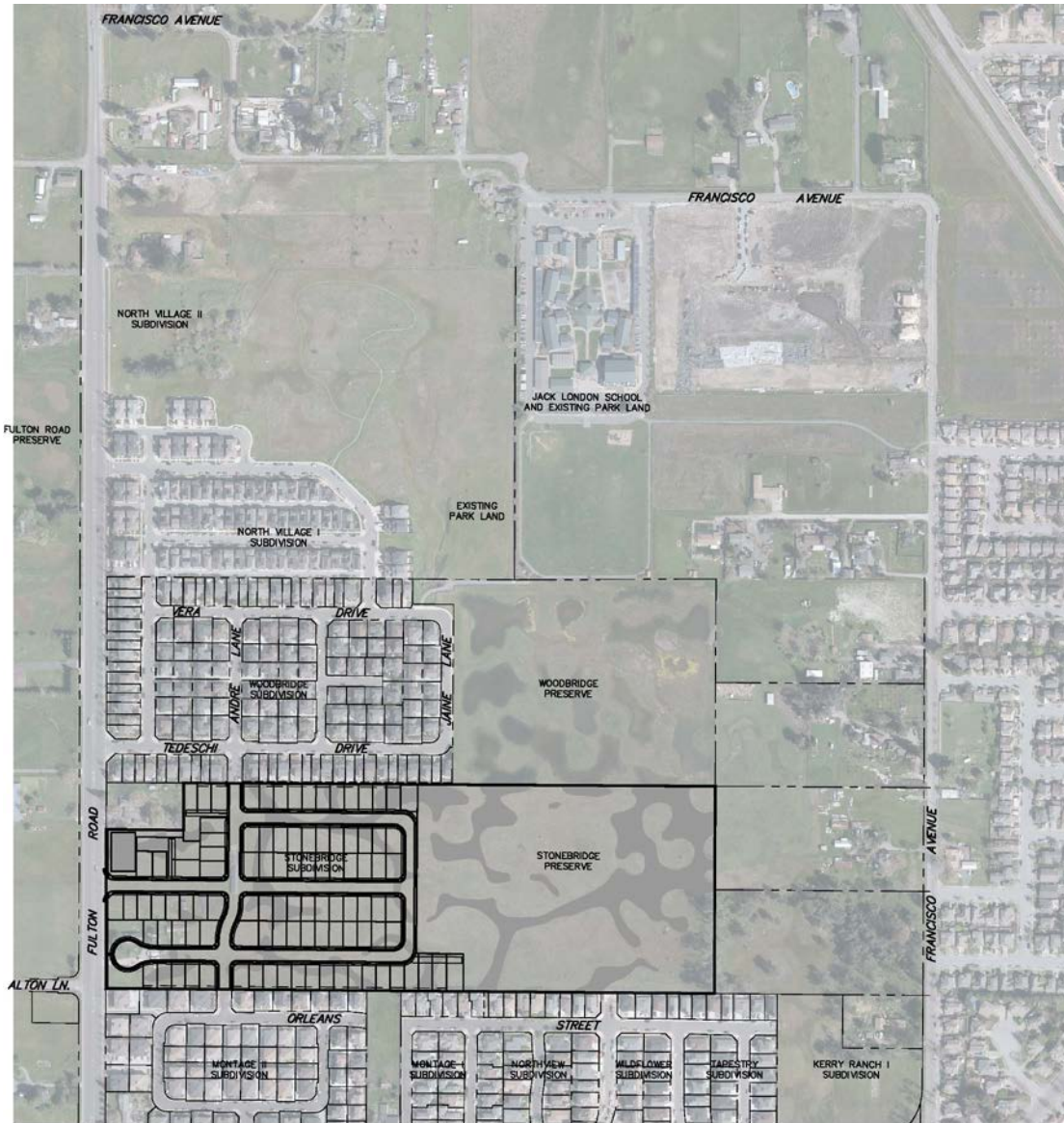




STONEBRIDGE
Planning Commission Presentation
May 27, 2021



Planning Context:

- Infill parcel located between the existing small lot subdivisions of Woodbridge and Montage.
- Development anticipated since Northwest Santa Rosa Annexation (1997).
- Consistent with General Plan land use designation: Low Density Residential.
- Consistent with PD zoning.
- Conforms to development patterns of adjoining neighborhoods.
- A short walk or bike ride to Jack London School and Park.
- Extends and enhances the existing wetland preserve.

