

Attachment 5

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
JUNE 22, 2017

PROJECT TITLE

Park Lane II Apartments

APPLICANT

Art & Brad Bergesen,
PAB Investments, LLC

ADDRESS/LOCATION

1001 Doubles Drive

PROPERTY OWNER

PAB Investments, LLC

ASSESSOR'S PARCEL NUMBER

035-690-103

FILE NUMBER

MJP14-010

APPLICATION DATE

September 10, 2014

APPLICATION COMPLETION DATE

August 23, 2016

REQUESTED ENTITLEMENTS

Rezoning (recommendation) and
Conditional Use Permit

FURTHER ACTIONS REQUIRED

Rezoning and Design Review

PROJECT SITE ZONING

PD (Planned Development),
Courtside Village, #95-001

GENERAL PLAN DESIGNATION

Low Density Residential
(2-8 units per acre)

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE PLANNING
COMMISSION
FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: PARK LANE II APARTMENTS
AGENDA ACTION: THREE RESOLUTIONS

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by separate resolutions, adopt a Mitigated Negative Declaration, recommend the City Council (Council) introduce and adopt an ordinance to modify the language of the Courtside Village Policy Statement and approve a Conditional Use Permit for the Park Lane II Apartments project.

EXECUTIVE SUMMARY

The Park Lane II Apartments project (project) involves the construction of an approximately 34,500 square foot, three-story, 24-unit apartment building on a vacant, ±1-acre parcel. The proposal includes a Mitigated Negative Declaration (MND) and three entitlement applications:

- A Rezoning request to modify the language of the Courtside Village Policy Statement;
- A Conditional Use Permit (CUP) for a density transfer within the Courtside Village planned development area; and
- Design Review for a 3-story, multi-family apartment building and associated accessory structures.

The actions before the Planning Commission (Commission) include the MND, Rezoning for which the Commission will make a recommendation to the Council, and the CUP.

BACKGROUND

1. Project Description

The project proposes to develop an approximately 1-acre parcel with a 24-unit multi-family residential structure, three small carport structures, an enclosed area for garbage receptacles, parking and associated improvements. This represents 0.94% of the City's 5-year goal for market rate units. The project site is located at the southwest corner of the intersection of Sebastopol Road and Doubles Drive, and is within the boundaries of the Courtside Village Planned Development. The site is vacant, generally flat, and is vegetated with a few small trees, shrubs and grasses.

The primary building will be three stories tall, with a maximum height of 35 feet. The 24-unit apartment building will be comprised of six flats and 18 townhouse units. Exterior materials are predominantly stucco, with wood and metal accent features, and there is significant glazing along the Sebastopol Road elevation. Accessory structures are located along the southern property line.

Primary vehicular access would be provided via a single driveway off Doubles Drive, with a secondary access off Arthur Ashe Circle for emergency vehicle access. The project will provide 60 parking spaces, of which 18 will be private garage spaces located on the ground floor. The remaining 42 parking spaces are located outside and tandem to the garage spaces, and along the southern border of the development site.

On-site stormwater will be collected and treated via best management practices pursuant to the City of Santa Rosa Low Impact Design Manual. Water and sewer services would be provided through existing infrastructure managed and maintained by the City.

2. Surrounding Land Uses

North: Retail & Business Services/Medium Density Residential (8-18 units per acre); currently developed with mixed retail and residential uses.
South: Low Density Residential (2-8 units per acre); currently developed with the Millbrook small lot subdivision.
East: Low Density Residential; currently developed mixed use.
West: Low Density Residential; currently developed with a church and a small neighborhood park.

The development site is located within the boundaries of the Courtside Village Development Plan area.

3. Existing Land Use – Project Site

The site is currently vacant. It is flat and vegetation consists of a couple of small trees, shrubs and grasses.

4. Project History

On March 5, 2014, a Neighborhood Meeting was held to introduce the project to neighbors and gather public comment. Approximately 13 members of the public attended the meeting. Comments are discussed in the Neighborhood Comments section of this report.

On March 20, 2014, the proposed project was presented to the Design Review Board (DRB) as a concept item. Refer to the Board/Commission/Committee Review and Recommendations section of the report for further information.

On September 10, 2014, the project applications were submitted to Planning and Economic Development.

On November 5, 2014, an Issues Letter was sent to the applicant identifying several issues to be resolved prior to advancing the project.

On January 21, 2016, a revised set of plans was submitted to Planning and Economic Development.

On May 10, 2016, a second Issues Letter was sent to the applicant.

On August 23, 2016, final revised plans were submitted to Planning and Economic Development.

On March 8, 2017, final revisions to the draft Mitigated Negative Declaration were completed.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The site is designated as Low Density Residential on the General Plan land use

diagram, which allows development of 2-8 residential units per acre. While areas within this land use designation are typically developed with detached single-family residential structures, attached multi-family residential developments are also permitted. In accordance with the Courtside Village planned development, the development site is permitted to develop at a density of 18 units per acre. The project proposes to adjust the residential densities within the planned development area to allow the 24-unit apartment building, effectively raising the density to 24 units per acre at this location. Refer to the Zoning section of this report for further discussion regarding the density transfer.

The project implements many of the General Plan goals and policies in that it proposes a well-designed, multi-family residential facility. The project was reviewed by the DRB as a concept item, and recommended changes have been implemented. The Board was generally favorable.

The project adds a new housing type to this area of the City and, by offering one-, two-, and three-bedroom rental units, the project creates options for varying levels of income and household size. All required parking will be offered on-site, the project design connects to the existing pedestrian network along Sebastopol Road, and the site is within walking distance of the Joe Rodota Trail.

The following General Plan goals and policies are applicable to the Park Lane II Apartment project:

- LUL-A Foster a compact rather than a scattered development pattern to reduce travel, energy, land, and material consumption while promoting greenhouse gas emission reductions citywide.
- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- LUL-F-3 Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood.
- H-A Meet the housing needs of all Santa Rosa residents.
- H-C Expand the supply of housing available to lower income households.
- H-A-2 Pursue the goal of meeting Santa Rosa's housing needs when compatible with existing neighborhoods. Development of existing and new higher-density sites must be designed in context with existing, surrounding neighborhoods.

H-A-5 Improve community acceptance of higher-density housing through community-based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high-density projects.

2. Zoning

The development site is within the PD (Planned Development) zoning district. It is within the Courtside Village Development Plan area, which is bordered to the north by Highway 12 and the Joe Rodota Trail; to the east by Fresno Avenue and the Village Station subdivision; to the south by Golden Gate Avenue; and to the west by a vacant property designated by the General Plan land use diagram for residential uses.

The Courtside Village Policy Statement was adopted by Council Ordinance No. 3181, dated March 28, 1995. The subject site is in an area designated as Civic/Recreational on the Courtside Village Development Plan, which allows the residential development at a rate of 18 units per acre.

The Policy Statement has been amended twice since its adoption.

- Council Ordinance No. 3620, dated August 12, 2003, allowed the expansion of commercial uses to include uses allowed in City's then C-1, now CN (Neighborhood Commercial) zoning district.
- Council Ordinance No. 3762, dated February 7, 2006, revised the Policy Statement to allow single-family residential uses within areas designated as Civic/Recreational on the Development Plan; hence, allowing the Millbrook subdivision of 2.28 acres into 18 single-family residential lots at 3946 Arthur Ashe Circle. The subdivision abuts the subject development site.

Modifications to an approved Policy Statement

The project is proposing to modify the existing Policy Statement to shift residential densities within the Courtside Village Planned Development area. If approved, it will increase the allowable density from 18 to 24 units per acre on the subject site. Pursuant to Zoning Code Section 20-26.60(B), a request to modify, change or revise any approved Development Plan or Policy Statement shall be processed in the same manner as any other zone change application. Accordingly, the project includes a Rezoning application.

As stated in the Policy Statement, Section IV(D)(3)(a - b), "Densities of up to 18 units per acre shall apply to the land area included within the Civic/Recreational land use category on the Development Plan. That area multiplied by 18 units/acre shall be added to the maximum dwelling units allowed in the other

Land Use categories in order to determine the maximum number of dwelling units within the Courtside Village PC District. Density transfers between the Land Use categories shall be allowed, and densities on individual parcels shall not be restricted as long as the maximum number of units for the Courtside Village PC District is not exceeded.”

Besides the subject parcel, most lots within Courtside Village have either already been developed or have approved projects in queue. The following table demonstrates that there is adequate density remaining and that the subject density transfer will not render any vacant and/or unentitled parcel undevelopable.

Unit Density Calculations for Courtside Village Planned Community Development					
Subdivision Name & Unit	Actual # of Residential Units (Oct. 2013)	Allowable Density (Units/Acre)	Subdivision Size (Acres)	Allowable Number of Units	Allowable Remaining Units
Courtside Village – Unit 1 (LDR)	107	8	22.91	183	76
Lot 102 (LDR)	0	8	1.84	15	15
Lot 103 (LDR)	0	8	0.55	4	4
Lot 104 (LDR)	0	8	1.41	11	11
Courtside Village – Unit 2 (LDR)	88 ^A	8	12.88	103	15
Lot 1-7 (LDR)	7 ^B	8	.065	5	-2
Courtside Village – Unit 3 (LDR)	112	8	12.68	101	-11
Courtside Village – Unit 4 (LDR)	53	8	6.67	53	0
Millbrook(Lot 49) (LDR)	18	8	1.84	18	0
Park Lane II Apts (Lot 48) (LDR)	24^C	8	1.00	8	-16
Village Square – Unit 1 (LDR)	18	8	2.75	22	4
Village Square – Unit 2 (MDR)	200	18	6.60	119	-81
TOTALS AFTER PROJECT	627		72.22	642	15

Source: Adapted from "Unit Density Calculations" by BKF Engineers, September 2015.
A. Note that Courtside Village - Unit 2 Final Map shows Lot 37. This lot was eliminated - merged into the park and Lot 38.
B. Lots created in the Final Map for Courtside Village - Unit 2, units not constructed.
C. Currently proposed by PAB Investments, LLC. Due Diligence Stage (2/15).

Development Standards

Setbacks are set by CUP and are proposed as follows:

- South: Garbage and carport structures are 4-6 feet away, and separated by a landscaped area, from the property line.
- West: The structure is 22’6” from the property line in an area that contains a 20’ public access, storm drain, and sewer easement.
- North: The structure is 8’6” from the back of sidewalk. Porches project

into the setback area. Other development adjacent to the site is constructed with a similar height and setbacks along Sebastopol Avenue.

- East: The structure is 7'10" from back of sidewalk and 35'2" from the back of curb. There is a church across Doubles Drive.

The DRB reviewed the project plans including the site plan. The meeting minutes do not indicate that the Board expressed any concern in terms setbacks, nor do staff's or the architect's notes.

Lot coverage is set by CUP and is proposed at approximately 41% (including the main building, trash enclosure and carports). As a reference point, the R-3-30 (Multi-family Residential) zoning district is the standard zoning district most commonly associated with this type of development. The R-3-30 (Multi-family) zoning district allows up to 75% lot coverage. As such, staff finds the project meets similar, current development standards.

Building height is regulated by the Policy Statement at a maximum of 45'. As proposed, the tallest point on the 3-story structure is 35'.

Pursuant to the Courtside Village Policy Statement, parking is determined by CUP. The project will provide 60 parking spaces (18 garage and 42 parking lot stalls). The units that do not have garages will be provided with adequate storage areas for bicycle parking. As a reference point, the project meets both automobile and bicycle parking requirements pursuant to Zoning Code Table 3-4.

3. Design Guidelines

Pursuant to Zoning Code 20-52.03, the proposal requires Design Review. Due to the type and size of the development, the review authority will be the DRB. This section of the Zoning Code also requires all land use entitlements, such as a CUP, be acted on prior to Final Design Review being granted. Accordingly, a public hearing before the DRB will be scheduled after other entitlements have been acted upon.

4. Historic Preservation Review Standards

Not applicable.

5. Neighborhood Comments

At a Neighborhood Meeting held on March 5, 2014, concerns regarding the following project-related impacts were raised:

- Parking impacts
- Impacts to the Millbrook neighborhood

- Impacts to Village Green Park

6. Public Improvements/On-Site Improvements

Sebastopol Road will be improved to Parkway standards along the project frontage.

Sidewalks along project frontage shall be improved to current City standards.

A comprehensive list of improvements can be found in the Development Advisory Committee (DAC) Report, dated

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared that resulted in a Mitigated Negative Declaration (MND). The MND was circulated for a 30-day comment period commencing on April 24, 2017. To date, no comments have been received.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On March 20, 2014, the project plans were reviewed by the DRB as a concept item. Based on comments from the DRB and compliance with the Americans with Disability Act (ADA), the following plan changes have been made, and are shown on pages A4 (elevations reviewed by the Board) and A5 (current elevations) of the attached project plans:

- Stronger accent colors have been introduced;
- Bay windows were originally too generic and have been redesigned;
- The entrance located on the back (south) side of the building has been redesigned to promote a better “sense of entrance;” and
- The eastern most garage was expanded to comply with ADA requirements.

NOTIFICATION

On February 21, 2014, a Notice of Neighborhood Meeting was sent to property owners within 400 feet of the subject site.

In April 2017, pursuant to Zoning Code Section 20-66 and CEQA, a Public Hearing Notice was mailed to property owners within 400 square feet of the site; a public hearing sign was installed on site; and Notice of Public Hearing was published in the Press Democrat, announcing a 30-day public review period for the MND and the Commission's review of the project.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1 - Disclosure Form

Attachment 2 - Location Map

Attachment 3 - Project Plans (including site, floor, grading, utility, striping and landscaping plans, elevations and site photographs, prepared by Hedgpeth Architects, stamped received on August 23, 2016)

Attachment 4 - Policy Statement (Original)

Attachment 5 - Policy Statement (Redlined)

Attachment 6 - Policy Statement (Proposed)

Attachment 7 - Council Ordinances Nos. 3181, dated March 28, 1995; 3440, dated September 14, 1999; 3620, dated August 12, 2003; and 3762, dated February 7, 2016

Attachment 8 - DRB concept meeting minutes, March 20, 2014

Attachment 9 - Department of Transportation, dated May 23, 2017

Attachment 10 - Public Correspondence

Resolution 1 - MND/Exhibit A (MND, dated March 17, 2017)

Resolution 2 - Rezoning

Resolution 3 - CUP/Exhibit A, dated November 18, 2016

CONTACT

Susie Murray, City Planner

7074-543-4348

smurray@srcity.org

RESOLUTION NO. 11833

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE PARK LANE II
APARTMENTS LOCATED AT 1001 DOUBLES DRIVE - ASSESSOR'S PARCEL NUMBER
035-690-103 - FILE NUMBER MJP14-010

WHEREAS, on September 10, 2014, an application was filed with the Planning and Economic Development Department requesting approval for the Park Lane II Apartments project, which is comprised of a 24-unit apartment building, three small carport structures, a trash receptacle enclosure, and associated site improvements, for the property located at 1001 Doubles Drive, Assessor's Parcel No. 035-690-103; and

WHEREAS, the project applications include a Rezoning to modify the language of the Courtside Village Policy Statement and allow a density transfer within the Courtside Village Development Plan area; a Conditional Use Permit for a density transfer increasing the allowable density at the site from 18 to 24 units per acre, and a multi-family residential use; and a Design Review for the construction of a multi-family residential structure and associated accessory structures; and

WHEREAS, the Environmental Coordinator has conducted an initial study on the possible environmental consequences of the proposed Park Lane II Apartment project, a proposal to construct a 24-unit apartment building and associated accessory structures, which study was initially completed March 8, 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 Park Lane II Apartments project 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 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 April 24, 2017 through May 24, 2017 and an opportunity for comments from the public was given; and

WHEREAS, the Planning Commission 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 March 8, 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 Planning Commission at the public hearing held on May 25, 2017, and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission 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 Planning Commission 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 Park Lane II Apartments 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 Park Lane II Apartments project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 22nd day of June, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Board Member, Duggan, Board Member Groninga, Board Member Rumble, and Board Member Weeks.

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY

EXHIBIT A – MITIGATED NEGATIVE DECLARATION

Exhibit A



PARK LANE II APARTMENTS

City Project File# MJP14-010

Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Santa Rosa
Planning and Economic Development Department
100 Santa Rosa Avenue, Rm. 3
Santa Rosa, CA 95404

Contact: Susie Murray, City Planner

Prepared by:

Metropolitan Planning Group
499 Humboldt Street
Santa Rosa, CA 95404



Date: March 17, 2017

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ENVIRONMENTAL CHECKLIST

- 1. Project Title:** Park Lane II Apartments
- 2. Lead Agency Name & Address:** City of Santa Rosa
Planning and Economic Development Department
Planning Division
100 Santa Rosa Avenue, Room 3
Santa Rosa, California 95404
- 3. Contact Person & Phone Number:** Susie Murray, City Planner
Phone number: (707) 543-4348
Email: smurray@srcity.org
- 4. Project Location:** 1001 Doubles Drive, Santa Rosa, Sonoma County, CA
Assessor's Parcel No. 035-690-103
- 5. Project Sponsor's Name & Address:** Project Sponsor: Art Bergesen
PAB LLC
5241 Sunridge Drive
Fairfield, CA 94543

Sponsor's Representative: Mike Zalkaske
1031 Rancho Lindo Drive
Petaluma, CA 94952
- 6. General Plan Designation:** Low Density Residential (2.0 to 8.0 Dwelling units per acre)
- 7. Zoning:** PD (Planned Development) zoning district (Courtside Village Planned Development Area)
- 8. Description of Project:** The project includes the development of an approximately 34,500 square foot building containing 24 attached residential dwelling units on a vacant approximately ± 1 -acre lot located within the Planned Development (Courtside Village) zoning district. The project would result in a new structure onsite with a maximum height of 35 feet, surface parking, carports, and ancillary improvements. Site development would include the removal/abandonment of a limited number of utilities, grubbing and vegetation removal, site grading, and construction of the attached multifamily residential building, parking and driveways, landscaping, and amenities.

