

RESOLUTION NO. 17-959

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE KAWANA SPRINGS APARTMENT HOMES LOCATED AT 980 AND 1072 KAWANA SPRINGS ROAD, 2604, 2612, 2620, 2630 PETALUMA HILL ROAD, ASSESSOR'S PARCEL NUMBERS 044-051-032, -035, -036, -039, -043, -048, -049, -054, AND 044-370-002, FILE NO. DR17-013

WHEREAS, the Environmental Coordinator has conducted an initial study on the possible environmental consequences of the proposed Kawana Springs Apartment Homes project, which study was initially completed July 17, 2017; and

WHEREAS, the study, in its final form, did not identify any significant effects on the environment which would result from the proposed Project provided certain mitigation measures therein identified and listed were adopted and implemented; and

WHEREAS, the Environmental Coordinator, based on the Initial Study, determined that any potential environmental effects of the proposed 120 unit multifamily residential project with associated improvements on a vacant 5.03-acre site have been clearly mitigated by the identified mitigation measures to the point where no significant environmental effects would occur and the Environmental Coordinator, based upon this determination, prepared a Mitigated Negative Declaration, subject to mitigating requirements, with respect to the environmental consequences of the subject project; and

WHEREAS, a notice of Mitigated Negative Declaration was thereafter duly posted July 17, 2017, through August 16, 2017, and an opportunity for comments from the public was given; and

WHEREAS, the Design Review Board of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Mitigated Negative Declaration dated July 17, 2017, attached hereto and incorporated herein as Exhibit A, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Design Review Board at the public hearing held on August 17, 2017, and all comments and materials submitted prior thereto; and

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

NOW, THEREFORE, BE IT RESOLVED that the Design Review Board of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Kawana Springs Apartment Homes project will not have a significant effect upon the environment if the mitigation measures listed and identified in

the Mitigated Negative Declaration are implemented prior to development of the subject property, and hereby approves and adopts the Mitigated Negative Declaration for the Kawana Springs Apartment Homes project.

REGULARLY PASSED AND ADOPTED by the Design Review Board of the City of Santa Rosa on this 17th day of August, 2017, by the following vote:

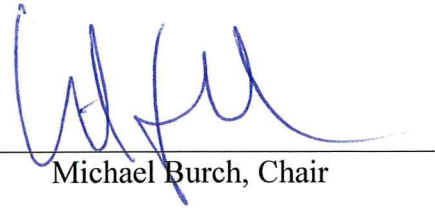
AYES: (5) Board Members Hedgpeth, Briere, Kincaid, Grogan, Weigl

NOES: (0)

ABSENT: (2) Chair Burch; Board Member Zucco

ABSTAIN: (0)

APPROVED: _____



Michael Burch, Chair

ATTEST: _____



William Rose, Executive Secretary

EXHIBIT A – Kawana Springs Apartment Homes Mitigated Negative Declaration dated July 17, 2017

RESOLUTION NO. 20-1012

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION, INCLUDING A MITIGATION MONITORING PROGRAM, FOR 38 DEGREES NORTH PHASE 2, LOCATED AT 2600 PETALUMA HILL ROAD; ASSESSOR'S PARCEL NUMBER 044-051-055; FILE NO. PRJ19-017

WHEREAS, on March 21, 2019, KW Petaluma Hill Road, LLC (Applicant) submitted an application for Design Review applications to Planning and Economic Development, for 38 Degrees North Phase 2 (Project), to construct a proposed eight-building, three-story, 172-unit multi-family apartment complex located at 2660 Petaluma Hill Road (Assessor's Parcel No. 044-051-055); and

WHEREAS, in accordance with the Environmental Quality Act (CEQA) a draft Initial Study was prepared for the project; and

WHEREAS, the draft Initial Study determined that, with incorporation of mitigation measures, the project would not have a significant effect on the environment and that a Mitigated Negative Declaration for the project be prepared; and

WHEREAS, the Initial Study/Draft Mitigated Negative Declaration was prepared and circulated for a 30-day public review period commencing on June 11, 2020; and

WHEREAS, as required under CEQA, the Mitigation Monitoring and Reporting Program prepared for the project identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels; and

WHEREAS, the project applicant has agreed to all mitigation measures set forth in the Mitigated Negative Declaration that are required to be implemented pursuant to CEQA to reduce potentially significant impacts resulting from the project; and

WHEREAS, the Mitigated Negative Declaration and related project and environmental documents are available for review at the City of Santa Rosa Planning and Economic Development Department at <https://srcity.org/425/Plans-Studies-EIRs>; and

WHEREAS, the Design Review Board of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Design Review Board at the public hearing held on August 20, 2020, and all comments and materials submitted prior thereto; and

WHEREAS, the Design Review Board has before it all of the necessary environmental information required by CEQA to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Design Review Board of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines as follows:

1. That the Mitigated Negative Declaration, which consists of the Initial Study/Draft Mitigated Negative Declaration (including the Mitigation Monitoring and Reporting Program), attached as Exhibit A, has been completed in accordance with CEQA and the CEQA Guidelines.
2. That the Design Review Board has reviewed and considered the information contained within the Mitigated Negative Declaration prior to acting on the proposed Project, and the Mitigated Negative Declaration reflects the independent judgment and analysis of the City.
3. That the monitoring and reporting of CEQA mitigation measures in connection with the Project will be conducted in accordance with the attached Mitigation Monitoring and Reporting Program, incorporated into the Conditions of Approval for the Project.
4. That the proposed Project will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration, attached hereto and incorporated herein, are implemented prior to development of the subject property.

REGULARLY PASSED AND ADOPTED by the Design Review Board of the City of Santa Rosa on this 20th day of August 2020 by the following vote:

AYES: (5) Chair Kincaid, Vice Chair Hedgpeth; Board Members Wix, Weigl, Kordenbrock

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Board Member Sharron

APPROVED: 
Scott Kincaid (Sep 1, 2020 11:40 PDT)
SCOTT KINCAID, CHAIR

ATTEST: 
Bill Rose (Aug 31, 2020 17:23 PDT)
WILLIAM ROSE, EXECUTIVE SECRETARY

Exhibit A: Mitigated Negative Declaration