located at 2220 Fulton Road into 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve, is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. The proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5. The proposed residential subdivision is consistent with the General Plan land use designation of Low Density Residential, which is primarily intended for detached single-family residential development and allows residential densities at 2-8 units per acre. The project is proposed at a density of 3.77 units per acre. The project site is not within a specific plan area.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California North Coast Regional Water Quality Control Board.
- E. The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2021, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. An Addendum to the IS/MND (Addendum), prepared by Buchalter, PC, dated October 2022, was drafted for the proposed Stonebridge Subdivision – Map Modification, in accordance with CEQA Guidelines Section 15162 and 15164. The Addendum, which analyzes the environmental impacts of the three additional residential lots concludes the “the Amended Project would be part of the [Stonebridge] subdivision development and would be required to comply with all the regulations, standards, and mitigation measures required of that development. Thus, the Amended Project would not result in any new substantial adverse effects.” The Addendum was adopted by the Planning Commission on December 8, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines that the Stonebridge Subdivision Tentative Map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or

more of the below conditions are determined invalid, this revised tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED, that the approval of the subject Stonebridge Subdivision Tentative Map will make null and void the previously approved Stonebridge Subdivision Tentative Map, City File Number PRJ19-049, approved by the Planning Commission on May 27, 2021, Resolution No. 12057, and will allow the development of 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Stonebridge Subdivision – Map Modification, to subdivide Parcel A of the Stonebridge Subdivision Tentative Map as depicted on the Stonebridge Subdivision Tentative Map, date-stamped received on October 25, 2022, and on file in the Department of Planning and Economic Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated October 25, 2022, attached hereto and incorporated herein.
2. Compliance with applicable mitigation measures of the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration (IS/MND) and associated Mitigation Monitoring Reporting Program (MMRP), approved by the Planning Commission on May 27, 2021, State Clearinghouse No. 2020059046, and Addendum to the IS/MND, adopted by the Planning Commission on November 16, 2022.
3. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
 - A. Residential occupancy standards;
 - B. Maintenance and habitability requirements;
 - C. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
 - D. Resident and guest parking system;
 - E. Trash receptacle may be brought to the street for pick-up the evening before the schedule pick-up and brought back in by 6:00 p.m. the day of pick-up.
 - F. All trash receptacles shall be screened from view from the public right-of-way at all other times; and

- G. Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
4. That the project Conditions, Covenants, and Restrictions (CC&R's) shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.
 5. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
 6. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
 7. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of December 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY

Attachment: Development Advisory Committee Report, dated October 25, 2022

Resolution No. _____

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE STONEBRIDGE SUBDIVISION TENTATIVE MAP, TO ALLOW THE SUBDIVISION OF ONE PARCEL INTO 108 RESIDENTIAL LOTS, PARCELS A, B AND D DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED MAP, CITY FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NO. 12057, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD, ASSESSOR'S PARCEL NO. 034-030-070; FILE NUMBER PRJ22-002 (CUP21-104 AND MAJ21-006)

WHEREAS, on May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, comprised of 105 residential lots, Parcel A to be used for stormwater treatment, Parcel B for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, approved a Conditional Use Permit, and approved the Stonebridge Subdivision Tentative Map, by Resolution Nos. 12055, 12056 and 12057, respectively; and

WHEREAS, stormwater treatment for the subdivision was redesigned to address stormwater management on each individual property, which freed up Parcel A for three additional residential lots; and

WHEREAS, an application has been submitted by Peter Hellmann, on behalf of Paramount Homes, requesting to replace the previously approved Stonebridge Subdivision Tentative Map with the subject Tentative Map, allowing the subdivision of the then designated Parcel A, which was intended for stormwater management, into three residential lots for a total of 108 residential lots within the Stonebridge Subdivision at 2220 Fulton Road, more particularly described as Assessor's Parcel Number 034-030-070, date-stamped received on October 25, 2022, and on file in the Department of Planning and Economic Development; and

WHEREAS, the Planning Commission has considered the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, adopted by the Planning Commission on May 27, 2021, and an Addendum to the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, that was prepared for the addition of three residential parcels by subdividing Parcel A of the approved Stonebridge Subdivision Tentative Map, and reviewed and adopted by the Planning Commission on December 8, 2022; and

WHEREAS, on December 8, 2022, the Planning Commission considered and approved a new Conditional Use Permit for the Stonebridge Subdivision, allowing 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