Parking onsite would consist of 60 parking stalls, including surface spaces and designated carport stalls located beneath the first floor of the building on the south side. A new 26-foot wide driveway at Doubles Drive will provide the sole vehicle access point into the project. A secondary 20-foot wide emergency vehicle access (EVA) would be located at the western limit of the site at Arthur Ashe Circle; this access would only be utilized by emergency equipment and personnel. See expanded project description below for further project details.
- 9. Surrounding Land Uses and Setting:** The project site is located at 1001 Doubles Drive, at the intersection of Sebastopol Road and Doubles Drive (APN 035-690-103), in southwest Santa Rosa, Sonoma County, California. The project site is approximately 2.5 miles west of Highway 101. The site is located within the Courtside Village Planned Development, and has approximately 300 feet of frontage along Sebastopol Road. The approximately ± 1 -acre site is currently vacant and remains in an undeveloped state. Existing development surrounds the project site on all sides. To the north of the site is Sebastopol Road and beyond is mixed use development. To the west is mixed use residential, to the south is single-family residential, to the east is Doubles Road and beyond is civic recreation consisting of a church and a public park. The site is generally flat and lacks significant surface features, drainages, or known natural biological communities. There are several existing easements on the subject parcel including a 20-foot wide public sewer easement, a public storm drain easement, and a pedestrian access easement that runs parallel to Doubles Drive along the western boundary of the site.
- 10. Other Public Agencies Whose Approval Is Required:** None

PARK LANE II APARTMENTS

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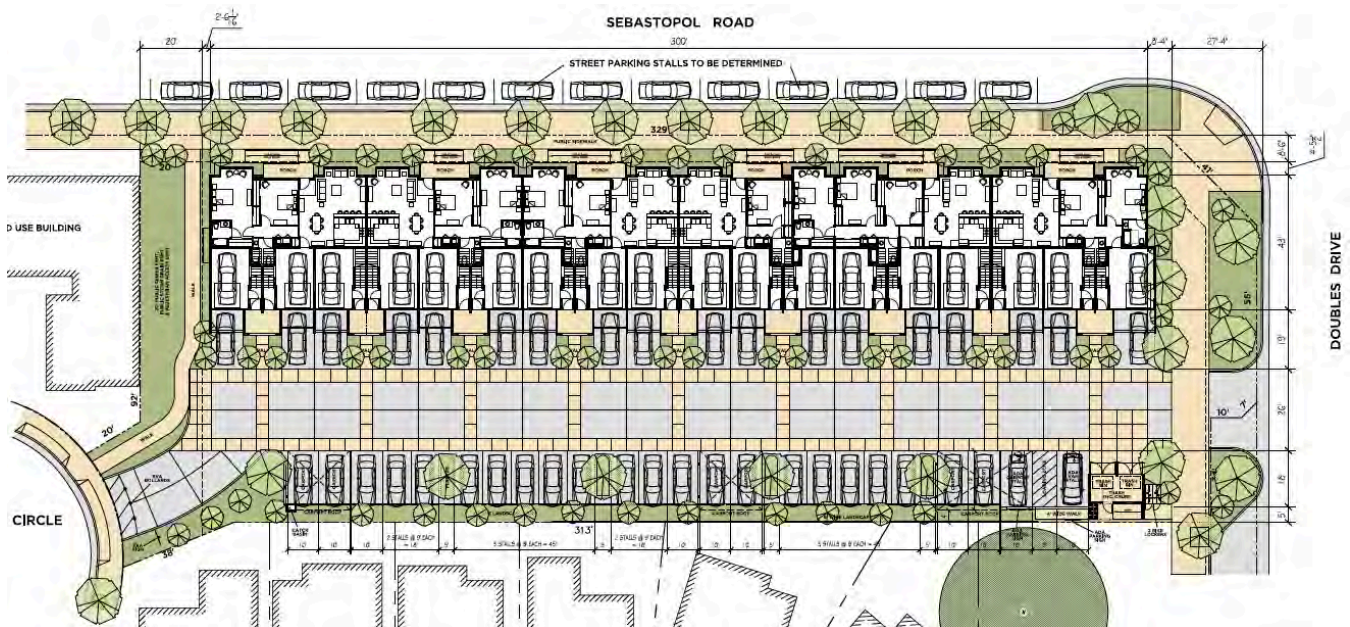
1.0 PROJECT DESCRIPTION

The Park Lane II Apartments Project proposes the development of approximately 34,500 square feet of attached multifamily residential housing consisting of 24 apartment units with appurtenant parking and associated amenities at 1001 Doubles Drive, which is located at the southwest corner of the Sebastopol Road and Doubles Drive intersection in Southwest Santa Rosa (see **Figure 1**). The project is sited on an approximately ±1-acre vacant parcel (APN 035-690-103), identified as Lot 48 within the Courtside Village Planned Development area. The site is designated Low Density Residential (2.0 to 8.0 units per acre) on the General Plan Land Use Diagram. The Courtside Village Policy Statement (Policy Statement) identifies the site for Civic/Recreational land uses, which allows private and public recreational uses, schools, churches, childcare facilities, parking lots, community care facilities, public and quasi-public uses, live/work units, and other uses of similar character. As such, the site requires rezoning to amend the Policy Statement in order to allow for the proposed residential development. The Policy Statement stipulates that all new development secure a Conditional Use Permit (CUP). As such, a CUP is part of the project.

The project site has approximately 300 feet of frontage along Sebastopol Road. The site is surrounded by existing urban development on all sides including mixed use to the west, residential to the south, commercial development to the north across Sebastopol Road, and civic/recreational uses to the east across Doubles Drive. There are several existing easements onsite, including public sewer, public storm drain, pedestrian access, public utility easement, storm water, a private landscape easement, and an ingress/egress easement in favor of Lot 48. All of the easements run along the periphery of the site.

Site preparation and development would include grubbing and vegetation removal, site grading, and construction of on-site improvements including the apartment complex, parking area and driveway, and landscaping, as well as abandonment/removal of a 12" water line and 15" storm drain located in the southwest corner of the site. Construction activities are anticipated to commence in 2016 and will occur over a nine-month construction period. Construction equipment will likely include a grader, paver, tractor, forklift, water truck, and other miscellaneous equipment.

For purposes of this analysis the Park Lane II Apartments Project is anticipated to be operational in 2017. The proposed development will consist of 24 multifamily attached residential dwelling units constructed as duets contained within one building. The proposed rental apartments will be distributed amongst 6 flats and 18 two-story units ranging in size from 1,238 square feet to 1,569 square feet. The design schematic below depicts the proposed Site Plan.



The architecture proposed for the building is contemporary and is intended to complement the architectural palate of nearby development, particularly of that found along Sebastopol Road. The proposed design features horizontal orientation and massing. Building walls will be clad in stucco and painted in neutral tones. The elevations are punctuated with large bay windows and feature projecting rear exterior decks. The use of architectural treatment over windows, doors, decks and front porches serve to articulate the individual living units and provides visual interest and texture to the building facade. The renderings below depict the front and rear exterior elevations.



Front Elevation



Rear Elevation

The apartment units will be oriented to front on Sebastopol Road and parking will be confined to the rear of the site. Site improvements will retain public sidewalks along Sebastopol Road, Doubles Drive and the pedestrian path located along the western extents of the site. The project will feature landscaping strips along the site boundaries and on either side of the pedestrian walk at the western extent of the site and at the rear. A covered trash enclosure will be located towards the rear of the site, near Doubles Drive, in line with the covered carports.

Parking will be accommodated at the rear of the site, and will provide 60 parking stall spaces (2.5 spaces per unit) to accommodate the proposed use. The proposed parking includes 18 covered garage stalls, 6 covered carport stalls, 18 open air stalls on the garage aprons, and 18 open air stalls within the parking lot at the rear of the site. The proposed parking includes two Americans with Disabilities Act (ADA) accessible parking stalls located at the eastern-most edge of the uncovered parking lot. The stalls at the rear of the site will be accompanied by landscape planters interspaced at equal intervals along the row of parking spaces.

The project design includes two bicycle lockers to be located near the trash enclosure at the site entrance along Doubles Drive. The two bicycle lockers (with storage capacity for 1 bike per locker) will provide secure and easily accessible parking for the use of bicycles. Additional bicycle storage may be accommodated within garages.

Ingress and egress will be provided via a main driveway on Doubles Drive located approximately 83 feet south of the intersection of Sebastopol Road and Doubles Drive. Onsite vehicular circulation will be provided by a 26-foot wide drive aisle along the rear of the site. A 20-foot wide driveway would allow for emergency vehicle access (EVA) only via Arthur Ashe Circle at the western extent of the site. The introduction of bollards at the emergency vehicle access point on Arthur Ashe Circle will prevent through traffic from using the EVA driveway. The public driveway off of Doubles Drive and the EVA driveway at Arthur Ashe Circle will both feature an 18 by 24-inch fire lane sign; the curb will be painted red and annotated with three-inch-tall white letters reading, "No Parking Fire Lane" in accordance with City of Santa Rosa Fire Department Bulletin 003, Option 2.

Offsite improvements will include striping at the project frontage along Sebastopol Road to facilitate parallel parking and reconfiguration of the curb at Doubles Drive to accommodate the site driveway. The existing pedestrian sidewalk that currently encompasses the site on three sides will be retained, with minor alterations in

some locations, as part of the proposed improvements, thereby providing continuous pedestrian connectivity to the existing pedestrian infrastructure adjacent to the project site.

Drainage infrastructure onsite will maintain the existing flows and direction of storm water runoff. Porous asphalt and concrete will be used over the western portion of the parking area (Site Improvement Drawings July 2016). Storm water flows will be conveyed to the western portion of the site and connect to the existing 24" storm drain that exists along the western property boundary and connects to the 66-inch storm drain underneath Sebastopol Road, which then conveys flows to the regional flood control facilities. A series of vegetated bioswales consistent with the requirements of the National Pollutant Discharge Elimination System (NPDES) Stormwater Low Impact Development (LID) are proposed along the southwestern portion of the site. The bioswales will consist of 6 inches of permeable planting soil underlain by media mix exhibiting porosity of at least 60% or equivalent. A 10-milliliter plastic moisture barrier will extend 6 inches below the treatment layer.

Utilities stubbed out to the project site, including water, sewer, electricity, and telecommunications, will be extended to provide connection to existing service systems.

Site improvements also include landscaping comprised of trees, shrubs, grasses and groundcover to be located around the periphery of the site, within the parking area islands, and on all sides of the apartment building. All landscaping will be drought-resistant in keeping with Santa Rosa's Water Efficient Landscape Ordinance (WELO) design requirements. Proposed vegetation includes a series of London Plane street trees along Sebastopol Road and Doubles Drive, along with Chanticleer Pear trees lining the western edge of the site, and a series of Arbutus 'Marina' trees along the southern edge, which will serve to screen the adjacent single-family homes to the south. A variety of other plant species will be incorporated into on-site landscaping. As proposed, the planting palette is comprised of both low and medium water use plants. No turf or lawn area is proposed.

Sustainability measures include the implementation of California Green Building Code Standards and utilization of energy efficient building materials, appliances, lighting and mechanical systems, and water efficient plumbing systems. The project further includes provisions needed to meet the following mandatory requirements identified in the New Development Checklist of the Santa Rosa Climate Action Plan (CAP):

- 1.1.1 Comply with Cal Green Tier 1 Standards;
- 1.3.1 Install real-time energy monitors to track energy use;
- 1.4.2 Comply with the City's Tree Preservation Ordinance;
- 1.4.3 Provide public and private trees;
- 1.5 Install new sidewalks and paving with high solar reflectivity materials;
- 4.1.2 Install bicycle parking consistent with regulation;
- 6.1.3 Increase diversion of construction waste;
- 7.1.1 Reduce potable water use for outdoor landscaping;
- 7.1.3 Install City-issued water meters that track real time water use with data logging equipment if necessary;
- 9.1.3 Install low water use landscapes;
- 9.2.1 Minimize construction idling time to 5 minutes or less;
- 9.2.2 Maintain construction equipment per manufacturer's specs; and
- 9.2.3 Limit GHG construction equipment emissions by using electrified equipment of alternative fuels.

Project Location and Setting

The project site is rectangular in shape, with relatively flat topography. It is characterized by ruderal habitat and features weeds and grasses with a limited number of immature trees. The site has previously been cleared of vegetation and appears to have been graded in the past. Periodically the site is mowed and cleared of weeds and vegetation in accordance with the Fire Departments requirements for fire suppression control. Most recently, the site was mowed in May of 2016.

According to the Fish and Wildlife Service Critical Habitat Map, 2011, the project site lies within the area identified as Critical Habitat for the federally listed California Tiger Salamander (CTS). However, the Santa Rosa Plain Conservation Strategy Map (Figure 3 prepared by California Department of Fish and Wildlife (CDFW) 4.16.2007) identifies the project site as "already developed (no potential for impact)." Additionally, the Recovery Plan (approved by the Fish and Wildlife Service on May 31, 2016 identifies the Courtside Village area, inclusive of project site, as "Urban Area" with a "Heavily Urbanized Area" notation (provided by CDFW Region 3). Finally, the site specific Biological Resources Memo updated by WRA October 24, 2016 concludes that the project site lacks

suitable habitat to support CTS.

Although the project site is within the critical habitat boundaries of CTS, a number of factors limit the site's ability to provide suitable CTS habitat. The site exists as one of only three remaining vacant sites within the approximately 68-acre Courtside Village Planned Development zoning district and land in that area has been built out or otherwise fragmented due to urbanization that has taken place over the previous decade. The project site is generally isolated as a result of surrounding development and does not feature suitable breeding or upland habitat. There are no wetlands, pools or other water features that would support CTS and the site is not considered suitable upland habitat for dispersal. The absence of breeding pools, lack of suitable upland habitat and results of the site-specific field survey indicate that the project site does not support CTS. The potential impacts to CTS and other biological resources as a result of the proposed project are further described below in Section 3.4.

Courtside Village Planned Development Zoning District

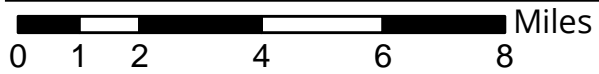
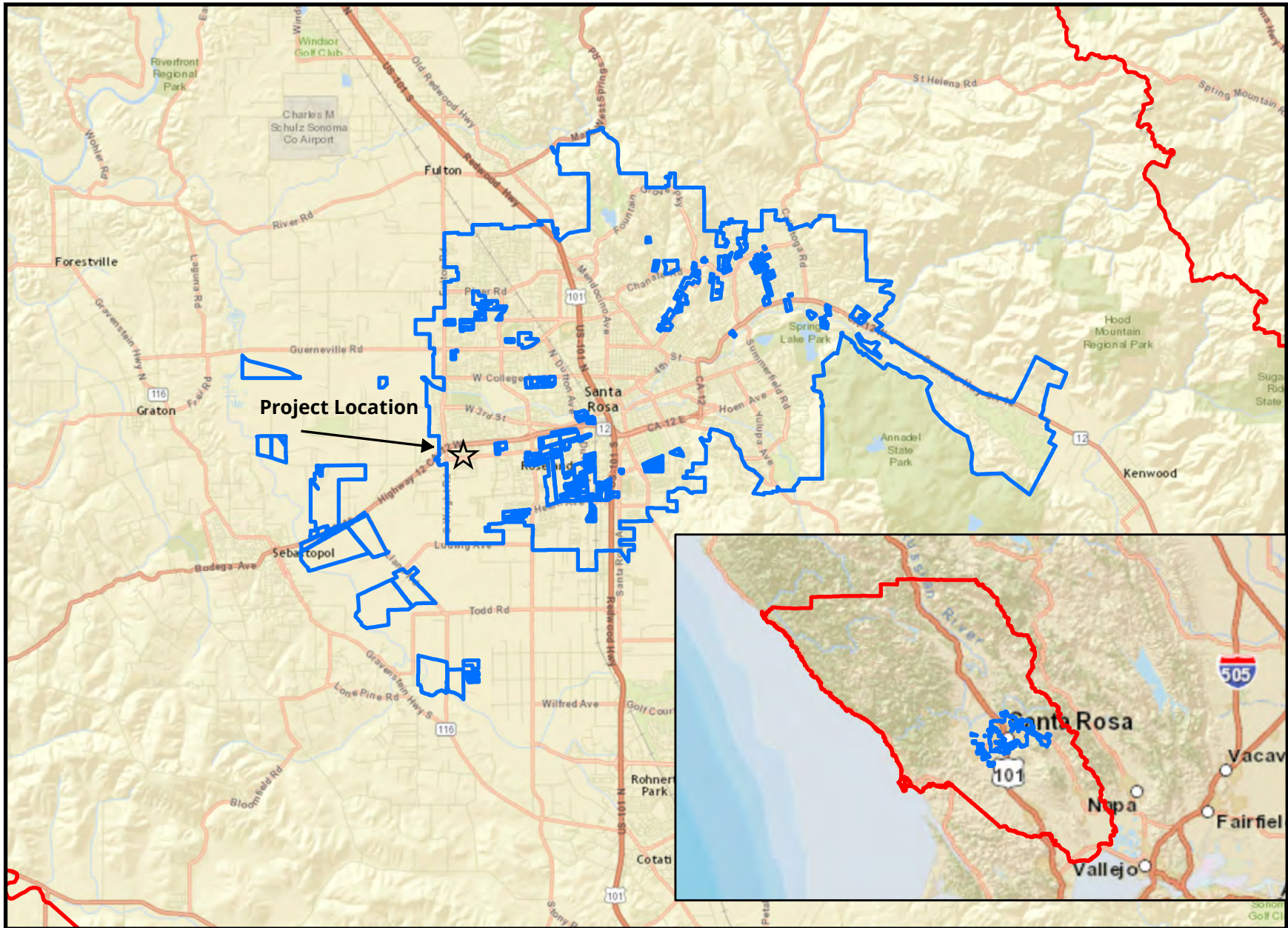
The subject site is located within the Courtside Village Planned Development zoning district, in southwest Santa Rosa in Sonoma County (see **Figures 1 and 2**). Courtside Village is an approximately 68-acre planned development that supports a mix of residential, commercial, and civic/recreational uses (**Figure 3**).

The City approved the Courtside Village Planned Development in July 1994, and subsequently amended it in 2003 and 2006. The 2003 amendment provided for an expansion of the allowed commercial uses to include those set forth in the City's C-1 (Neighborhood Commercial) District. The 2006 amendment approved the Millbrook Subdivision, immediately contiguous to the south of the project site. The Millbrook Subdivision rezoned a previously designated Civic/Recreational use to allow for the development of single-family dwelling units. As such, the development of Courtside Village has occurred with a somewhat modified mix of land uses relative to what was initially approved.

At present, existing development within Courtside Village is comprised primarily of attached single family residential units with a limited amount of civic and commercial uses (see **Figure 4**). The overall character of Courtside Village is in keeping with the general expectation that the area would be comprised of residential with appurtenant facilities and uses as needed to support a livable, walkable community, and provide passive and active recreational opportunities.

The proposed project site is one of three remaining undeveloped parcels within the Courtside Village Planned Development (**Figure 5**). The other two remaining parcels are designated Mixed Residential (MR) and Civic/Recreational (CR).

The Courtside Village Policy Statement outlines density calculations as being determined throughout the entire District, rather than at the lot level. The Policy Statement notes that density transfers between the land use categories is allowed, and densities on individual parcels shall not be restricted as long as the maximum number of units for the entire Courtside Village Planned Development is not exceeded. Pursuant to unit density calculations, a maximum of 642 dwelling units are allowed within Courtside Village, as a whole. A unit density analysis was performed by BKF Engineers, which identified a total of 603 dwelling units currently built within Courtside Village. With the addition of the proposed 24 attached residential dwelling units at the project site, the total unit count within the Courtside Village area would be 627. As such, the remaining capacity within Courtside Village following implementation of the proposed 24 attached residential dwelling units would be 15 residential dwelling units. There are two remaining vacant parcels within Courtside Village, which as further described below under the land use discussion, could utilize the remaining unit allowance at a future time.