Neighbor Outreach:

- Neighborhood meeting held 6/27/19 at Finley Community Center.
- City-sponsored neighborhood meeting held 9/14/19.
- Significant project revisions:
 - Agreed to form HOA for landscape/open space maintenance.
 - Deleted special tax district.
 - Agreed to provide water stub to neighbor.

**STONEBRIDGE
NEIGHBORHOOD MEETING**



DRAFT
Stonebridge Subdivision Project
Initial Study/Mitigated Negative Declaration
2220 Fulton Road
City of Santa Rosa, Sonoma County, California

Prepared for:
City of Santa Rosa
Planning and Economic Development
100 Santa Rosa Avenue, Room 10
Santa Rosa, CA 95404
707.543.4692

Contact: Kristinae Toomians

Prepared by:
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
925.357.2562

Contact: Mary Bean, Project Director
Liza Baskir, Project Manager

Report Date: May 29, 2020

Exhaustive Environmental Review:

- Initial Study / Mitigated Negative Declaration = 206 pages
- Appendices = 1,164 pages
- Over 17 months of environmental study
- Separate analyses completed for impacts on:
 - Air quality & greenhouse gases
 - Biological resources
 - Cultural resources
 - Energy resources
 - Paleontology
 - Environmental contamination & pollutants
 - Noise
 - Traffic impacts

Residential Project Highlights:

- 95 single family-detached lots and 10 duet lots.
- Open space managed & maintained by an HOA.
- 10 duet homes price-restricted for moderate income households.
 - To our knowledge, the first Santa Rosa project proposed with onsite for-sale affordable homes.
 - Built in partnership with the Housing Land Trust of Sonoma County.
 - Fully complies with the Housing Allocation Plan.