Resolution No. _____

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said Stonebridge Subdivision Tentative Map, to subdivide the property located at 2220 Fulton Road into 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve, is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. The proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5. The proposed residential subdivision is consistent with the General Plan land use designation of Low Density Residential, which is primarily intended for detached single-family residential development and allows residential densities at 2-8 units per acre. The project is proposed at a density of 3.77 units per acre. The project site is not within a specific plan area.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California North Coast Regional Water Quality Control Board.
- E. The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2021, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. An Addendum to the IS/MND (Addendum), prepared by Buchalter, PC, dated October 2022, was drafted for the proposed Stonebridge Subdivision – Map Modification, in accordance with CEQA Guidelines Section 15162 and 15164. The Addendum, which analyzes the environmental impacts of the three additional residential lots concludes the “the Amended Project would be part of the [Stonebridge] subdivision development and would be required to comply with all the regulations, standards, and mitigation measures required of that development. Thus, the Amended Project would not result in any new substantial adverse effects.” The Addendum was adopted by the Planning Commission on December 8, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines that the Stonebridge Subdivision Tentative Map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or

more of the below conditions are determined invalid, this revised tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED, that the approval of the subject Stonebridge Subdivision Tentative Map will make null and void the previously approved Stonebridge Subdivision Tentative Map, City File Number PRJ19-049, approved by the Planning Commission on May 27, 2021, Resolution No. 12057, and will allow the development of 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Stonebridge Subdivision – Map Modification, to subdivide Parcel A of the Stonebridge Subdivision Tentative Map as depicted on the Stonebridge Subdivision Tentative Map, date-stamped received on October 25, 2022, and on file in the Department of Planning and Economic Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated October 25, 2022, attached hereto and incorporated herein.
2. Compliance with applicable mitigation measures of the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration (IS/MND) and associated Mitigation Monitoring Reporting Program (MMRP), approved by the Planning Commission on May 27, 2021, State Clearinghouse No. 2020059046, and Addendum to the IS/MND, adopted by the Planning Commission on November 16, 2022.
3. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
 - A. Residential occupancy standards;
 - B. Maintenance and habitability requirements;
 - C. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
 - D. Resident and guest parking system;
 - E. Trash receptacle may be brought to the street for pick-up the evening before the schedule pick-up and brought back in by 6:00 p.m. the day of pick-up.
 - F. All trash receptacles shall be screened from view from the public right-of-way at all other times; and

- G. Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
4. That the project Conditions, Covenants, and Restrictions (CC&R's) shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.
 5. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
 6. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
 7. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of December 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

Attachment: Development Advisory Committee Report, dated October 25, 2022

Resolution No. _____

From: [Murray, Susie](#)
To: [Peter Hellmann](#)
Cc: [David Jacobson](#); [Jean Kapolchok](#); [Andy Bordessa](#); [Matt Lawton](#)
Subject: RE: [EXTERNAL] Response to comments received from Al Petrie
Date: Monday, December 5, 2022 11:55:00 AM

Peter,

Thanks for doing my job. I have scheduled telephone call with Mr. Petrie on Wednesday to talk about his comments.

I'll include this email chain in the public correspondence for the meeting. We'll be doing a "Late Correspondence" upload likely tomorrow afternoon.

Susie

Susie Murray | Senior Planner | Staff Liaison to the Cultural Heritage Board

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | SMurray@srcity.org



From: Peter Hellmann <phellmann@builderslandgroup.com>
Sent: Monday, December 5, 2022 10:02 AM
To: Murray, Susie <SMurray@srcity.org>
Cc: David Jacobson <davidjacobson101@gmail.com>; Jean Kapolchok <jkapolchok@sonomacountylanduse.com>; Andy Bordessa <andy@civildesignconsultants.com>; Matt Lawton <matt@civildesignconsultants.com>
Subject: [EXTERNAL] Response to comments received from Al Petrie

Hi Susie,

Please see my responses to Mr. Petrie's comments which are shown in **red** within the text of his message below. He expresses some valid concerns but, happily, I think all of them are already addressed by our project and draft conditions of approval.

Thank you for forwarding them to me!

Peter Hellmann

Builders Land Group

1615 Bonanza Street, Suite 314

Walnut Creek, CA 94596

C: 510.612.2027

E: PHellmann@BuildersLandGroup.com

W: www.BuildersLandGroup.com

BRE ID: 00670186

From: Murray, Susie <SMurray@srcity.org>

Sent: Monday, December 5, 2022 8:50 AM

To: Peter Hellmann <phellmann@builderslandgroup.com>

Subject: FW: [EXTERNAL] Planning Commission Meeting - December 8th, 2022 - Stonebridge Subdivision

Peter,

I'll be checking in on all of Mr. Petrie's concerns, but wanted you to be aware of this.