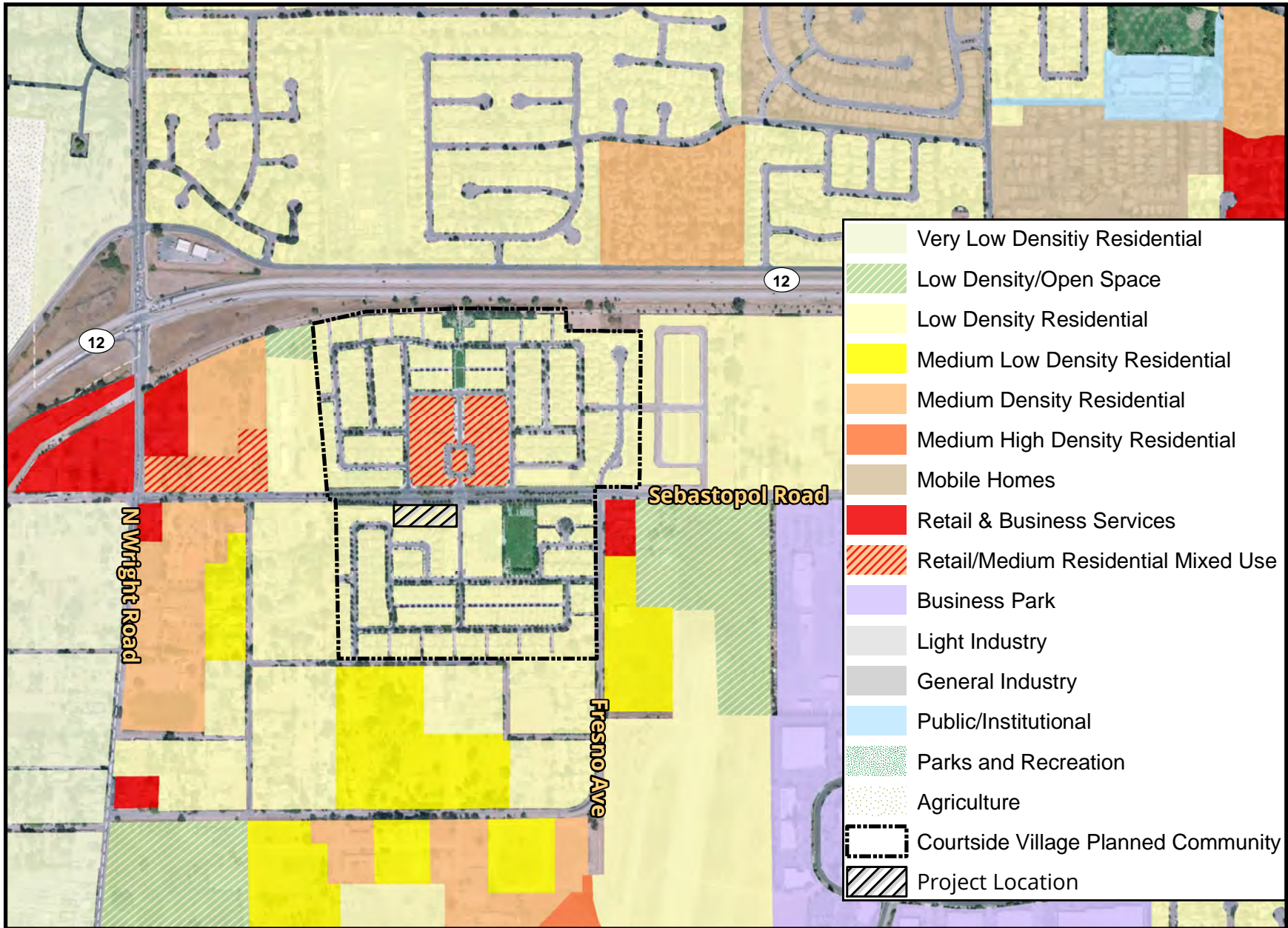


Regional Location

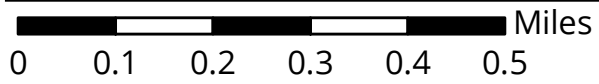
Park Lane II Apartments Santa Rosa, California

- ☆ Project Location
- Santa Rosa City Limits
- Sonoma County Line

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- Very Low Density Residential
- Low Density/Open Space
- Low Density Residential
- Medium Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Mobile Homes
- Retail & Business Services
- Retail/Medium Residential Mixed Use
- Business Park
- Light Industry
- General Industry
- Public/Institutional
- Parks and Recreation
- Agriculture
- Courtside Village Planned Community
- Project Location

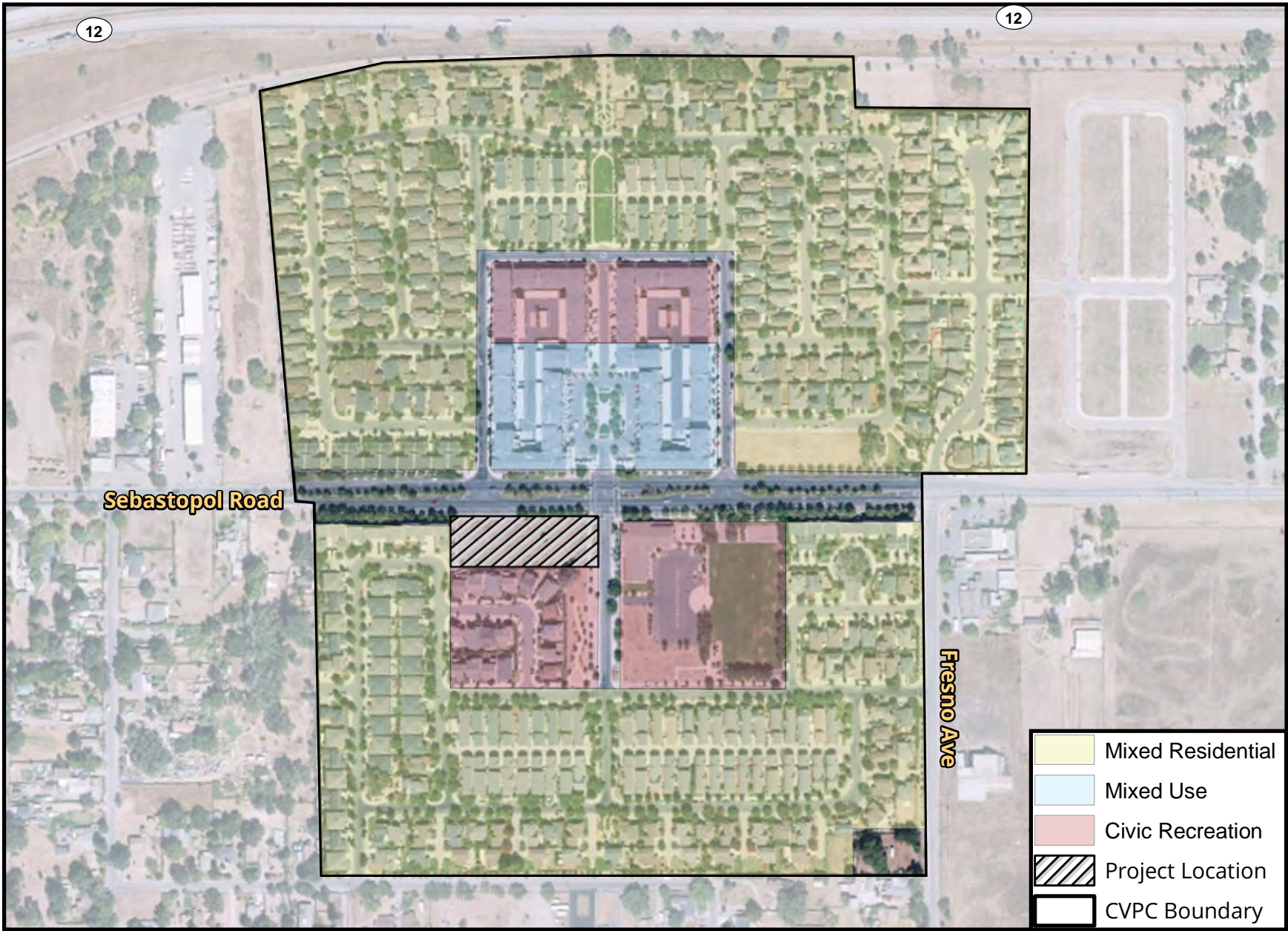


General Plan Land Use



Park Lane II Apartments
Santa Rosa, California

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Sebastopol Road

Fresno Ave

- Mixed Residential
- Mixed Use
- Civic Recreation
- Project Location
- CVPC Boundary

0 250 500 750 1,000 Feet

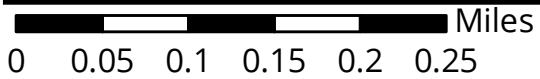
Courtside Village Planned Community

**Park Lane II Apartments
Santa Rosa, California**





Sources:
 Policy Statement for Courtside Village, July 7th, 1994.
 Ordinance Number 3762, February 7th, 2006.
 *** PLACEHOLDER FOR ORDINANCE REGARDING
 MIXED USE OF CORE

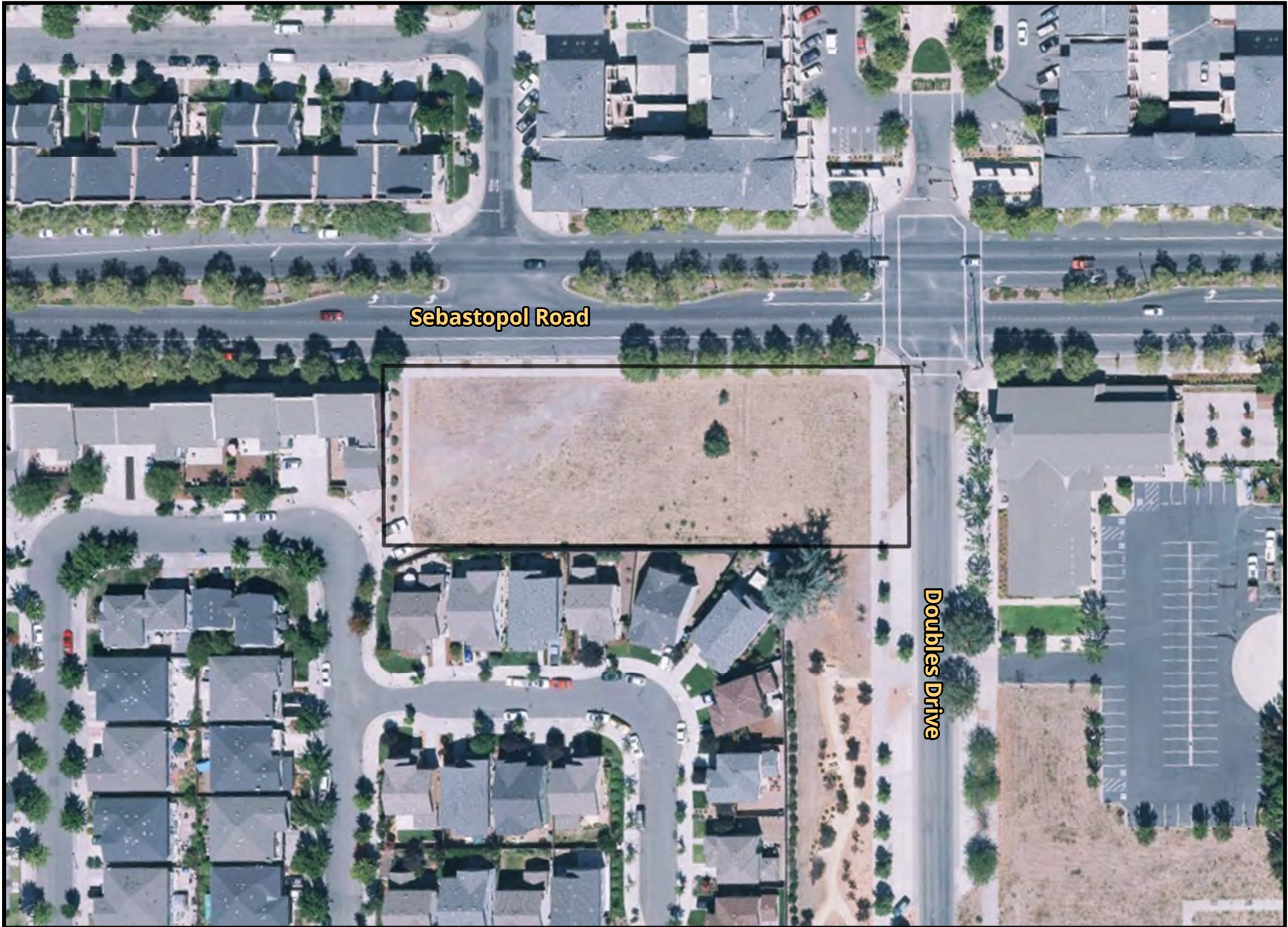
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Project Vicinity
Park Lane II Apartments
Santa Rosa, California

-  Project Location
-  Courtside Village Planned Community

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Sebastopol Road

Doubles Drive



Project Aerial

 Project Location

Park Lane II Apartments
Santa Rosa, California

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Entitlements/Permits

The applicant has applied to the City of Santa Rosa for the following entitlements:

Conditional Use Permit: The project proposes development within the Courtside Village Planned Development zoning district, which requires a Conditional Use Permit, as outlined in the Policy Statement Section III.B1. The Use Permit will include details on specific development standards and requirements for the project.

Rezoning: The applicant requests a Zoning Code text amendment to modify the existing Planned Development Policy Statement adopted March 28, 1995 and subsequently amended in 2003 and 2006. The Development Plan identifies the project site as Civic/Recreation (C/R), which currently does not allow for multifamily residential uses. As such, a text amendment to page 9 of Policy Statement is proposed as follows:

13. Twenty-four (24) multifamily attached residential dwelling units on Lot 48 of Courtside Village Unit No. 4, Assessor's Parcel Number 035-690-103

The proposed rezoning would modify the allowed use within the C/R zone to include a provision permitting multifamily attached residential uses on Lot 48. The City previously approved a text amendment to page 9 of the Policy Statement as part of the Millbrook Subdivision to allow for single-family detached dwellings on lots 1-18 of the Millbrook Subdivision.

Development Plan: The proposed project involves a Rezoning application to modify the existing Courtside Village Planned Development Policy Statement; a Conditional Use Permit for multifamily housing; and Design Review for attached housing. Approval of the proposed development plan will allow for the construction of the multifamily residential building, parking lot, sidewalk, access driveway and other ancillary improvements associated with the Park Lane II Apartments Project.

Design Review: A design review application was filed requesting approval of the project design. The City of Santa Rosa requires design review for all new multifamily or attached single-family residential development.

2.0 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 Unless Mitigation is Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Mandatory Finding of Significance |

DETERMINATION

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 must 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 legal 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.

Signature: Susie Murray, City Planner

Date

3.0 Evaluation of Environmental Impacts

The following discussion addresses the potential level of impact relating to each aspect of the environment.

I. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sources: Santa Rosa General Plan 2035 and EIR; Park Lane II Apartments Site Plans; Preliminary Design Review Submittal Package; and Preliminary Planting Plan, Planting Plan prepared by MacNair Landscape Architecture (January 12, 2016).				

Aesthetics Setting: The Park Lane II Apartments project site is comprised of approximately ±1-acre of vacant land surrounded by existing mixed residential, mixed use, and civic/recreational uses. The project site is located within the City’s Urban Growth Boundary and within the Courtside Village Planned Development zoning district. Courtside Village is nearly built out and includes a range of mixed-use residential unit types with ground floor retail along Sebastopol Road. The project site is located on the corner of Sebastopol Road and Doubles Drive, with proposed residential uses fronting Sebastopol Road. Development adjacent to and across from the project site is generally oriented towards Sebastopol Road.

Aesthetic and visual resources within, and viewed from, the project site are limited due to the site’s location, size, and natural features. Since the site is surrounded by existing development on all sides, and exhibits a relatively flat grade, views seen from the site are primarily to other Courtside Village buildings and uses. Adjacent uses include two-story single-family homes to the south, two-story mixed use to the west, two- and three-story mixed use to the north, and one- and two-story civic/recreational uses to the east. Views of hills and ridgelines are obscured by existing development, and there are no other notable scenic resources within the Courtside Village area.

The proposed project is subject to Design Review in order to ensure that the architectural style, massing, color and materials, and other proposed design elements of the new development are compatible with the existing character of the vicinity. The project site does not fall under the purview of any Area Specific Plans, but must comply with General Plan policies set forth in the Urban Design chapter. Similarly, the Courtside Village Planned Development’s Policy Statement does not outline specific design or development standards for the land uses but rather provides that such standards will be addressed within the site-specific Conditional Use Permit (CUP).

The proposed architecture for the Park Lane II Apartments is contemporary and intended to complement the architectural palate of surrounding development within Courtside Village. The proposed design features horizontal orientation and massing, with walls clad in stucco and painted in neutral tones. Building elevations exhibit large front bay windows, projecting rear decks, and feature front porches along Sebastopol Road, which help to articulate the individual living units and provide visual interest and texture to the building façade.

The proposed landscaping at the project site includes landscaping strips along the site boundaries and on either side of the pedestrian walk at the western extent of the site and at the rear. A covered trash enclosure will be located toward the rear of the site in line with the covered carports proximate to Doubles Drive. The project will continue the existing development pattern along Sebastopol Road and provide for additional higher density housing along this mixed-use corridor. The massing, scale, and site planning of the project are similar to those found within Courtside Village, and the architectural design, color, and textures reflect the character of the area.

Design Review is required for this project, which will be completed prior to building permit issuance. Additionally, a standard condition of approval for the project will address exterior lighting to ensure that it is appropriately designed to minimize spillover onto adjacent properties and to shield light sources from view. The project will also be subject to the City's Design Guidelines for multifamily residential development.

Impact Discussion:

I. (a-b) **No Impact:** The Santa Rosa General Plan 2035 EIR identifies vistas of Sonoma Mountains and foothills as significant visual resources with notable viewpoints visible throughout the City of Santa Rosa. General Plan policies require the identification, preservation and enhancement of scenic roads throughout the City. The General Plan calls out several policies to preserve and enhance the scenic character and aesthetic value of surrounding views from designated Scenic Roads. The nearest Scenic Road is Highway 12, which is located approximately ¼ mile to the north of the project site. Highway 12 is not visible from the project site and development of the project will not interfere with scenic resources.

There are no designated state scenic roadways nor scenic resources that traverse or are seen from the project site. Subsequently, no scenic resources, including but not limited to trees, rock outcroppings, and historic buildings, would be damaged as a result of the proposed development. Surrounding views as seen from Highway 12 will not be affected as a result of the Park Lane II Apartments project, as existing two- and three-story development serve as a buffer between the highway and project site.

The project is within the bounds of the UGB and proposes to construct buildings that are compatible in scale, massing, and intensity with the existing surrounding development. Since the project site is located within Courtside Village, which is nearly built-out, with a few remaining vacant parcels, and there are no scenic vistas as viewed from the project site, existing views within the area would not be obstructed or diminished. Therefore, due to the nearly built-out nature of Courtside Village, the compatible architectural design and landscaping, and absence of scenic resources, the proposed development will have no effect on a scenic vista.

I. (c) **Less than Significant Impact:** The proposed project will introduce development on a currently vacant parcel that is visible from Sebastopol Road and Doubles Drive. The development would essentially continue the existing development pattern, which is comprised of a mix of residential and commercial uses fronting onto Sebastopol Road. The siting of the building will maintain a uniform setback of structures from the street, and exhibit parking at the rear of the building in order to maintain an active interface between the residential units and the street front.

The General Plan includes an Urban Design Element which addresses the visual quality and character of the built environment of Santa Rosa. It outlines urban design policies for neighborhood development and major city entries such as the Sebastopol Road corridor. For instance, Policy UD-D-1 calls for clustering commercial uses in neighborhood nodes, with higher density housing included wherever possible. The Park Lane II Apartments project would bring higher density housing to this area of Sebastopol Road. Similarly, Neighborhood Design Policy UD-F-3 encourages creative design that activates fronting uses such as multi-family housing and local commercial areas. The front porches proposed as part of the project would further activate the street front, putting "eyes on the street" and fostering an interaction between the private development and the public realm.