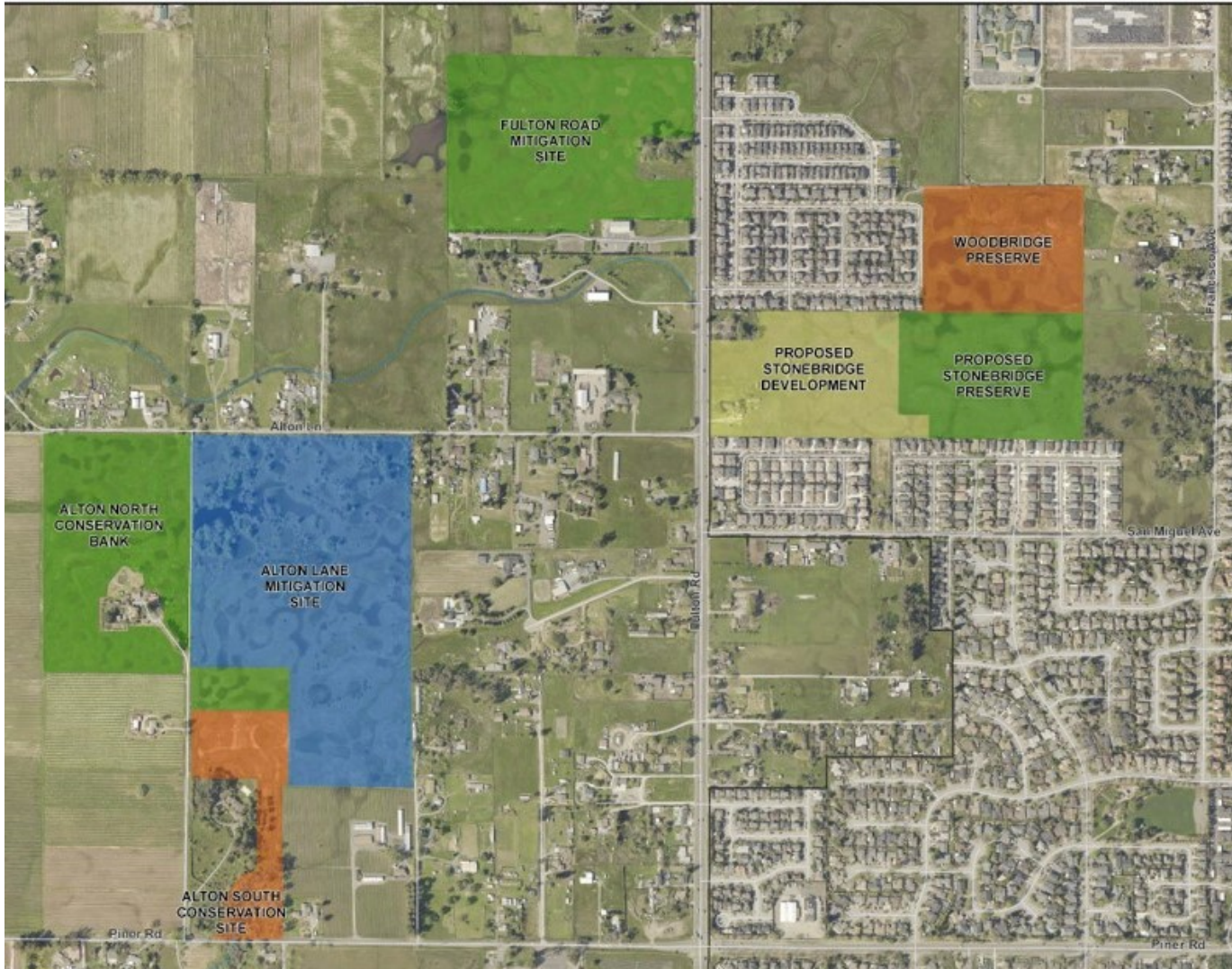


www.housinglandtrust.org



dev@housinglandtrust.org

707-766-8875



Stonebridge Preserve:

- The 14.0-acre Preserve will significantly add to the complex of wetlands that have been created, enhanced and preserved for the survival of rare and endangered plants.
- It more than doubles the size of the adjoining 12-acre Woodbridge Preserve.
- It includes 5.52 acres of vernal pools and Burke's goldfield habitat.
- It provides nearly all the mitigation onsite for the project's impacts.
- 8 years of effort has generated incredible support from the USACE, USFWS, CDFW & RWQCB.

CONCLUSION:

- **The City's staff has done a terrific job working with us.**
- **We agree with all the recommendations and proposed conditions of approval presented in the staff report and draft resolutions.**
- **Stonebridge is a great project that fits into the community, helps preserve the environment, and provides needed housing.**
- **We are proposing to build for-sale affordable housing onsite.**
- **We've worked effectively with our neighbors and have completed thorough environmental studies.**
- **We respectfully request your support of staff's recommendations and approve our applications.**
- **Please let me know if you have questions for me or our development team.**
- **Thank you!**

SRMC Section 20-42.140(8) – Residential small lot subdivisions:

- “Individual unit or project design alternatives other than those in Subsections F.8.a, b, and c above may be authorized by the review authority as part of the Conditional Use Permit approval.”
 - This provision was used to approve our approach when it was used for Fox Hollow, The Reserve, Woodbridge, and Montage (among others).
- Like these other previously approved projects, our plans include:
 - A 4-foot setback on one side of each elevation; and/or,
 - Single-story roof projections that “break up” the building massing.
 - When viewed from a pedestrian level, the 2nd floors will appear to “step back” from the 1st floors, creating an articulated streetscape and thus accomplishing the goals of the design criteria.
- Our architect, Hunt Hale & Jones, was the architect of record for Fox Hollow and The Reserve.



Stonebridge, Plan 4



Fox Hollow, Plan 3



Reserve, Plan 3