Susie

Susie Murray | Senior Planner | Staff Liaison to the Cultural Heritage Board

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4348 | Fax (707) 543-3269 | SMurray@srcity.org



From: Al Petrie <alpetrie7@aol.com>

Sent: Monday, December 5, 2022 12:15 AM

To: Murray, Susie <SMurray@srcity.org>

Cc: Marsha Chevalier <mechevalier@gmail.com>; Nutt, Jason <jnutt@srcity.org>

Subject: [EXTERNAL] Planning Commission Meeting - December 8th, 2022 - Stonebridge Subdivision

Hi Susie Murray,

I received an email yesterday (Saturday - December 2nd @ 4:03 PM) concerning the Planning Commission Public Hearing on the new Tentative Map/Conditional Use Permit/Mitigation Negative Declaration for the Stonebridge Subdivision at 2220 Fulton Road. The North West Santa Rosa Neighborhood Association (NWSRNA) did not receive any notification yet the subject subdivision is within the boundary area of the NWSRNA. The NWSRNA has been in existence since 2006 and is on file with the Community Engagement Department (Magali Telles) as a City recognized neighborhood association. We are entitled to be treated like any property owner within the "radius of contact" for public hearings of a proposed major subdivision. I would appreciate discussing this matter with you.

Here are three concerns we have with the development:

DEVELOPMENT OF THE NEIGHBORHOOD PARK - The City owned neighborhood park area site on the west side of Jack London School remains undeveloped, The City has collected over \$2,500,000 in park fees (I'm estimating an average of \$5,000 per house park fee x 500+

homes built to date). The breakout of 40% local park/30% area park/30% Citywide park suggests to us that the City should have \$1,000,000+ in the "Jack London" park account for design/construction of the neighborhood park on the west side of Jack London School. The City and the School District have already entered into a Joint Use Agreement. Some of the aforementioned 500+ houses have been occupied for over 12 years, yet no neighborhood park is available to serve these homes. AT WHAT POINT DOES THE PLANNING COMMISSION DEFER DEVELOPMENT OF THE NW CORNER OF THE CITY (South-San Miguel, East-Francisco Avenue, North- Francisco Avenue, West - Fulton Road) UNTIL THE "JACK LONDON" PARK IS DEVELOPED???? I have attached a map with the proposed neighborhood park outlined in red. I don't see how deferring development, even if that was legal, would accelerate completion of the park. In fact, quite the opposite is true. As Mr. Petrie points out, the source of funds for the capital improvements necessary to build the park comes from impact fees collected from new home construction. The current Park Fees are \$12,821 and \$10,142 per unit for detached and duplex units, respectively. See Page 17 of the attached Fee Schedule. At current fee levels, Stonebridge will contribute a total of \$1,357,878 in fees specifically allocated to park land and capital improvements.

REIMBURSEMENT AGREEMENT FOR FULTON ROAD - I have attached the first page of a seven page Fulton Road Reimbursement Agreement with the City of Santa Rosa, wherein BHI PHI Partners and Futrell/Gobar are to be reimbursed by numerous property owners that develop their properties. The subject Stonebridge Subdivision is APN 34030070 (Jacobson) and has a \$1,505,473.38 obligation to BHI PHI and Futrell/Gobar. This \$1.5+ million dollar obligation needs to be included within the Stonebridge Subdivision DAC Report to insure that a record of this obligation is on file within the City Planning Department. The Agreement has a termination date which has probably been extended if BHI PHI and Futrell/Gobar have not been paid off in full. Per the approved DAC Report, Condition of Approval No. 33 requires us to pay this fee. A .pdf of the DAC Report is attached for your reference.

MAINTENANCE OF FULTON ROAD BACK-ON LANDSCAPE/IRRIGATION - The maintenance of the Fulton Road "back-on" treatment for both the BHI PHI (Woodbridge) and the Futrell/Gobar (North Village 1) developments has been VERY POOR or NON-EXISTENT. There was no HOA requirement for either development, as we understand, that would bare the cost for the maintenance of the subdivision Fulton Road back-on treatment. So, the maintenance obligation became the obligation of the City of Santa Rosa. I walk this area about three times a week and it is in very bad shape and devoid of maintenance (I would encourage you to "walk it yourself"). Please make sure some means of funding is set up to support maintenance of the Stonebridge Subdivision "back-on" treatment. Per the approved DAC Report, Condition of Approval No. 93 provides that an HOA shall own and maintain the landscape parcels and the wall along Fulton Road. Additionally, Section 5.6.1 of our draft CC&Rs (Page 21), a .pdf of which is attached for your reference (and has already been submitted to and reviewed by the city attorney and engineering staff), provides that the HOA shall maintain all landscaping on Common Area which, per Section 2.12 (Page 3), includes the Fulton Road frontage improvements. We revised our original project description to provide for HOA maintenance of the Fulton Road frontage improvements in direct response to feedback received during our neighborhood meetings held on 6/27/19 and 9/4/19.

Sincerely,

Al Petrie cell 707-974-9193