The project site currently lacks visual character and quality, as it is a vacant parcel with overgrown grasses, and has one mature valley oak tree and several valley oak saplings, all of which will be removed upon site development. Currently there is a row of street trees at the site's frontage to Sebastopol Road. A series of

London Plane street trees would be added along Sebastopol Road and the Doubles Drive frontage. The preliminary planting plan includes a mix of trees, shrubs, groundcover and grasses. Landscaping is proposed on all sides of the building, at the perimeter of the site, along the frontage to Sebastopol Road and Doubles Drive, and within islands in the rear parking lot. Along Sebastopol Road, landscaped areas would be provided in between each unit's front porch. The proposed landscaping is consistent with the existing character of Courtside Village, particularly the "core" along Sebastopol Road, in that it provides an element of visual consistency and unified character through the addition of street trees and aesthetically pleasing landscaping along the project site frontage.

The proposed development would complement the established visual character of Courtside Village. The primary facade materials include stucco with accents of horizontal wood siding, and exhibit a color palette that blends in with the surrounding setting. Varying wall planes provide visual interest and serve to break up the building's massing. The building will feature a horizontal series of vinyl windows with wood trim. The proposed architecture does not significantly differ from the established character of the surrounding development. As proposed, the massing, setbacks, and architectural design are reflective of that found along Sebastopol Road and in the project vicinity. Therefore, the project will have a less than significant impact to the existing visual character or quality of the site and its surroundings.

I. (d) **Less than Significant Impact:** The project site is bounded by existing development including mixed use commercial/residential and civic/recreational uses, as well as Sebastopol Road and Doubles Drive, all of which are current sources of light. Exterior lights installed in conjunction with the proposed project will result in a minimal increase of artificial light in the vicinity. The proposed project is required to conform to Santa Rosa's Zoning Ordinance § 20-30.080 Outdoor Lighting, which specifies lighting standards for all new exterior lighting, such as the provision that lighting in multi-family housing areas not exceed a height of 14 feet.

The project boundaries along Sebastopol Road and Doubles Drive have some existing street lamps within the public right-of-way. Additional street lamps/pole mounted lights along the project frontage on Sebastopol Road are not proposed as part of the project.

There are currently no lights of any sort on the project site, as it is an undeveloped parcel. With the proposed project, new sources of light and glare will be introduced including outdoor lights on buildings, in the parking area and landscape areas. With the development of this parcel as a residential use with an internal drive isle, automobile headlights will be introduced to the project site and could intrude onto adjacent parcels if not properly screened. Based on the design of the project, however, new turning movements for vehicles and their headlights are not expected to significantly affect nearby residents. The existing fence along the southern property line will effectively block vehicle headlights, thereby precluding any potential lighting impacts to the adjacent residents. New landscaping and screening trees to be planted along the perimeter of the project site, will further buffer light emanating from vehicles. Additionally, the alignment of the new driveway is such that turning movements would not cast headlight beams directly towards windows of adjacent residences.

Additionally, a standard condition of approval will require that a lighting plan be prepared by the applicant and approved by the City prior to issuance of a grading permit. Lighting specifications will be reviewed to determine compliance with City standards. In accordance with City requirements, the Lighting Plan review process will ensure that all fixtures are downcast and outfitted with reflectors as needed to direct lights toward the site and prevent glare and intrusion onto adjacent properties. Therefore, the project's potential to result in impacts that would adversely affect day or nighttime views in the area, due to new sources of light and glare, would be less than significant.

Mitigation Measure: None required.

II. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR.

Agricultural Setting: There are approximately 15,981 acres of agricultural lands within the Santa Rosa Planning Area that are largely concentrated along the western edge of the City outside of the Urban Growth Boundary (UGB). This acreage is further broken down into 9,657 acres of Farmland of Local Importance, 3,121 acres of Prime Farmland, and 3,203 acres of Farmland of Statewide Importance. Figure 4.L-2 of the City of Santa Rosa General Plan EIR shows that the proposed project site does not contain agricultural lands.

Impact Discussion:

II. (a-e) **No Impact:** The project site does not include any agricultural or forested land. The project, as proposed, consists of development on a vacant lot that is surrounded by existing urban development. The Park Lane II Apartments Project will not convert or impact any existing Farmland of Local Importance, Prime Farmland, or Farmland of Statewide Importance. The project will not interfere with any Williamson Act contracts or any existing zoning for agricultural uses. In the absence of forest lands, there is no potential for the project to conflict with existing forest land zoning or encourage the loss or conversion of forest land to another use. Since the project is located within the UGB and outside of any designated farmlands, it will not involve any changes to the existing environment that could result in conversion of Farmland to a non-agricultural use. Based on the above information, the project will have no impacts associated with agricultural lands or forestlands.

Mitigation Measures: None required.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR; 2010 BAAQMD Clean Air Plan; BAAQMD "Recommended Methods for Screening and Modeling Local Risks and Hazards" 2011; and BAAQMD CEQA Guidelines.

Air Quality Setting: The City of Santa Rosa is located within the San Francisco Bay Area Air Basin (SFBAAB) and therefore subject to the ambient air quality standards (AAQS) established by the Bay Area Air Quality Management District (BAAQMD), and those adopted by the California Air Resources Board (CARB), and the U.S. Environmental Protection Agency (EPA). Air quality within the SFBAAB is subject to natural, geographical, and meteorological conditions as well as human activities including construction and development, operation of vehicles, and industry and manufacturing.

The BAAQMD is responsible for planning, implementing, and enforcing air quality standards within the SFBAAB, including the City of Santa Rosa. The BAAQMD operates monitoring stations throughout the District and records pollutant concentration levels for carbon monoxide (CO), Nitrogen Dioxide (NO₂), Ozone (O₃), and Particulate Matter (PM_{2.5}). The BAAQMD Compliance and Enforcement Division routinely conducts inspections and audits of potential polluting sites to ensure compliance with applicable federal, State, and BAAQMD regulations.

The SFBAAB is designated as non-attainment for both the one-hour and eight-hour state and national ozone standards; 0.09 parts per million (ppm) and 0.070 ppm, respectively. The Basin is also in non-attainment for the PM₁₀ and PM_{2.5} state standards, which require an annual arithmetic mean (AAM) of less than 20 µg/m³ for PM₁₀ and less than 12 µg/m³ for PM_{2.5}. In addition, the SFBAAB is designated as non-attainment for the national 24-hour PM_{2.5} standard. All other national ambient air quality standards within the SFBAAB are in attainment.¹

Air quality emissions of carbon monoxide (CO), ozone precursors (ROG and NO_x) and particulate matter (PM₁₀ and PM_{2.5}) from construction and operation are evaluated pursuant to the 2010 CEQA Guidelines. Average daily construction and operational emission thresholds in pounds per day (lb/day) include the following: 54 lb/day for ROG, 54 lb/day for NO_x, 82 lb/day for PM₁₀ (exhaust) and 54 lb/day for PM_{2.5}.

¹ "2010 Clean Air Plan," prepared by the Bay Area Air Quality Management District, September 2010.

(exhaust). Projects with air quality emissions at or below these established threshold levels are considered to have a less than significant impact to air quality. There is no carbon monoxide (CO) emissions threshold applicable to construction emissions. For carbon monoxide (CO), the operational significance threshold is 9.0 particles per minute (ppm) (8-hour average) and 20.0 ppm (1-hour average).

The BAAQMD has established preliminary screening criteria for both construction and operational phases of a project to provide lead agencies with a conservative indication of whether a proposed project could result in significant air quality impacts.² If a proposed project falls below all of the screening criteria thresholds, then the lead agency need not perform a detailed air quality assessment of the project's air pollutant emissions and a less-than-significant impact would occur.

The City of Santa Rosa's General Plan sets forth policies and programs to maintain and enhance air quality. OSC-J-1 is particularly applicable, stating that all new construction projects shall be reviewed and require dust abatement actions as contained in the CEQA Handbook of the BAAQMD. No new or increased impacts beyond what is already anticipated in the 2035 General Plan are expected to occur as a result of the proposed project.

Air Quality Impact Discussion:

III. (a) **No Impact:** The BAAQMD adopted the Bay Area 2010 Clean Air Plan (CAP) in September 2010 to comply with state air quality planning requirements set forth in the California Health & Safety Code. The 2010 CAP serves to update the 2005 Ozone Strategy and provides control strategies to address air quality pollutants including ozone (O₃), Particulate Matter (PM), toxic air contaminants (TACs), and greenhouse gases (GHGs). A total of 55 control strategies have been developed as part of the CAP for land use, energy and climate, stationary sources, transportation, and mobile sources. Control strategies are designed to reduce emissions of ozone precursors, PM, air toxics, and greenhouse gases, work towards attainment of state ozone standards, reduce transport of ozone to neighboring basins, and to protect public health and the climate. Measures to implement control strategies include the use of clean and efficient vehicles, Green Construction Fleets, enhanced bicycle and pedestrian access, energy efficiency, and others.

The BAAQMD CEQA Guidelines set forth criteria for determining consistency with the CAP. In general, a project is considered consistent if a) the project supports the primary goals of the CAP, b) includes control measures and c) does not interfere with implementation of the CAP measures. Development of the proposed Park Lane II Apartments project is consistent with the CAP as it supports the CAP's primary goals, including basic control measures that reduce emissions, continue progress toward attainment of state ozone standards, reduce transport of ozone precursors to neighboring air basins, protect public health by reducing population exposure to the most harmful air pollutants, and protect the climate. Therefore, the project would have no impacts due to a conflict with the regional air quality plan.

III. (b-c) **Less Than Significant Impact with Mitigation:** Air quality emissions associated with the proposed project would result from short-term construction activities and ongoing operation. BAAQMD Guidelines, as adopted in 2010 include "screening criteria" that provide a conservative estimate above which a project would be considered to have a potentially significant impact to air quality. Projects that are below the screening criteria threshold are reasonably expected to result in less than significant impacts to air quality since pollutant generation would be minimal.

The screening level thresholds for a low-rise apartment complex are shown in Table 1 below.

2 BAAQMD's 2010 adopted thresholds of significance were challenged in a lawsuit. The trial court issued a writ of mandate ordering the District to set aside the thresholds and cease dissemination of them until the Air District complies with CEQA. Nonetheless, based upon its own judgment and analysis, the City of Santa Rosa recognizes these thresholds represent the best available scientific data and has elected to rely on these to determine screening levels and significance. On August 13, 2013 the Court of Appeals issued a decision on the lawsuit that upheld the significance threshold. On December 17, 2015, without addressing the validity of the significance thresholds, the California Supreme Court reversed the Court of Appeals' decision on other grounds. Table 3-1 of the 2010 CEQA Guidelines is used to assess screening levels.

**Table 1
BAAQMD Screening Criteria for Low Rise Apartment**

Land Use Type	Operational	GHG	Construction
Apartment, low-rise	451 du (ROG)	78 du	240 du (ROG)

Source: Table 3-1, pg. 3-2 Bay Area Air Quality Management District 2010 CEQA Guidelines, May 2010.

Construction Activities

Construction includes grubbing and the removal of vegetation, grasses, and trees, as well as minimal grading and the construction of the apartment building and associated parking facilities. Table 1, above, shows that the screening level to determine significant air quality impacts from construction of a low-rise apartment is 240 dwelling units. During construction activities the project would generate temporary air pollutant emissions associated with site preparation, ground disturbance, the operation of heavy-duty construction equipment, workers traveling to the site, and the delivery of material to the project site. These activities would create temporary emissions of fugitive dust from site grading, and the release of toxic air contaminants, particulate matter, and ozone precursors (ROG and NOx) from combustion of fuel and the operation of heavy-duty construction equipment.

Although the project is well below the BAAQMD thresholds and thus is not expected to generate substantial air quality emissions during construction, the project shall implement Basic Construction Measures, as defined by BAAQMD, to ensure that potential impacts to air quality during construction are reduced to levels below significance. Measure AQ-1 sets forth the Basic Construction Measures such as limiting idling time, watering exposed surfaces, covering haul trucks and other best practices that shall be implemented during all construction activities. With implementation of AQ-1 potential impacts associated with construction activities would be reduced to levels below significance.

Operation

The proposed project will result in both stationary and mobile sources of emissions at operation. Although there are no new stationary “point sources” created (large emitters such as manufacturing plants), the project will result in area source emissions from use of natural gas, consumer products such as solvents, cleaners, and paints, and landscaping maintenance equipment. A majority of the operational emissions will result from the operation of vehicles by residents as well as visitors traveling to and from the project site.

Operation of the project is not expected to result in substantial air quality emissions. As an approximately 34,500 square foot building, lighting, electricity and water and wastewater energy related demands are expected to be minimal. Additionally, adherence to CALGreen ensures that the building achieves the standard energy efficiency requirements.

Table 1 above shows that the operational project level screening size for a low-rise apartment development is 451 dwelling units. As a 24-unit apartment building, the proposed project is well below the established screening size. The project would not violate any air quality standard or result in a cumulatively considerable net increase of any criteria pollutant in non-attainment, namely O₃, PM₁₀, and PM_{2.5}. Accordingly, the project will not result in a cumulatively considerable net increase of any criteria pollutant in non-attainment. Air quality emissions generated by the proposed project at operation will be less than significant.

III. (d) **Less Than Significant Impact:** The project site is located in close proximity to existing sensitive receptors including existing surrounding residential uses to the north, south, and east of the project site, as well as Village Green Park. Residential areas are considered sensitive to poor air quality because people are often at home for extended periods of time. Similarly, recreational land uses are moderately sensitive to air pollution due to vigorous exercise associated with recreation placing a high demand on the human respiratory system. During construction onsite activities will result in the emission of exhaust from vehicles and heavy duty equipment as well as the generation of fugitive dust from grading and ground disturbing activities. Given the small scale of the project and the limited duration of construction activities, the project is not expected to expose sensitive receptors to substantial pollutant concentrations. Thus, impacts would be less than

significant. Additionally, AQ-1 below will further reduce fugitive dust and exhaust through the application of best management practices during construction.

At operation, the proposed residential development will not generate air quality emissions that affect sensitive receptors. As a residential land use, air quality emissions generated by the proposed project would be minimal and similar in scale to the surrounding existing uses.

At operation, new residents onsite will not be exposed to excessive pollutant concentrations. Vehicles traveling along Sebastopol Road will emit toxic air contaminants in quantities below levels of concern for health risk. Surface street screening tables for Sonoma County are provided by BAAQMD, for roadways that have between 10,000 and 100,000 vehicles per day. Per the screening tables, roadways with less than 10,000 vehicles per day are considered minor, low-impact sources and preclude the need for a site specific Health Risk Assessment. The average daily trips (ADT) for Sebastopol Road is 9,610 trips per day. As this volume is below the 10,000 ADT screening threshold, the project site does not require a specific assessment of emission exposure. Therefore, air quality emission impacts at operation from vehicle exhaust along Sebastopol Road would have a less than significant impact to sensitive receptors (new residents) onsite.

III. (e) **Less Than Significant Impact:** There may occasionally be localized odors during site development associated with construction equipment, paving and the application of architectural coatings. Any odors generated during construction would be temporary and not likely to be noticeable beyond the immediate construction zone. As a residential development, operation of the project will not create objectionable odors affecting a substantial number of people. Therefore, the project will have less than significant impacts to air quality due to objectionable odors.

Mitigation Measures:

AQ-1: The Applicant and contractor(s) shall implement basic air quality construction measures recommended by the BAAQMD, including the following:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic.
8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
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 Wildlife (formerly Fish and Game) or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (formerly Fish and Game) or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR; General Plan Figure 7-2: Biological Resources Map; General Plan EIR Figure 4.F-1: Special-Status Species and Sensitive Habitats Map; General Plan EIR Figure 4.F-3: Special-Status Animal Species Map; Santa Rosa Plain Conservation Strategy; U.S. Fish and Wildlife Service 2016 Recovery Plan for the Santa Rosa Plain: and Biological Resources Memo prepared by WRA, October 24, 2016.

Biological Resources Setting: Biological resources are protected by statute including the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and the Clean Water Act (CWA). The Migratory Bird Treaty Act (MBTA) affords protection to migratory bird species including birds of prey. These regulations provide the legal protection for identified plant and animal species of concern and their habitat. In addition, regional efforts, including the Santa Rosa Plain Conservation Strategy Plan, have taken the first steps towards establishing a regional biological framework to protect the endangered California Tiger Salamander and rare plant species associated with wetland environments. The Santa Rosa Plain Recovery Plan was released by the United States Fish and Wildlife Service in June 2016 and provides a framework for the recovery of listed species.

The Santa Rosa Urban Growth Boundary includes portions of the Santa Rosa Creek and associated tributaries, vernal pools, grasslands, hillsides and woodlands, all of which serve as important habitats for a variety of plant and animal species.

The project site is located in an area identified as potentially containing sensitive species pursuant to Figure 7-2 of the General Plan. General Plan Figure 7-2 lists these potential sensitive species as Sonoma Sunshine (*Blennosperma bakeri*), Dwarf Downingia (*Downingia pusilla*), Burke's Goldfields (*Lasthenia burkei*), Sebastopol Meadowfoam (*Limnanthes vinculans*), Baker's Navarretia (*Navarretia leucocephala*), California Linderiella (*California linderiella*), and California Tiger Salamander (*Ambystoma californiense*) (CTS). General Plan EIR Figure 4.F-3 shows that the project site and vicinity has the potential to support CTS special-status species. General Plan Figure 7-2 shows that the project site is not located in an area with potential high quality vernal pool habitat. The closest waterway to the project site is the Santa Rosa Creek, located one mile to the northeast.

The project site is located within the identified critical habitat for the California Tiger Salamander. In 2011 the USFWS completed the final rule for the critical habitat, which included approximately 47,383 acres in Sonoma County. The CTS is federally listed as an endangered species and is listed as threatened by the state. The Final Recovery Plan for the Santa Rosa Plain,³ which was approved by the US Fish and Wildlife Service (USFWS) on May 31, 2016, identifies the project site as being located within a "Highly Urbanized Area" of the Llano Crescent Stony Point Core Management Area for the California Tiger Salamander (Figure 13 of the Recovery Plan). The Recovery Plan Figures 10-12 for rare plants (including *Blennosperma bakeri*, *Lasthenia burkei*, and *Limnanthes vinculans*) show that the project site is outside of the management areas for these species.

According to the Programmatic Biological Opinion (USFWS 2007)⁴ impacts to California Tiger Salamander from habitat loss within City Urban Growth Boundaries are expected to be mitigated when activities affect land within close proximity to a known breeding pond (within a 1.3-mile radius) or within 500 feet of a known adult CTS occurrence. The Service's Interim Mitigation Guidelines (2006) set forth mitigation ratios based on the size of disturbance and proximity to known adult occurrences or breeding populations. The Guidelines state that "if no CTS are found, no CTS mitigation will be required" (USFWS 2006 Interim Mitigation Guidelines, Enclosure 1, Page 2).

A site specific Biological Assessment Memo was prepared by WRA consultants in order to identify potential for CTS and special status plant species on or near the project site. WRA conducted site visits on June 13, 2015 and again on October 16, 2016 to observe existing conditions, conduct surveys for sensitive biological resources, habitats or special-status species and consider the potential for the proposed development to result in impacts to biological resources. The biological survey determined that the project site does not support any sensitive habitat areas, such as wetland or riparian areas, and no special-status plant or wildlife species were observed during the site visit. In particular, WRA biologists looked for signs of CTS and any potentially suitable habitat onsite. None were observed. WRA concluded that the site lacks suitable burrows that could be utilized by CTS. Although evidence of Botta's pocket gopher (*Thomomys bottae*) were observed in some areas of the site, burrowing activity was not consistent across the entire site. No ground squirrels (*Spermophilus beecheyi*), which leave burrows open were observed onsite. Additionally, the soil surface did not show presence of cracking that would allow CTS access to subsurface areas. There are no pools, waterways or other features that would support breeding habitat or upland dispersal habitat for CTS.

3 U.S. Fish and Wildlife Service. 2016. Recovery Plan for the Santa Rosa Plain: *Blennosperma bakeri* (Sonoma sunshine); *Lasthenia burkei* (Burke's goldfields); *Limnanthes vinculans* (Sebastopol meadowfoam); California Tiger Salamander Sonoma County Distinct Population Segment (*Ambystoma californiense*). U.S. Fish and Wildlife Service, Pacific Southwest Region, Sacramento, California. vi + 128 pp.

4 Programmatic Biological Opinion (Programmatic) for U.S. Army Corps of Engineers (Corps) Permitted Projects that May Affect California Tiger Salamander and Three Endangered Plant Species on the Santa Rosa Plain, California (Corps File Number 223420N), dated November 9, 2007.

The approximately ±1-acre project site is undeveloped and is surrounded on all sides by existing development. The project site features ruderal habitat consisting of non-native grasses and weed-like species, as well as one protected valley oak tree, which has a diameter of 6 inches and several valley oak saplings. The grasses and forbs in the non-native annual grassland include several non-native species. The site is mowed on a regular basis for fire suppression purposes. Raised curbs are located around the site margin along Sebastopol Road and Doubles Drive. The site specific Biological Memo prepared by WRA concludes that the project site exhibits low habitat value based on regular disturbance from mowing, fragmentation, and surrounding urban development.

Biological Impact Discussion:

IV. (a) **Less Than Significant Impact with Mitigation:** In 2011 the USFWS published a final rule on designated critical habitat for California tiger salamander, Sonoma County Distinct Population Unit (USFWS 2011). Although the Project Area is within the general boundary of the area designated as critical habitat for California tiger salamander, the Project site is identified as a Heavily Urbanized Area (Figure 13 of the 2016 Recovery Plan). The Heavily Urbanized designation of the site indicates that the project site lacks suitable habitat and its preservation is not necessary in order to implement the Recovery Plan. The project site is surrounded by existing urban development on all sides (to the west and south by residential development and the east and north by roads) and lacks suitable habitat that would support sensitive species. The site is located over a ¼ mile from a known breeding pond (East of Fresno Avenue) and is separated by extensive urban development, roadways, and hardscape, which serve as barriers to CTS dispersal in this direction. Furthermore, the project site contains raised curbs at the project frontage to Sebastopol Road and Doubles Drive, which further precludes CTS from accessing the site. Additionally, the Biological Memo prepared for the project site concludes that there is no suitable CTS habitat, as there are no pools, ground squirrel burrows or subsurface access suitable for estivation. Although the site is located within identified critical habitat and will result in infill development that will preclude the use of the site in the future for this species, the proposed project would not impact CTS nor would it remove suitable habitat. The proposed infill development on the approximately ±1-acre site would not conflict with the ability of the U.S. Fish and Wildlife Service's ability to implement the Recovery Plan.⁵

Nonetheless, since protocol level surveys have not been conducted and the presence of CTS, while extremely unlikely, cannot be ruled out, **Mitigation Measure BIO-1** is set forth below. BIO-1 requires a pre-construction survey to identify evidence of CTS. In the event that CTS are encountered during construction activities, all work shall halt until authorization is secured from regulatory agencies including the purchase of compensatory credits at an approved mitigation bank at an appropriate ratio (e.g. 1:1). Given the site's designation as Heavily Urbanized under the Recovery Plan, the findings of the site specific Biological Memo and that the site is separated from known CTS breeding populations by extensive urban development, CTS are not expected to be present onsite. However, in the event that evidence of CTS is encountered before or during construction activities, mitigation measure BIO-1, ensures that the project's potential to impact CTS will be reduced to less than significant levels.

Per the Biological Assessment Memo (prepared by WRA), there was no sensitive habitat, special-status plant or wildlife species observed onsite. There are no vernal pool habitats, creeks, streams or riparian areas that are present on the project site. There are no vegetation communities or natural features onsite that would support endangered, rare, or threatened species. General Plan EIR Figure 4.F-1 notes that Two-Fork Clover and Saline Clover may be present in the vicinity of the project site. Saline Clover requires habitat that contains marshes, swamps, and vernal pools. Two-Fork Clover requires habitat that contains swales, coastal bluff scrub or serpentine soils. As none of these habitat types exist onsite, these plant species are not expected to be present. Additionally, neither of these plant species nor their habitats were observed onsite during the field survey. Therefore, development of the proposed project will have a less than significant impact to special status plant species.

As a currently undeveloped lot, there is a potential that the project site is occasionally used for foraging by protected bird species such as falcons and hawks. Adherence to the California Department of Fish and Game

5 Correspondence with Vincent Griego, Senior Fish and Wildlife Biologist, U.S. FWS, January 19, 2017.

Code Section 3503 and the Migratory Bird Treaty Act (MBTA) will assure that potential impacts to migratory bird species are avoided.

Trees present on the project site may provide perching and potential nesting opportunities to bird species including migratory birds that are protected under the MBTA. Although the existing valley oak and sapling trees on site will be removed, street trees will be protected and remain in place. Adherence to California Department of Fish and Game Code Section 3503 and the MBTA will ensure that potential impacts to migratory bird species are avoided. Should construction activities occur within the bird nesting period between February 15th and September 1st, a pre-construction survey shall be conducted by a qualified biologist, and if nesting birds are discovered, the trees shall not be removed until the nest is vacated in accordance with **Measure BIO-2** below.

The project site does not directly support 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 Wildlife or U.S. Fish and Wildlife Service. However, the project site may provide foraging opportunities for protected bird species and trees onsite or in the project vicinity may be used by migratory birds for perching or nesting. Mitigation measure BIO-2 requires that tree removal occur outside of the bird nesting season or that a pre-construction survey be conducted and, that if active nesting is discovered, that tree removal be postponed until the nest is vacated. Therefore, with implementation of mitigation measure BIO-2 potential impacts to any species identified as a candidate, sensitive, or special status species will be reduced to levels that are less than significant.

IV. (b-c) **No Impact:** The project site does not contain any riparian habitat as identified in local or regional plans, policies, or regulations or observed on site. The project is not located near any identified tributaries, waterways or wetlands and thus will not impact any riparian habitat as a result of development activities. No federally protected wetlands, including but not limited to, marsh, vernal pools or coastal wetlands, exist within the project site boundaries or vicinity. Therefore, the project will have no significant impact to any riparian habitat or other sensitive natural communities.

IV. (d) **Less Than Significant Impact:** There is no evidence of migratory wildlife corridors or nurseries on the project site or in the project vicinity. The Biological Assessment Memo, prepared by WRA, dated June 2015 did not identify any movement corridors or nurseries that would be affected by site development. The existing development surrounding the project site makes it relatively inaccessible to many species and eliminates the possibility of the site functioning as a wildlife movement corridor. There are no native, resident, or migratory fish species on or near the site, as no waterways exist within close proximity. Development of the proposed project will not substantially interfere with the movement of fish or other wildlife species including migrating species. Therefore, the project will have less than significant impacts to wildlife corridors and species movements.

IV. (e) **Less Than Significant Impact with Mitigation:** The City's tree ordinance, Santa Rosa City Code Chapter 17-24 designates valley oak species with diameters of 6-inches or greater as heritage trees. There is one valley oak tree on site, which has multiple trunks ranging in size from 2 inches to 6 inches in diameter at breast height. As the sum of the multiple trunks exceeds 6 inches in diameter, this tree is considered a heritage tree pursuant to City Code section 17.24.020.

The project proposes removal of this tree in order to accommodate new development. As a protected tree, compliance with the City's Tree Removal provisions (17.24.050) is required. To ensure consistency with the City's Tree Ordinance, Measure BIO-3 shall be implemented. **Mitigation Measure BIO-3** requires that the removal of the valley oak be offset through the replacement with two new trees on site of the same genus and species. With implementation of BIO-3, the project will be in compliance with the City's tree ordinance and potential impacts due to the removal of one protected oak tree will be reduced to less than significant levels.

IV. (f) **No Impact:** Sonoma County does not have any California Regional Conservation Plans, as identified in the California Department of Fish and Wildlife's (CDFW) Natural Community Conservation Planning (NCCP) Map. Although not formally adopted, the Santa Rosa Plain Conservation Strategy Plan (SRPCSP) and the Recovery Plan were reviewed to assess the project's potential to impact any protected plant or animal

species. The SRPCSP mapping (Figure 3 dated 4.16.2007) and the Recovery Plan (Figure 13 dated 5.31.2016) show that the project site is in an “already developed area with no potential for impacts” and in a “heavily urbanized area,” respectively. In the absence of an adopted Conservation Plan and since the project site lacks suitable habitat for CTS, the project does not conflict with any local policies or adopted conservation plans. Therefore, no impacts resulting from a conflict with an adopted conservation plan will occur from project implementation.

Mitigation Measures:

BIO-1. No more than one month prior to initiating construction activities, a pre-construction survey for evidence of CTS shall be performed by a qualified biologist. In the event that the pre-construction survey does not identify evidence of CTS, then the biologist shall submit a memo to the City documenting the methods used and results of the survey. Upon City approval, construction may proceed. In the event that CTS is observed, the biologist shall evaluate the extent of CTS onsite and coordinate with the CDFW and the US Fish and Wildlife Service to secure necessary permits. Construction shall not proceed until all necessary permits are secured from regulatory agencies and evidence of such permits is provided to the City.

In the event that evidence of the presence of CTS is encountered during site grading activities, the developer/contractor shall immediately halt work, contact a qualified biologist, and notify the City of Santa Rosa. The biologist shall evaluate the extent of CTS onsite and coordinate with the CDFW and the US Fish and Wildlife Service to secure necessary permits. Prior to reinitiating work, the developer/contractor shall provide the City of Santa Rosa with copies of regulatory authorization and proof that compensatory credits at appropriate ratios (e.g. 1:1) have been purchased, as required by regulatory agencies.

BIO-2. To prevent impacts to nesting birds covered by State and federal law (California Department of Fish and Game Code and the MBTA), the applicant shall avoid the removal of trees, shrubs, or weedy vegetation between February 15 and September 1, during the bird nesting period. If no vegetation or tree removal is proposed during the nesting period, no surveys are required. If it is not feasible to avoid the nesting period, a pre-construction survey for nesting birds shall be conducted by a qualified wildlife biologist no earlier than seven days prior to the proposed removal of trees. Survey results shall be valid for the tree removals for 21 days following the survey. If the trees are not removed within the 21-day period, then a new survey shall be conducted. In the event that an active nest for a protected species of bird is discovered in the areas to be cleared, clearing and construction shall be postponed for at least two weeks or until the biologist has determined that the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts, whichever is later.

BIO-3. A total of two replacement trees shall be shown on the Final Landscaping Plan (of same genus and species as the removed tree, pursuant to City Code section 17-24.050(C)). The Landscaping Plan shall also note that the replacement trees will become protected trees pursuant to section 17-24.030. Final placement of replacement trees shall be indicated in the Final Landscape Plan in accordance with Chapter 17.24 of the City's Code.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Santa Rosa General Plan 2035 Chapter 11: Historic Preservation; Santa Rosa General Plan 2035 EIR; CEQA Guidelines 15064.5; SSU Northwest Information Center; Cultural Resources Evaluation prepared by Evans & De Shazo, December 2015; and correspondence with Lytton and Graton Tribes.

Cultural Resources Setting: The City of Santa Rosa retains a number of historic and cultural resources that contribute to its unique sense of place. Some of the earliest identified archaeological resources date to the Upper Middle Period (A.D. 430-1050) when what were formerly hunter-gatherer societies began transitioning to more sedentary lifestyles and establishing small permanent villages. At the time of European contact, the Southern Pomo Indians inhabited the region known today as the Santa Rosa Planning Area. The Pomo Indians were divided into small, relatively autonomous tribes with the nearest Pomo village being the Hukabetawi, located in southwest Santa Rosa. The Santa Rosa Planning Area contains 190 identified Native American resources concentrated in and around the Santa Rosa Creek and its tributaries, the alluvial plains, the hills around Annadel State Park, Laguna de Santa Rosa and the Windsor Area. Only 50% of the Santa Rosa Planning Area has been surveyed for pre-historic and archaeological resources; therefore, potential remains for the discovery of archaeological resources within the boundaries of the Planning Area.

Historic resources within the Santa Rosa Planning Area include 21 local historic landmarks and 8 historic districts with 14 buildings and 1 district listed on the National Register of Historic Places. In addition, 40 individual resources are potentially eligible for local landmark status and 7 neighborhoods have been identified as potential additional historic districts. Historic resources within Santa Rosa date from the 1830s to approximately 1964 and serve to chronicle the evolution from Euro-American settlement to present-day.

The project vicinity underwent development in the late 1990s when the Courtside Village planned development was constructed. By 2004 a majority of the land within the planned development had been subdivided and developed with single-family homes and retail along Sebastopol Road. The subject site is among the last remaining undeveloped parcels within Courtside Village.

The Northwest Information Center (NWIC) conducted a record search for the subject project area using the California Historic Resources and Information System (CHRIS). The NWIC issued a letter to the City of Santa Rosa on September 24, 2015 detailing the results of the records search, which included the following:

- There was no record that any previous cultural resources studies had been prepared for the project site or in the immediate vicinity;
- A previously recorded architectural resource, P-49-001725, known as the Gilardi Ranch complex was identified in the project vicinity;

- The Gilardi Ranch complex is believed to have been demolished circa 1995. It was an early 20th century rural farmstead complex consisting of a barn, house, and various other outbuildings; and
- The project area has the possibility of containing associated unrecorded archeological features related to the Gilardi Complex.

Based on the results of the records search, the NWIC provided the following recommendations:

- Conduct a cultural resources study prior to project activities;
- Contact local Native American tribes regarding traditional, cultural, and religious heritage values; and
- If the project area contains any buildings or structures 45 years or older, an evaluation should be prepared by a qualified professional.

As recommended by the NWIC, a Cultural Resources Evaluation (CRE) was conducted for the project site. The CRE included a site visit, review of records and database searches, consultation with Native American Tribes and tribal representatives and an evaluation of the site's potential to contain cultural resources. The CRE is a confidential report as it contains sensitive information regarding cultural resources. An overview of the report findings follows:

- Contrary to the NWIC records search indicating that no past cultural resources studies have been conducted on the project site, the site specific CRE identifies two past cultural resource evaluations that encompassed all or part of the project site. Several additional cultural studies were also identified that evaluated lands in proximity to the project site.
- The Gilardi Ranch complex is located approximately ¼ mile from the project site. A 1995 report that assessed the historic value of the Complex determined that it was ineligible for listing on the Nation register of Historic Places or a local listing. The buildings associated with the Gilardi Ranch Complex are no longer present.
- Native American consultation with the Native American Heritage Commission (NAHC) included a search of the Sacred Land file and did not identify any Native American cultural resources in the project vicinity. The NAHC provided a Native American contact list and recommended consultation with three local tribes. Letters of inquiry regarding any known cultural resources in the project vicinity were sent to all three tribal representatives on November 30, 2015. As of July 2016, no response has been received from this inquiry. (However, the Lytton Tribe and the Federated Indians of Graton Rancheria did respond to an inquiry from the City under AB 52, as described below).
- The field survey found no historic artifacts or features. One isolated obsidian flake was recorded, but does not qualify as a significant cultural resource and no further consideration is warranted.

Additionally, in accordance with AB 52, the City of Santa Rosa notified interested Tribes including the Federated Indians of Graton Rancheria (FIGR) and the Federated Lytton Rancheria of the proposed project in February 2016. The City received a request for formal consultation from Lytton Rancheria on March 3, 2016. Lytton requested that given the site's undeveloped condition an archeological monitor be present during initial ground disturbing activities. In order to comply with the request from Lytton the project is required to adhere to Mitigation Measure CUL-1 as set forth below. Additionally, the City received a response from FIGR, dated April 15, 2016. FIGR did not request consultation under AB 52 but did request to be contacted in the event that any cultural resources (artifacts, items human remains and/or funerary object) were encountered as a result of project development. A project condition of approval has been included requiring that FIGR be contacted in the case of accidental discovery onsite.

Cultural Resources Impact Discussion:

V. (a) **No Impact:** The project site is not located within a designated historic district and it does not contain any historically significant above ground resources, nor does it constitute a historic site. The project site is currently vacant and void of any buildings or structures.

The former Gilardi Ranch Complex located in the project site vicinity (approximately ¼ mile from the project site) was recorded as an architectural resource demonstrative of an early 20th century rural farmstead including a house, barn, and appurtenant outbuildings. A 1995 report that assessed the historic value of the Complex determined that it was ineligible for listing on the Nation register of Historic Places or a local listing.

Any remaining structures or buildings were removed from the project vicinity when demolition occurred circa 1995.

Accordingly, in the absence of any historic resources within the project site boundaries or immediate vicinity, the proposed project would not directly or indirectly affect the significance of a historical resource. Therefore, the project would have no impacts due to a change in the significance of a historical resource.

V. (b) **Less Than Significant Impact with Mitigation:** The City of Santa Rosa exhibits a rich archeological history due to the presence of the Southern Pomo Indians during prehistoric times. Undisturbed lands within the Planning Area, particularly lands in the vicinity of Santa Rosa Creek and its tributaries, the alluvial plains, the hills around Annadel State Park, Laguna de Santa Rosa and the Windsor Area have a greater possibility of containing prehistoric archaeological resources. Prehistoric artifacts include humanly modified stone, shell bone, or other cultural material such as charcoal, ash and burned rock indicative of food procurement and processing.

Historic era artifacts also contribute to the archeological understanding of Santa Rosa's more recent past. In the project vicinity, the historic Petaluma and Santa Rosa Railway (P&SR Railway) offered an electric interurban freight and passenger rail service during the early 1900 and paralleled Sebastopol Road.

Although currently vacant, the project site has previously been disturbed including its use as a staging area during development of the surrounding Courtside Village development. The project site is not located in an area associated with having an elevated potential of containing prehistoric archaeological resources, as it is not in close proximity to Santa Rosa Creek, its tributaries, or other areas with elevated cultural resources sensitivity. Similarly, the site does not demonstrate an elevated potential for historic era resources. However, its proximity to the old P&SR railway alignment represents a slight potential for buried historic resources.

The site specific Cultural Resources Evaluation did not identify evidence of prehistoric or historic era resources onsite. Although cultural resources are not expected to be present on the project site, there remains a potential, albeit low, that undiscovered resources may be encountered during site grading and excavation. Additionally, through AB 52 consultation the Lytton Tribe requested that an onsite archeological monitor be present. As such, **Mitigation Measure CUL-1**, set forth below shall be implemented. CUL-1 stipulates that an archeological monitor be present onsite during initial ground disturbing activities and that in the event that cultural resources are unearthed construction work be halted until the resource can be evaluated. Implementation of CUL-1 ensures that a qualified monitor is present in onsite to assess any resources encountered and that stop work provisions are in place in the event of discovery.

Accidental discovery could result in potentially significant impact to cultural resources, if not properly mitigated. In order to mitigate potential impacts resulting from the inadvertent discovery of archeological resources, **Mitigation Measure CUL-2** shall be implemented and will ensure that the necessary steps are taken to reduce potential impacts to buried cultural resources to less than significant levels. In the event that archeological resources are unearthed on the project site, CUL-2 requires that ground-disturbing activity immediately halt and that a qualified archeologist evaluate the artifact(s) and recommend further action.

Implementation of CUL-1 and CUL-2 will ensure that in the event of accidental discovery the potential for the project to adversely impact the significance of archeological resources would be reduced to less than significant levels.

V. (c) **Less Than Significant Impact with Mitigation:** The Santa Rosa General Plan does not identify the presence of any paleontological or unique geological resources within the boundaries of the City's planning area. As a vacant site, with no known previous development there remains a potential, albeit low, for discovery of paleontological resources. Because the potential for inadvertent discovery of paleontological or unique geological resources exists, **Mitigation Measure CUL-3**, as set forth below, shall be implemented. CUL-3 ensures that proper procedures are followed in the event of discovery; thereby reducing potential impacts to levels below significance.

V. (d) **Less Than Significant Impact with Mitigation:** No evidence suggests that human remains have been interred within the boundaries of the project site. However, in the event that during ground disturbing

activities, human remains are discovered to be present, all requirements of state law pursuant to the California Health and Safety Code Section (CA HSC) Section 7050.5 shall be duly complied with. This includes the immediate cessation of ground disturbing activities near or in any area potentially overlying adjacent human remains and contacting the Sonoma County Coroner. If it is determined by the Coroner that the discovered remains are of Native American descent the Native American Heritage Commission shall be contacted immediately. Santa Rosa General Plan Policy HP-A-5 ensures that any uncovered Native American human remains be treated with sensitivity and dignity and assures compliance with CA HSC Section 7050.5 and California Public Resources Code Section 5097.98. **Mitigation Measure CUL-4**, below, sets forth these requirements pursuant to the CA HSC Section 7050.5. Implementation of measure CUL-4 ensures that potential impacts associated with the accidental discovery of Native American remains are reduced to less than significant levels.

Mitigation Measures:

CUL-1. During initial ground disturbance activities, a qualified archeologist who meets the Secretary of the Interior's Standards or a tribal representative shall be present onsite to monitor ground disturbance. The qualified professional archeologist or Tribal representative familiar with the potential prehistoric and historic era artifacts that may be encountered shall be available onsite to observe and monitor initial site disturbance.

CUL-2. If a potentially significant archeological resource is encountered, all ground disturbing activities shall halt until the archeological monitor or Tribal representative can assess the resource. The archeologist shall be provided sufficient time to evaluate the resource and make treatment recommendations, which the applicant shall implement. Should a significant archeological resource be identified, the qualified archaeologist shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities.

CUL-3. In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations, which the applicant shall implement.

CUL-4. In the event that human remains are uncovered during earthmoving activities, all construction excavation activities shall be suspended and the following measures shall be undertaken:

1. The Sonoma County Coroner shall be contacted to determine that no investigation of the circumstances, manner or cause of death is required and to make recommendations as to the treatment and disposition of the human remains.
2. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.
3. The applicant shall retain a City-approved qualified archaeologist to provide adequate inspection, recommendations and retrieval, if appropriate.
4. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American, and shall contact such descendant in accordance with state law.
5. The applicant shall be responsible for ensuring that human remains and associated grave goods are reburied with appropriate dignity at a place and process suitable to the most likely descendent.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
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 Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong Seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR; General Plan Figure 12-3; USGS Soils Report for project site; Alquist-Priolo Earthquake Fault Zone Map (CA Dept. of Conservation); Grading Plan, BKF (Sept. 2015).

Geology and Soils Setting: The City of Santa Rosa is located within the San Andreas Fault system, which is 44 miles wide and extends throughout much of the North Bay region. The project site is an approximately ±1-acre vacant parcel, located in the western portion of Santa Rosa within an already developed community. The nearest active fault to the project site is the Rodgers Creek Fault Zone, located approximately four miles to the east. The project site is not located within the Alquist-Priolo Zone, and is not located within the approximate limits of area of violent ground shaking during an earthquake on Rodgers Creek Fault, as denoted in Figure 12-3 of the Santa Rosa General Plan 2035.

The branches of the Rodgers Creek fault zone have not been historically active, but there is evidence of activity within the last 11,000 years, a relatively short time period in terms of geologic activity. The Rodgers Creek fault traverses the eastern portion of the City's UGB. Potential exists for geologic hazards in and around the UGB associated with ground shaking, including liquefaction, ground failure, and seismically-induced landslides.

A major seismic event on one of the active faults near the City of Santa Rosa could result in violent to moderate ground shaking. Strong ground shaking would be expected from earthquakes generated by nearby faults including the Rodgers Creek Fault (4 miles East), Mayacama fault (15 miles North), San Andreas Fault (14 miles Southwest), and the West Napa fault (30 miles Southeast).

The project site exhibits a relatively flat slope with no substantial changes in grade. The site is comprised of approximately 43 percent alluvial clayey soil and roughly 57 percent wright loam, wet, with a 0 to 2 percent slope, according to the United States Geological Survey Soils Report. Alluvial soil is a type of fine-grained fertile soil deposited by flowing water, and loamy soils is a rich crumbly soil with nearly equal parts of sand and silt.

Geology and Soils Impact Discussion:

VI. (a.i.) **No Impact:** The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no identified active faults traverse the site. The Rodgers Creek Fault zone is located approximately four miles east of the project site, and the San Andreas Fault zone is located approximately 14 miles southwest of the project site. There is no risk of fault-related ground rupture during earthquakes within the limits of the site due to a known Alquist-Priolo Earthquake Fault Zone. Therefore, the project would have no impacts associated with an Alquist-Priolo Earthquake fault zone.

VI. (a.ii-iii.) **Less Than Significant Impact with Mitigation:** The City of Santa Rosa, including the project site, is located in close proximity to the Rodgers Creek fault. This fault has a maximum intensity of X on the Mercalli Intensity Shaking Severity scale, which is a measurement of earthquake intensity indicating moderate to significant structural damage. The San Andreas Fault has a maximum intensity of X as well.

The project site, however, is not located within an identified area of seismic hazards, as delineated in Figure 12-3 of the Santa Rosa General Plan 2035. The project site is located outside of areas susceptible to violent and/or very violent ground shaking during an earthquake on the Rodgers Creek Fault. Nonetheless, development of the project site has the potential to expose people or structures to potentially substantial adverse effects resulting from strong seismic ground shaking.

The vibrations resulting from a 7.0 magnitude earthquake would likely cause primary damage to buildings and infrastructure with secondary effects being ground failure in loose alluvium or poorly compacted fill. Both the primary and secondary effects pose a risk of loss of life or property. Due to the project's location within the seismically active Bay Area region, development of the project has the potential to expose people and structures to potentially substantial adverse effects resulting from strong seismic ground shaking.

Liquefaction is the rapid transformation of saturated, loosely packed, fine grained sediment to a fluid like state as a result of ground shaking. Ground failure including liquefaction can result from a strong seismic event.

For newly constructed buildings potential impacts associated with a strong seismic event can be effectively mitigated through the application of current industry standards geotechnical practices and seismic structural design. Conformance with standards set forth in the Building Code of Regulations, Title 24, Part 2 (the California Building Code 3.7-20 Chapter 3: Setting, Impacts, and Mitigation Measures [CBC]) and the California Public Resources Code, Division 2, Chapter 7.8 (the Seismic Hazards Mapping Act) will ensure that potential impacts from seismic shaking are reduced to less than significant levels.

The project site is presumed to be subject to Site Class D requirements in the absence of more detailed soil information.⁶ Site Class D requirements include recommendations for foundation types, appropriate structural systems, and ground stabilization strategies. The adherence to Class D specifications will ensure that the proposed building and associates site improvements would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death as a result of seismic activity.

⁶ Section 1613.5.2 "Site class definitions" in The International Building Code stipulates that when the soil properties are not known in sufficient detail to determine the *site class*, *Site Class D* shall be used unless the *building official* or geotechnical data determines that *Site Class E* or *F* soil is likely to be present at the site.

With implementation of GEO-1, set forth below, potential impacts due to risk, injury or loss of life will be substantially reduced. Therefore, with GEO-1, the project will result in less than significant impacts due to seismic activity and related ground failure including liquefaction.

VI. (a.iv) **No Impact:** Landslides typically occur on slopes steeper than 15% and in areas underlain by geologic units that have demonstrated stability problems. The relatively flat project site does not exhibit slopes greater than 15% across the site. The project site is located outside of the Landslide Complex (areas of previous ground failure) as identified in Figure 12-3 of the Santa Rosa General Plan 2035. No landslides have been identified as having occurred within the project vicinity. Risk from the presence of a historic slide onsite is negligible since there is no indication within onsite soils of past instability. The surrounding land is also relatively flat with no notable changes in slope. Based on the site's flat topography and there would be no impacts associated with landslides.

VI. (b) **Less Than Significant Impact with Mitigation:** Development of the Park Lane II Apartments will require site preparation including grubbing (removal of vegetation) and grading to achieve a uniform distribution of soil across the project site. These ground disturbing activities have the potential to result in soil erosion or the loss of topsoil if not properly controlled.

In order to ensure that potential impacts related to soil erosion are reduced to levels below significant, mitigation measure GEO-2, set forth below, requires the applicant to submit an erosion control plan that identifies measures to be implemented during construction and establishes controls for grading activity during the rainy season. GEO-2 further requires compliance with the City's Grading and Erosion Control Ordinance, City Code Chapter 19-64. Implementation of GEO-2 will avoid any potentially significant effects from erosion and loss of topsoil and will ensure that impacts are reduced to less than significant levels.

VI. (c) **Less Than Significant Impact:** The project site is generally flat and exhibits a minimal grade with no apparent soil migration within the project site boundaries. No signs of soil creep or lateral spreading are readily apparent on or near the project site, nor is the project site located in an area known to be particularly susceptible to landslides, lateral spreading, subsidence or collapse. The project site is not known to contain an especially unstable geologic unit that may become unstable as a result of development activities. Adherence to standard CBC stipulations are sufficient to ensure that impacts related to landslides, lateral spreading, subsidence, liquefaction and collapse would remain at less than significant levels with the introduction of an apartment building and associated amenities. Therefore, the project would have less than significant impacts due to the presence of a geologic unit or soil that is unstable, or that would become unstable as a result of the project.

VI. (d) **Less than Significant with Mitigation:** Typically, soils that exhibit expansive characteristics are found within the upper five feet of the ground surface. Over a long-term exposure to wetting and drying cycles, expansive soils can experience volumetric changes. The adverse effects of expansive soils include damage to foundations of above-ground structures, paved roads and streets, and concrete slabs. Expansion and contraction of soils, depending on the season and the amount of surface water infiltration, could exert enough pressure on structures to result in cracking, settlement, and uplift. Expansive soils are generally confined in low-lying alluvial valley locations and on the Santa Rosa plain. The project site has the potential to contain expansive soils, which could result in significant impacts if not properly treated.

In order to ensure that the potential presence of expansive soils does not result in significant impacts, Mitigation Measure GEO-3 shall be implemented. GEO-3 stipulates that a site specific design-level geotechnical analysis shall be prepared in accordance with the Seismic Zone 4 Soil and Foundation Support Parameters outlined in Chapters 16 and 18 of the California Building Code and grading requirements outlined in Chapters 18 and A33 of the California Building Code. Mitigation measure GEO-3 provides that the requisite soil treatment techniques (as necessary) be implemented, that building parameters are followed and that all structural component adhere to the 2013 CBC standards. Implementation of measure GEO-3 will reduce potential impacts from expansive soils to level below significance.

VI. (e) **No Impact:** The proposed project would connect to the existing sanitary sewer system that conveys effluent to the City's wastewater treatment facility. There are no onsite septic tanks or alternative wastewater

treatment facilities proposed as part of the Project. Therefore, there would be no impacts due to the disposal of wastewater where sanitary sewers are not available.

Mitigation Measures:

- GEO-1. Foundation and structural design for buildings shall meet the 2013 California Building Code regulations as well as state and local ordinances for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.). Construction plans shall be subject to review and approval by the Building Division prior to the issuance of a building permit.
- GEO-2. Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the Building Division of the City's Department of Planning and Economic Development. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Santa Rosa's Grading and Erosion Control Ordinance, Chapter 19-64 of the Santa Rosa Municipal Code). These plans shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during construction activity on the project site.
- GEO-3. Prior to issuance of a building permit, a design-level geotechnical investigation that evaluates the in-situ soil conditions shall be performed. The findings of the geotechnical investigation shall be duly incorporated into design, site preparation, and construction. The design of all earthwork, cuts and fills, drainage, pavements, utilities, foundations, and structural components shall conform to the specifications and criteria contained in the 2013 California Building Code.

VII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sources: BAAQMD 2010 Clean Air Plan; BAAQMD CEQA Guidelines 2010 and 2012; Sonoma County Community Climate Action Plan (CAP) 2008; Santa Rosa CAP and CAP Appendix E Checklist.				

Greenhouse Gas Setting: Greenhouse gases (GHGs) are generated from natural geological and biological processes and through human activities including the combustion of fossil fuels and industrial and agricultural processes. GHGs include carbon dioxide (CO₂), nitrous oxide (N₂O), methane (CH₃), chlorofluorocarbons, hydrofluorocarbons and perfluorocarbons.

While GHGs are emitted locally they have global implications. GHGs trap heat in the atmosphere, which heats up the surface of the Earth. This concept is known as global warming and is contributing to climate change. Changing climatic conditions pose several potential adverse impacts including sea level rise, increased risk of wildfires, degraded ecological systems, deteriorated public health, and decreased water supplies.

To address GHGs at the State level, the California legislature passed the California Global Warming Solutions Act in 2006 (Assembly Bill 32), which requires that statewide GHG emissions be reduced to 1990 levels by 2020. Executive Order S-3-05 provides the California Environmental Protection Agency with the regulatory authority to coordinate the State’s effort to achieve GHG reduction targets. S-3-05 goes beyond AB 32 and calls for an 80 percent reduction below 1990 levels by 2050. Senate Bill 375 has also been adopted, which seeks to curb GHGs by reducing urban sprawl and vehicle miles traveled.

The City of Santa Rosa has adopted local regulations to address GHG emissions. On December 4, 2001 the Santa Rosa City Council adopted a resolution to become a member of Cities for Climate Protection (CCP), a project of the International Council on Local Environmental Initiatives (ICLEI). On August 2, 2005, the Santa Rosa City Council adopted Council Resolution Number 26341, which established a municipal greenhouse gas reduction target of 20% from 2000 levels by 2010 and facilitates the community-wide greenhouse gas reduction target of 25% from 1990 levels by 2015. In October 2008, the Sonoma County Community Climate Action Plan was released, which formalized countywide greenhouse gas reduction goals. On June 5, 2012, the City of Santa Rosa adopted its own Climate Action Plan, which meets the programmatic threshold for a Qualified GHG Reduction Strategy, established by the Bay Area Air Quality Management District (BAAQMD) guidelines.

The BAAQMD adopted revised CEQA Guidelines, which included thresholds of significance for greenhouse gas emissions. The Guidelines were subsequently updated in May 2011. Based on the BAAQMD Guidelines, a project is considered to have a less-than-significant impact due to GHG emissions if it:

1. Complies with an adopted Qualified GHG Reduction Strategy;
2. Emits less than 1,100 metric tons (MT) CO₂e per year; or
3. Emits less than 4.6 MT CO₂e per service population per year (residents and employees).

The Santa Rosa Climate Action Plan (CAP) is considered a Qualified GHG Reduction Strategy because it contains a baseline inventory of greenhouse gas emissions from all sources, sets forth greenhouse gas emission reduction targets that are consistent with the goals of AB 32, and identifies enforceable GHG

emission reduction strategies and performance measures. Accordingly, the Park Lane II Apartments project is analyzed for consistency with the Santa Rosa CAP in order to assess level of significance for GHG emissions.

Greenhouse Gas Impact Discussion:

VII. (a-b). **Less Than Significant Impact:** The proposed project will result in the generation and emission of GHGs during construction and operation. Construction will result in GHG emissions from heavy-duty construction equipment, worker trips, and material delivery and hauling. Construction GHG emissions are short-term and will cease once construction is complete. Development of the project will result in minimal GHG emissions since the project site is approximately ±1 acre, does not require demolition, and grading activities will be limited (given that the site is relatively flat).

The proposed project will comply with all applicable mandatory requirements of Santa Rosa's CAP Appendix E New Development Checklist for operation and construction. Construction activities for the subject project will increase diversion of construction waste (6.1.3), ensure that construction equipment is maintained in proper working order pursuant to the manufacturers specifications (9.2.2), limit idling time to 5 minutes or less (9.2.1) and utilize electric equipment or alternative fuels (9.2.3).

Operational GHG emissions are ongoing for the life of the project and result from on-site lighting, heating, and cooling of the buildings and structures, the treatment and transport of water and wastewater, maintenance activities, and vehicle trips associated with residents and visitors to the site.

As proposed the project is consistent with the City's CAP in that it has incorporated the following mandatory items from the Appendix E Checklist:

1.1.1 Comply with Cal Green Tier 1 Standards: The project complies with Cal Green Tier 1 standards through site development, building design and landscaping.

1.3.1 Install real-time energy monitors to track energy use: Sustainable design elements proposed for the project include the installation of an energy monitor to track on-site energy use.

1.4.2 Comply with the City's Tree Preservation Ordinance: There is one (1) existing Oak tree that qualifies as a protected tree under the City's Tree Preservation Ordinance. This tree will be removed to accommodate the proposed apartment building and will be replaced with the introduction of 2 new trees of the same genus and species. The ratio of removal to replacement is sufficient to meet stipulations set forth in the Santa Rosa Tree Ordinance. (City Code section 17-24.050 City's tree ordinance)

1.4.3 Provide public & private trees in compliance with the zoning code: All existing street trees along the Sebastopol Road frontage will be retained (currently there are seven London Plane trees). Five additional London Plan street trees will be introduced at the site frontage to Sebastopol Road. Street trees will also be introduced at the Doubles Drive frontage. A number of low water use trees will be located around the periphery of the site, along the eastern and southern lot line, as well as within landscaping fingers at the parking area. The preliminary landscaping plan demonstrates consistency with the requirements set forth for the provision of public and private trees for new development

1.5 Install new sidewalks and paving with high solar reflectivity materials: The existing sidewalk along the site frontage to Sebastopol Road and Doubles Drive will be retained and/or replaced with materials exhibiting high solar reflectivity. The existing unpaved portions of the project site are to be surfaced in accordance with the City's Construction Specification Standards for sidewalks, crosswalks and parking lots.

4.1.2 Install bicycle parking consistent with regulation: Section 20-36.040 of the Santa Rosa municipal code sets forth the number of bicycle parking stalls required. For the proposed Park Lane II Apartments project, the municipal code requires 1 bicycle space for every 4 units if units do not have a private garage or private storage space for bike storage. As proposed, 18 of the 24 attached residential dwelling units will have access to a private garage. The other 6 units will have access to private storage spaces (78.75 cubic feet) located

within dwelling units. Additionally, two bike storage lockers (with a storage capacity for two bikes) will be provided near the southeastern portion of the project site.

6.1.3 Increase diversion of construction waste: The developer will prepare and implement a Construction Waste Management Plan outlining proposed efforts to minimize construction waste and maximize recycling prior to the commencement of project construction.

7.1.1 Reduce potable water use for outdoor landscaping: The planting of primarily low water use plants, with some moderate water use trees will limit the water demand generated by the proposed outdoor landscaping. There is no turf proposed as part of the project and all landscaping will be equipped with smart controllers for irrigation. Trees will be irrigated via separate dedicated bubbler circuits. The preliminary landscaping plan, dated 6.15.14, is consistent with the City of Santa Rosa Water Efficiency Landscape Ordinance.

7.1.3 Use water meters which track real time water use: The City Water of Santa Rosa currently does not provide meters that are capable of tracking real time water use; however, the City has data logging equipment that can provide that information. A project is underway that will upgrade a portion of the water supply system to include this function. Depending on the timing of advance metering technology implementation, the applicant may be required to install an advanced meter.

9.1.3 Install low water use landscapes: As depicted on the Preliminary Landscaping Plan prepared by MacNair Landscape Architects, all plants species exhibit a Water Use Classification of Landscape Species (WUCOLS) of very low to moderate and will be irrigated with a permanent, automatic system. As proposed, the landscape plan meets the requirements of the City of Santa Rosa Water Efficient Landscape Ordinance.

9.2.1 Minimize construction equipment idling time to 5 minutes or less: Provisions in contractor agreements will require that construction equipment idling time be limited to 5 minutes or less during all stages of construction.

9.2.2 Maintain construction equipment per manufacturer's specs: Provisions in contractor agreements will require that all construction equipment be maintained per spec's established by the manufacturer.

9.2.3 Limit GHG construction equipment emissions by using electrified equipment or alternative fuels: The use of electric equipment and/or equipment using alternative fuels shall be required in all contractor agreements and provisions therein.

Pursuant to the Appendix E checklist of the Santa Rosa CAP, the project is **not** subject to the following mandatory requirements:

1.1.3 After 2020, all new development will utilize zero net electricity: The project will be built and operational well in advance of year 2020. Thus, this item is not applicable to the subject project.

4.3.5 Encourage new employers of 50+ to provide subsidized transit passes: The project does not include the introduction of any employees to the site, as it is a residential housing project. Thus, this item is not applicable.

5.2.1 Provide alternative fuels at new refueling stations: The project does not consist of new public refueling stations. Thus, this item is not applicable.

7.3.2 Meet on-site meter separation requirements in locations with current or future recycled water capabilities: The project site is not located proximate to current or future recycled water capabilities. Thus, this item is not applicable.

In an effort to replace those mandatory requirements listed above for which the project is not subject the following substitutions are proposed:

2.1.3 Pre-wire and pre-plumb for solar thermal or PV system: The proposed development will include pre-wiring and pre-plumbing for the future installation of solar thermal or PV systems.

3.2.3 Support mixed-use, higher density development near services: The project proposes higher density development in close proximity to mixed-use services. Increased density in a manner consistent with the Courtside Village will better support the nearby mixed-use services and businesses along Sebastopol Road.

5.1.2 Install Electric Vehicle Charging Equipment: The project proposes an electric vehicle charging station to be located within the parking lot area.

9.1.2 Provide outdoor electrical outlets for charging lawn equipment: Outlets will be provided along each of the 4 sides of the buildings including multiple outlets along the north and south building planes where the majority of landscaping is proposed.

As proposed the project is consistent with all the applicable local plans, policies and regulations and does not conflict with the provisions of AB 32, the applicable air quality plan, or any other State or regional plan, policy or regulation of an agency adopted for the purpose of reducing greenhouse gas emissions. With the exceptions noted above, the project conforms to mandatory items identified in the Appendix E checklist and is in conformance with the City's Climate Action Plan. In lieu of the four mandatory items that are not applicable as described above, four replacements items from the list have been added. As proposed, construction activities and operation of the proposed project would be conducted in a manner that is consistent with the established CAP. Based on the above, the project would not generate greenhouse gas emissions, either indirectly or indirectly, that would have a significant impact on the environment. Accordingly, potential impacts due to GHG emissions would be less than significant.

Mitigation Measures: None required.

VIII. HAZARDS/HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 of public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR; General Plan Figure 6-2: School Facilities; Annex to 2010 Association of Bay Area Governments Local Hazard Mitigation Plan Taming Natural Disasters, adopted June 15, 2011; and EnviroStor and GeoTracker database search July 2016.

Hazardous Material Setting: Regulations governing the use, management, handling, transportation and disposal of hazardous waste and materials are administered by Federal, State and local governmental agencies. The California Department of Toxic Substances Control (DTSC) defines a hazardous material as: “a substance or combination of substances that, because of its quantity, concentration or physical, chemical, or infectious characteristics, may either: 1) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or 2) pose a substantial present or potential hazard

to human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed.”

Pursuant to the Planning and Zoning Law, DTSC maintains a hazardous waste and substances site list, also known as the “Cortese List.” Hazardous waste management in the City of Santa Rosa is administered by the Sonoma County Waste Management Agency (SCWMA) through the Countywide Integrated Waste Management Plan. The Consolidated Unified Protection Agency (CUPA), under the auspices of the Santa Rosa Fire Department, manages the acquisition, maintenance and control of hazardous waste for all activities within the City of Santa Rosa.

In 2005 the Association of Bay Area Governments (ABAG) released “Taming Natural Disasters”, which acts as a multi-jurisdictional local hazard mitigation plan for the San Francisco Bay Area. The intent of the plan is to enhance disaster resilience throughout the region, pursuant to the Disaster Mitigation Act of 2000. The Plan was subsequently updated in 2010 and has since been approved by the Federal Emergency Management Agency (FEMA) and formally adopted by ABAG. The City of Santa Rosa’s “Annex to 2010 Association of Bay Area Governments Local Hazard Mitigation Plan Taming Natural Disasters,” prepared June 15, 2011, complies with the Federal Disaster Mitigation Act of 2000 by demonstrating a commitment to increasing disaster resilience within the City’s jurisdiction. As required by the Disaster Mitigation Act, the City of Santa Rosa updates this Plan at least once every five years and is monitored on an on-going basis by the City’s Fire Department. An update to the City’s Local Hazard Mitigation Plan is in progress and anticipated to be adopted by the City Council in 2016.

A search of the project site and vicinity using the DTSC EnviroStor database and the State Water Resources Control Board GeoTracker database was conducted on August 20, 2015 in order to identify any known spills or cleanup sites in close proximity to the project site. There were no hazardous materials spills, cleanup or permitted users identified at the project site. The properties adjacent to the project site consist of residential, recreational, and commercial uses and are not expected to generate or use hazardous substances or petroleum products. Through the database searches, two sites were identified in somewhat close proximity to the project site: 1) a Leaking Underground Storage Tank (LUST) Cleanup Site WDR site located at 3995 Sebastopol Road (approximately 1,100 feet northwest of the project site), however the case was closed in April of 1999 and cleanup was completed, and 2) a Cleanup Program Site located at 3665 Sebastopol Road (approximately 1,100 feet east of the project site) which was closed in September of 2005 and cleanup was completed. There are no other listed sites on EnviroStor or GeoTracker in close proximity to the project site. Based on review of the database and that the site is currently vacant with no previous use, there is no indication that the site would contain hazardous substances or hazardous materials.

Hazards/Hazardous Materials Impact Discussion:

VIII. (a) **Less than Significant Impact:** The proposed project will involve the construction of residential units on a vacant parcel that is surrounded by existing development on all sides. Site preparation and construction activities may result in the temporary presence of potentially hazardous materials including, but not limited to fuels and lubricants, paints, solvents, insulation, electrical wiring, and other construction related materials onsite.

The applicant is required to comply with all existing federal, state and local safety regulations governing the transportation, use, handling, storage and disposal of potentially hazardous materials. In accordance with City policy and CALGreen Tier 1 requirements, the project is required to prevent pollution of stormwater runoff through following local ordinance procedures and/or instating best management practices in accordance with Title 24 Part 11 of the California Building Code. In the event that construction activities involve the onsite storage of potentially hazardous materials a declaration form will be filed with the Fire Marshall’s office and a hazardous materials storage permit will be obtained.

Compliance with established regulations will ensure that construction activities associated with the project will have a less than significant impact related to the routine transport, use, or disposal of hazardous materials. At operation the proposed residential use is not expected to generate significant hazardous materials or waste requiring transport or disposal. Therefore, impacts due to the creation of a significant hazard to the public would be less than significant.

VIII. (b) **Less than Significant Impact:** The project will not create a significant hazard to the public due to reasonable foreseeable upset or accident conditions involving the release of hazardous materials. As a proposed residential development, onsite uses will not involve significant amounts of potentially hazardous materials or waste. During construction potentially hazardous materials, such as paints, solvents, etc., may be temporarily present onsite. These materials will be stored and handled in accordance with applicable safety regulations. Impacts associated with the release of potentially hazardous materials during site preparation and operation would be less than significant as no past contaminants onsite have been identified, construction materials will be properly stored and handled, and spill prevention will be implemented in accordance with SWPPP (see also Hydrology/Water Quality discussion below). No other aspects of the proposed project have a potential to create a significant hazard to the public. Therefore, impact will be less than significant.

VIII. (c) **No Impact:** The project site is not located within a quarter mile of a school. The nearest school, Lawrence Cook Middle School, is located approximately 0.9 miles east of the project site. Thus, the project would not result in any increased risk of exposure to existing or planned schools as a result of development. Therefore, no impacts related to the emission or handling of hazardous, or acutely hazardous materials, within one-quarter mile of an existing or proposed school are expected.

VIII. (d) **No Impact:** A government database search was performed in order to identify any sites in the project vicinity, including the project site, listed as a Cortese site or known to contain hazardous materials. The findings of the database search did not identify any hazardous material sites on or directly adjacent to the proposed project site. There are no records of past contamination or spills onsite or in the immediate vicinity within the Courtside Village area. There are identified sites outside of the Courtside Village area, the nearest of which to the project site are due to leaking underground storage tanks, soil contamination, and lead and have been cleaned up and are closed cases or referred to the Regional Water Quality Control Board including the following:

Case #	Location (Relative to Project Site)	Status
1TSO074	750 feet to the northwest	Case Closed 1998
49510003	950 feet to the northwest	Referred to RWQCB
1NSR416	1,200 feet to the west	Case Closed 2005
60000678	1,600 feet to the southwest	Removal Action Complete 2010

Source: Envirostor database accessed July 2016.

The project will not create a significant hazard to the public or the environment by virtue of it being located on an identified Cortese site or identified as a hazardous materials site. The Park Lane II Apartments project is not located on a site that is included on a list of hazardous materials sites, and therefore would not create a significant hazard to the public or the environment. No impact will occur as a result of development at the project site.

VIII. (e-f) **No Impact:** The project is not located within the boundaries of an airport land use plan nor is it located in direct proximity to a private airstrip; the nearest airport is the Sonoma County Airport located approximately 6 miles northwest of the project site. Therefore, no impacts associated with airport-related hazards are expected.

VIII. (g) **No Impact:** None of the proposed site improvements are expected to impair the implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project consists of the development of a vacant site that will be improved to provide for access including emergency vehicle access. California has developed an emergency response plan to coordinate emergency services by federal, state, and local government, including responding to hazardous materials incidents. The State Office of Emergency Services (OES) employs a Hazardous Materials Division, which enforces multiple programs that address hazardous materials. There are no aspects of the proposed project that will interfere with an adopted emergency or evacuation plan and no impacts are anticipated.

VIII. (h) **No Impact:** The project site is located within the UGB and is bounded by existing development on all sides. There are no wildlands located within or adjacent to the project site. Therefore, no impacts related to the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires are expected due to project implementation.

Mitigation Measures: None required.

IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR; General Plan Figure 12-4: Flood Zones; Santa Rosa Citywide Creek Master Plan; FEMA National Flood Hazard Layer (Panel 06097C0717F, effective October 16, 2012).

Hydrology and Water Quality Setting: The City of Santa Rosa is located within the Santa Rosa Creek watershed, which drains runoff from the Mayacamas Mountains to the east and discharges to Laguna de Santa Rosa. The primary drainage course is the Santa Rosa Creek and its tributaries. Mark West Creek drains the northern portion of the city; Naval Creek the westernmost portion, and Todd Creek the southernmost portion of the City’s planning area. All of these tributaries drain through Laguna de Santa Rosa to the Russian River, which ultimately discharges to the Pacific Ocean.

The Sonoma County Water Agency (SCWA) manages flood control facilities throughout the County, including flood Zone 1A, within which the entire City of Santa Rosa is located. SCWA is responsible for structural repairs to culverts and spillways, grading and reshaping channels, and debris removal to maintain hydraulic capacity of all waterways within Zone 1A.

The subject project site for the proposed Park Lane II Apartments is not in the immediate proximity to any creeks or tributaries. The nearest creek is the Santa Rosa Creek, which is located approximately one mile northeast of the site.

Surface water quality is regulated by the North Coast Regional Water Quality Control Board (RWQCB) via the Water Quality Control Plan for the North Coast (Basin Plan). The RWQCB is responsible for implementing Section 401 of the Clean Water Act through the issuance of a Clean Water Certification when development includes potential impacts to jurisdictional areas such as creeks, wetlands or other Waters of the State. There are no existing jurisdictional waters onsite or in immediate proximity to the project site. Therefore, a 401 certificate from the RWQCB is not expected to be required as part of the subject undertaking.

Per CALGreen Tier 1 Standards (adopted by the City), in the event that a project is less than 1 acre in size, it is required to comply with the Local Stormwater Ordinance and/or implement best management practices described in Title 24 Part 11. The Local Stormwater Ordinance specifically calls for the reduction of pollutants in storm water systems, such as through the adoption of best management practices (BMPs) to prevent the discharge of construction waste or contaminants from entering into the stormwater system. The City of Santa Rosa requires that best management practices be adhered to including good housekeeping such as protecting stockpiled materials, preventing sediment, trash from entering drains, and maintaining construction equipment in good working order.

Further, development projects in the City of Santa Rosa that create or replace 10,000 square feet or more of impervious area are subject to the City's Standard Urban Stormwater Mitigation Plan (SUSMP) requirements. The City of Santa Rosa requires compliance with the Low Impact Development (LID) Technical Design Manual. LID strategies include draining impervious surfaces to landscaped areas and the use of bioretention features to capture runoff and encourage infiltration onsite, thereby decentralizing stormwater treatment and integrating it into the overall site design.

Stormwater runoff will be captured onsite and treated through a series of vegetated swales and bioretention⁷ areas that serve to filter out pollutants, retain water onsite, and increase percolation. New development, including the proposed project, is required to mimic pre-developed conditions, protect water quality, and retain runoff from impervious surfaces onsite in accordance with LID objectives. As proposed, drainage infrastructure onsite will maintain the existing flows and direction of stormwater runoff. Stormwater flows will be conveyed to the western portion of the site and connect to the existing 66" storm drain underneath Sebastopol Road, which then conveys flows to the regional flood control facilities. A series of vegetated bioswales consistent with the requirements of Low Impact Development (LID) are proposed along the western site boundary and in the southwestern portion of the site. The bioswales will consist of 6 inches of permeable planting soil underlain by media mix exhibiting porosity of at least 60% or equivalent. A 10-mil plastic moisture barrier will extend 6 inches below the treatment layer.

In addition, the City of Santa Rosa collects Capital Facilities Fees as a means of ensuring that new development does not result in a deterioration of existing service levels including the storm drain system. The fees provide for the ongoing maintenance and expansion of the City's storm drain system. The project's contribution of these fees helps to ensure the ongoing maintenance and systematic expansion of facilities as planned for in the City's Capital Improvements Plan.

Hydrology and Water Quality Impact Discussion:

7 Bio-retention areas function as a soil and plant based filtration and infiltration feature that removes pollutants through natural physical, biological, and chemical treatment processes.

IX. (a) **Less than Significant Impact:** The project will comply with the City's SUSMP and LID requirements. Construction activities are not expected to have a significant impact on water quality, and will have little potential to result in runoff that contains sediment and other pollutants that could degrade water quality. Construction of the proposed project will include excavation, grading, paving and other activities that would result in the introduction of impervious surfaces on the currently vacant approximately ±1-acre site. As the project site is generally flat, ground vegetation is routinely cleared and only a few scattered trees are present onsite, the amount of grading and site work is relatively limited. The small area of the project site, at approximately ±1 acre, further minimizes the potential for construction activities to contribute to water quality impacts. With standard Conditions of Approval in place, there are no construction activities that would degrade water quality or contribute to a water quality violation. Therefore, construction activities would have a less than significant impact due to the violation of a water quality standard.

At operation, stormwater runoff could degrade water quality via non-point contaminants such as oils, grease, and exhaust that settles onsite. Permanent stormwater best management practices (BMPs) have been designed in accordance with the City of Santa Rosa's Low Impact Development (LID) Technical Design Manual. Proposed bio-retention areas feature a series of bio swales that incorporate a media mix with a porosity of at least 60% to provide for continuous treatment and filtration. As shown on the Utility Plans, these design features are included as part of the proposed development onsite. The project is consistent with LID requirements and incorporates BMP that will adequately protect water quality at operation. As a residential land use, the project would not result in any other discharges, including wastewater discharges that would affect water quality. Therefore, the project would have less than significant impacts to water quality at operation.

IX. (b) **No Impact:** The project will utilize potable water from the City's water system for all onsite water needs including indoor use and outdoor irrigation. Utilities, including water, will connect at the site frontage along Sebastopol Road and Doubles Drive. As a currently vacant site, the proposed project will increase water demand relative to the existing use by introducing 24 new attached residential dwelling units. However, the proposed high efficient appliances and fixtures for interior water use and smart controller and irrigation for outdoor water demand will minimize the new water demand generated onsite. The project's water demand is consistent with the City's overall water demand that is anticipated by the Santa Rosa General Plan 2035 and Urban Water Management Plan. The project would not substantially increase water use or deplete groundwater supplies. Nor would the project interfere with groundwater recharge, as the project site is not located in an area identified for groundwater recharge activities. Based on the above, the project would have no impact to the City's groundwater supplies.

IX. (c-e) **Less than Significant Impact:** Currently, precipitation on the project site sheet flows in a westerly direction following the site's topographical contours, which slopes to the west. The proposed drainage infrastructure onsite will maintain the existing flows and direction of storm water runoff. Onsite storm water flows will be conveyed westward towards the volume capture areas (vegetated bioswales) at the western and southwestern portions of the site. Water flowing through the bioswales will percolate through a grate inlet and drain to the existing 66" storm drain underneath Sebastopol Road. A 3-inch by 12.5-inch cast iron sidewalk drain will also be located in the western portion of the site to assist in the capture of stormwater flows.

Project construction will not substantially alter the existing drainage pattern on the site, including the alteration of a stream or river, in a manner that would cause erosion or siltation. Since the project site is small in size and exhibits a relatively flat slope, there is little probability that erosion or siltation would occur. Additionally, the surface runoff rate would not be substantially altered in a way that would result in flooding on- or off-site as all LID standards will be achieved.

The Santa Rosa General Plan 2035 acknowledges that new development on vacant sites can alter existing drainage patterns to accommodate site design, and establishes several policies that aim to improve drainage facilities, control erosion and sedimentation, and specify design standards that reduce the amount of stormwater runoff.

The proposed onsite storm drain system is designed to capture flows from hydrological drainage areas. It should be noted that proposed storm drain sizes currently depicted on Plan sets are approximate, actual diameters will be determined once hydrology and hydraulic modeling is finalized. Preliminary calculations

indicate that as proposed, storm drains would sufficiently convey peak flows, without contributing to onsite or offsite flooding. If final hydrology and hydraulic modeling suggests larger storm drains, the sizes will be revised accordingly. Therefore, impacts due to stormwater runoff emanating from the project site would be less than significant.

Although the proposed project will introduce new impervious surfaces to the site, as the site is currently undeveloped, it will not substantially alter the gradient of the site and existing runoff patterns will be retained. Stormwater runoff on the site will continue to flow primarily in a westerly direction to the regional stormwater system. Sheet flows will continue to drain in their existing manner to City storm drain facilities, as LID measures on-site ensure that pre-project runoff volume and flow regime is maintained. Accordingly, the existing hydrology and drainage pattern across the site will generally be retained. Therefore, the project would have less than significant impact due to an alteration of the drainage pattern.

As proposed, drainage conditions on-site would not be significantly altered by the proposed project. The general flow and direction of stormwater runoff would be retained with flows conveyed in a westerly direction and connecting to the existing storm drain facilities under Sebastopol Road. Thus, the project would have a less than significant impact on the overall drainage pattern. LID requirements are provided for and ensure that stormwater runoff onsite is first filtered through volume capture areas prior to entering the storm drain system.

The project would not substantially alter the drainage pattern in that it would result in flooding on- or off-site. As a relatively flat site, that the potential for erosion and siltation associated with runoff would be negligible. The proposed storm drains will be adequately sized to accommodate anticipated flows emanating from the new impervious surfaces introduced on-site. There are no other water aspects of the project that would alter the drainage pattern or otherwise affect water quality. Therefore, the project would have a less than significant impact due to drainage and water quality degradation.

IX. (f) **Less than Significant Impact:** The proposed project would be served by the City's wastewater system. There are no septic systems or other alternative wastewater treatment facilities proposed as part of the project. All wastewater would be collected and conveyed to the City's wastewater treatment plant via existing infrastructure in the project vicinity and the installation of laterals and connections to the project site. There are no other aspects of the project that would affect water quality or contribute to a water quality violation. Based on the above, the Park Lane II Apartments project would not substantially degrade water quality, and impacts would be less than significant.

IX. (g-j) **No Impact:** The project site is not located within a 100-year flood hazard area, as shown on FEMA's National Flood Hazard Layer (panel 06097C0717F, effective October 16, 2012) and General Plan Figure 12-4: Flood Zones Map. The project would have no impacts due to placing housing or structures within a 100-year flood hazard area. As no habitable structure would be placed within a flood hazard area there would be no impact due to significant risk, of loss, injury or death associated with the project. Similarly, the site is not located within an inundation area of a levee or dam, nor is the site expected to be impacted by inundation. Therefore, there would be no impact associated with these risks due to flooding or inundation from a levee or dam failure, or from a seiche, tsunami or mudflow.

Mitigation Measures: None required.

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR; General Plan Annual Review 2014; Courtside Village Planned Community District Policy Statement, Development Plan, and Master Use Permit; Santa Rosa Zoning Ordinance; Annual Review 2015 (March 2016); and Santa Rosa Plain Conservation Strategy (USFWS).

Land Use and Planning Setting: The City of Santa Rosa encompasses 41.7 square miles, with an Urban Growth Boundary (UGB) covering approximately 45 square miles. The City exhibits a wide range of existing land uses, including residential, commercial, and industrial uses. The residential land uses in the City’s UGB accounts for the largest share of the overall acreage, occupying about half of the total acreage. Public and open space land uses account for approximately ¼ of the total acreage. The balance, approximately ¼ of the total acreage, consists of vacant land, commercial, office and industrial uses.

The project site is located within the plan area of the Southwest Area Plan, which was superseded by the Santa Rosa General Plan 2035. The site is comprised of an approximately ±1-acre parcel that has a General Plan Land Use designation of Low Density Residential and is zoned Planned Development (Courtside Village).

Surrounding General Plan Land Use designations include Low Density Residential to the south, east, and west, and Medium High Density Residential to the north. The project site and immediate vicinity is within the Courtside Village Planned Development, which calls for a mix of land uses including residential, retail and recreation. The Courtside Village Planned Development zoning district encompasses roughly 68 acres and identifies 3 land use areas including Mixed Residential (MR), Mixed Use (MU), and Civic/Recreation (CR). Courtside Village is nearly built out, with the exception of three remaining vacant parcels including the subject project site. The land use parameters for Courtside Village are outlined within the Courtside Village Policy Statement, Master Use Permit, and Development Plan. The Policy Statement requires a Conditional Use Permit (CUP) for all new development. As such, the project is subject to a CUP for the proposed use.

The project site is located in an area identified as Civic/Recreation (CR) within the Courtside Village Planned Community District. This land use category allows for private and public recreational uses, schools, churches, childcare facilities, parking lots, community care facilities, public and quasi-public uses, live/work units, and other uses of similar character. The CR designation does not specifically allow for residential development, although a text amendment to the Courtside Village Policy Statement, added in 2006, allowed single-family detached dwelling on lots 1-18 of the Millbrook Subdivision, immediately south of the project site (Resolution No. 10876 and Ordinance No. 3762), and the CR development standards within the Policy Statement allow a residential density of up to 18 units per acre. The Policy Statement provides for the internal transfer of density within the Courtside Village Planned Development, so long as the maximum number of units allowed within Courtside Village (642 units total) is not exceeded and sites previously identified for residential uses are not rendered undevelopable due to density allotments being exhausted.

In order to ensure consistency with the Courtside Village Policy Statement, the project proposes to amend the Courtside Village Policy Statement to allow for 24 multifamily attached residential dwelling units on APN 035-690-103.

Land Use and Planning Impacts Discussion:

X. (a) **No Impact:** The project proposes development on a vacant lot that is bounded by a mix of urban uses including church/recreation park to the east, mixed use to the north, and residential to the south and west. The proposed multifamily residential development is similar in scale and intensity to surrounding uses within Courtside Village and the vicinity.

Project construction would not introduce or remove/relocate any roads or pathway or otherwise divide an established community. The Sebastopol Road right-of-way will be maintained, as well as the public space and sidewalk to the east of the project site along Doubles Drive. There are no aspects of the project that would substantially reduce mobility, access or otherwise preclude continuity of the established neighborhood. Therefore, the project would have no impact due to the physical division of an established community.

X. (b) **Less Than Significant Impact:** The proposed project is required to comply with the Santa Rosa General Plan 2035, Santa Rosa Zoning Ordinance, and the Courtside Village Planned Development regulations codified in the Policy Statement. The proposed project has been reviewed for consistency with these established regulations as described below.

General Plan

The project is able to achieve several of the goals set forth in the Santa Rosa General Plan 2035. The project achieves Goal GM-A by focusing development within the UGB, on a vacant infill parcel and thereby avoiding urban sprawl. General Plan Policy LUL-A aims to foster a compact development pattern rather than a scattered development pattern, which the Park Lane II Apartments achieves through infill on a vacant lot surrounded by a mix of residential and retail uses along Sebastopol Road and the Courtside Village neighborhood.

The proposed project carries out many of the policies set forth in the Urban Design chapter of the General Plan such as promoting social interaction by providing front porches and windows that overlook the sidewalk and street frontage (UD-G-6) and locating parking behind the building (UD-G-9).

The project fulfills General Plan Policy LUL-E-2, which calls for the fostering of livability within neighborhoods. The introduction of additional housing and a variety of housing types to accommodate a diverse range of needs, improved landscaping along Sebastopol Road and Doubles Drive, and the introduction of new residents will compliment the overall character along Sebastopol Road and within Courtside Village.

Additionally, as a residential project the Park Lane II Apartments would implement General Plan Policy LUL-F by maintaining a varied housing stock and providing development near the maximum density. The City's Housing Element (2015-2023 cycle) states that Low Density land uses are primarily intended for detached single-family dwelling, but attached single-family and multiple-family units may be permitted. The Housing Element specifically identifies APN 035-690-103 as having sufficient capacity for 7 units. As discussed in more detail below, the Courtside Village Policy Statement allows for unit density transfers, which would allow for the proposed increase from 18 to 24 attached residential dwelling units on site.

Zoning Ordinance

The zoning designation of the project site is Planned Development (PD), and therefore is not subject to the development standards of a particular zone in the Zoning Ordinance but rather must comply with development standards outlined in the Courtside Village Policy Statement, as discussed in greater detail below.

Courtside Village Planned Development Zoning District

The proposed rezoning would amend the Courtside Village Policy Statement by allowing multi-family residential uses on the approximately ±1-acre vacant parcel, which is currently designated for civic/recreational land uses. The project would provide 24 multifamily attached dwelling units including 6 flats

and 18 townhouses, ranging from two- to three-bedroom units. Although the parcel is called out in the Courtside Village Policy Statement and Development Plan for future civic/recreational (CR) uses, there is an allowed density of 18 units per acre and the Policy Statement includes a provision that allows for the internal transfer of density from one lot to another, assuming the overall maximum density of Courtside Village is not exceeded.

Accordingly, a unit density calculation for the overall Courtside Village density has been prepared and is presented below. Table 2 demonstrates that a total of 642 residential units are allowed to be built within Courtside Village, which was determined based on the 2035 General Plan land use designations of all parcels within the Courtside Village Planned Development zoning district.

The General Plan land use designation of low density residential allows for 8 dwelling units on the approximately ±1-acre site. Since the subject project proposes 24 units, a 16-unit internal density transfer within the Courtside Village planned development area would be required in order to accommodate the proposed density. Following the density transfer of 16 units from the remaining capacity within Courtside Village to the project site, the remaining available capacity that would be available to future development is 15 additional units.

Courtside Village is largely built out, with the exception of the project site and 2 vacant parcels (Lot 103 and Unit 2 Lots 1-7). With the project, a total of 627 units will be developed within Courtside Village, leaving a remaining development capacity of 15 units for future development on the 2 vacant parcels. Lots 1-7 have been subdivided indicating a development potential of 7 single-family homes, and Lot 103 is zoned CR and would be left with a remaining development potential of 8 dwelling units. As such, there is sufficient remaining capacity to accommodate the proposed intensity of Park Lane II Apartments without compromising the development potential of the remaining vacant parcels. Development of Park Lane II Apartments would not exceed the total allowable number of units within the Courtside Village Planned Development.

**Table 2
Unit Density Calculations for Courtside Village Planned Community Development**

Subdivision Name & Unit	Actual # of Residential Units (Oct. 2013)	Allowable Density (Units/Acre)	Subdivision Size (Acres)	Allowable Number of Units	Allowable Remaining Units
Courtside Village – Unit 1 (LDR)	107	8	22.91	183	76
Lot 102 (LDR)	0	8	1.84	15	15
Lot 103 (LDR)	0	8	0.55	4	4
Lot 104 (LDR)	0	8	1.41	11	11
Courtside Village – Unit 2 (LDR)	88 ^A	8	12.88	103	15
Lot 1-7 (LDR)	7 ^B	8	.065	5	-2
Courtside Village – Unit 3 (LDR)	112	8	12.68	101	-11
Courtside Village – Unit 4 (LDR)	53	8	6.67	53	0
Millbrook(Lot 49) (LDR)	18	8	1.84	18	0
Park Lane II Apts (Lot 48) (LDR)	24^C	8	1.00	8	-16
Village Square – Unit 1 (LDR)	18	8	2.75	22	4
Village Square – Unit 2 (MDR)	200	18	6.60	119	-81
TOTALS AFTER PROJECT	627		72.22	642	15

Source: Adapted from “Unit Density Calculations” by BKF Engineers, September 2015.

A. Note that Courtside Village - Unit 2 Final Map shows Lot 37. This lot was eliminated - merged into the park and Lot 38.

B. Lots created in the Final Map for Courtside Village - Unit 2, units not constructed.

C. Currently proposed by PAB Investments, LLC. Due Diligence Stage (2/15).

The proposed development will conform to the zoning classification of the site through the amendment of the Policy Statement – Civic Recreation category to include a provision allowing for multifamily attached residential units. The proposed amendment to the CR category is generally consistent with the intent of the Courtside Village Policy Statement and Development Plan in that it maintains continuity along Sebastopol Road by introducing a building similar in scale and architectural style to the existing frontage buildings along the corridor in close proximity to the site, and provides for a range of housing types by offering multifamily rental units. Through the proposed amendment, and the allowed density transfer within Courtside Village, the project will be consistent with the development standards set forth in the revised Policy Statement. The proposed building height is 35 feet, which is significantly less than the maximum building height of 45 feet.

The Courtside Village Master Use Permit requires that multifamily residential provide parking at a ratio of 2 spaces for each dwelling unit with two or more bedrooms. All of the 24 attached residential dwelling units proposed are two- or three-bedroom units, therefore the required minimum number of parking spaces is 48. Out of the two spaces, one must be covered, and the other uncovered space may be tandem in the garage or driveway, on the street, or compact. The Park Lane II Apartments project proposes more than the minimum number of parking spaces required per the Policy Statement, offering 60 spaces.

The project is not expected to conflict with any applicable land use plan, policy, or regulation. The project achieves several goals, policies and programs of the General Plan, Courtside Village Policy Statement, Master Use Permit, and Development Plan by providing residential units on a vacant infill lot that is well served by existing services and infrastructure and surrounded by similar residential and mixed use land uses of the Courtside Village.

Additionally, the Park Lane II Apartments Project will introduce new residential dwelling units within the City of Santa Rosa, satisfying the need to accommodate growth according to the General Plan's Housing Element. Although, the Housing Element expects this parcel to accommodate 7 housing units, pursuant to the Low Density Residential land use designation, the provision for an internal density transfer within Courtside Village ensures that the overall density of Courtside Village maintains consistency with the General Plan. Thus, the project site can sufficiently accommodate the proposed 24 multifamily attached residential dwelling units without introducing a conflict with the General Plan or the zoning regulations established by the Courtside Village Planned Development.

Although an amendment is proposed to the Courtside Village Policy Statement and Development Plan in order to allow for 24 multifamily attached residential dwelling units within the CR category, the proposed development is generally consistent with the Courtside Village Development Plan and other applicable City of Santa Rosa land use and zoning regulations.

The project would not conflict with any other applicable regulation including those relating to standards for open space and recreation. The Courtside Village Master Use Permit does not require multi-family units to incorporate private open space on-site, since common open space facilities within the greater Courtside Village neighborhood satisfy the open space needs of multi-family residents. Courtside Village has several recreational and community facilities available to multi-family residents, such as the Courtside Village Park, the Village Green Park and various pocket parks. Additionally, the Joe Rodota Trail connects to the north of the project site, provides residents within Courtside Village with an opportunity to use this multi-use trail for recreation and for pedestrian and bicycle connectivity to other areas of Santa Rosa.

With the proposed amendment to the Courtside Village Policy Statement, the project is generally consistent with the Courtside Village Development Plan, General Plan 2035, and other land use provisions established by the City of Santa Rosa. The project would not conflict with any applicable regulations or policies established by the City. Therefore, the project's impacts due to a conflict with City regulations are less than significant.

X. (c) **Less than Significant Impact:** The project site is located within the Santa Rosa Plain Conservation Strategy Study area. As further described above within the Biological Resources discussion, the subject project site is delineated as a highly urbanized area indicating that the site lacks biological value. However, since the project site is located within the potential California Tiger Salamander (CTS) range, a Biological Assessment was conducted to assess the site's habitat potential to support this listed species. The Biological

Assessment determined that there is no sensitive plant or animal habitat onsite and that it is highly unlikely that any special-status species would be present on the project site, due to its disturbed state and surrounding urban development. The project would not conflict with the habitat conservation plan as the site is identified as an urban area, lacks biological value, and is fragmented from natural habitat. Therefore, development of the project site will have a less than significant impact to the Santa Rosa Plain Conservation Strategy.

Mitigation Measures: None required.

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR.

Mineral Resources Impact Discussion:

XI. (a-b) **No Impact:** There are no known mineral resources within the Park Lane II Apartment Project site boundaries, nor on any land in close proximity. The project site has not been delineated as a locally important resource recovery site according the Santa Rosa General Plan 2035 and EIR. The development of the project site with residential land uses will not result in the loss of availability of a known mineral resources, including those designated as “locally important”. Therefore, the proposed project will have no impact that results in the loss of availability of mineral resources.

Mitigation Measures: None required.

XII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sources: Santa Rosa General Plan 2035 and EIR; Santa Rosa Municipal Code: Chapter 17; and General Plan Figures 12-1: Land Use Compatibility Standard and Figure 12-2: Noise Contours.				

Noise Setting Discussion: Noise sources within Santa Rosa’s Urban Growth Boundary include vehicular traffic, aircraft, trains, industrial activities such as mechanical equipment and refrigeration units, and background city noise. Commercial and light industrial land uses are typically considered the least noise-sensitive, whereas residences, schools, hospitals, and hotels are considered to be the most noise-sensitive. Noise is generally characterized as “unwanted sound.”

The Santa Rosa General Plan Land Use Compatibility Standards (Figure 12-1) indicates that noise levels for multi-family residential uses are considered normally acceptable in noise environments up to 65 dB CNEL/L_{dn}, conditionally acceptable between 60 and 70 dB CNEL/L_{dn}, normally unacceptable between 70 and 75 dB CNEL/L_{dn}, and clearly unacceptable above 75 dB CNEL/L_{dn}.

The proposed project consists of the development of a currently vacant lot and the introduction of 24 residential apartment units onsite. The project site is bounded by Sebastopol Road and mixed uses to the north, established residential development to the south, mixed use to the west, and civic/recreational uses to the east. The subject project site is situated approximately 0.25 miles south of Highway 12, 2.5 miles west of Highway 101, 2.25 miles to the west of the Sonoma-Marín Area Rail Transit (SMART) corridor, and roughly 6 miles southeast of the Sonoma County Airport. The Park Lane II Apartments project site is located within the 60 dBA noise contours of Highway 12, as indicated in General Plan Figure 12-2: Noise Contours.

Noise Impacts Discussion:

XII. (a-c) **Less than Significant Impact:** The General Plan's Land Use Compatibility Standard for multi-family residential use, was used to assess potential impacts of the project due to a conflict in the established noise exposure levels. Pursuant to the General Plan, the City's Land Use Compatibility Standard for the subject project would be considered to be normally acceptable with a Community Noise Equivalent Level (CNEL) of up to 65 dB CNEL/L_{dn}, without any special noise insulation requirements. Pursuant to Figure 12-2 of the General Plan, the project site is located within the 60-dBA noise contour, which is within acceptable levels established by the General Plan for the proposed multi-family residential use. The City's Noise Ordinance identifies a normally acceptable community noise exposure up to 60 dB for multi-family residential, and a conditionally acceptable exposure level up to 70 dB. Accordingly, the proposed project would be sited in a noise environment that is consistent with the acceptable noise levels for multi-family residential use under both the General Plan and the Noise Ordinance. Therefore, new residents on-site would not be exposed to noise levels in excess of established standards and potential impacts would be less than significant.

The surrounding land uses including mixed-use development and residential uses are not expected to generate exterior ambient noise levels exceeding 65 dBA. With present and reasonably foreseeable conditions, noise levels onsite would be within the normally acceptable range.

As a multi-family apartment complex, the proposed project is not expected to expose adjacent or nearby receptors to excessive exterior noise standards. Thus, impacts from the project due to a permanent increase in the ambient noise environment, including groundborne vibration or groundborne noise levels would be less than significant.

At buildout of the proposed project, the on-site land use and associated noise environment will be typical of a multi-family residential land use and subject to the City's noise exposure standards. The City of Santa Rosa's Noise Ordinance 17-16.120 establishes 5 dBA over the ambient base noise level as the threshold for determining whether the noise level resulting from a project would exceed what is "normally acceptable" for an affected land use, thereby constituting a significant impact. The project will not induce a substantial permanent increase in the ambient noise environment as a result of stationary or mobile sources. At operation the Park Lane II Apartments would contribute similar noise levels to those already present in the project vicinity and typical of an urban environment, including the periodic use of landscaping equipment, outdoor conversations, use of mechanical equipment, and vehicle doors, horns and engines. The above listed activities emit intermittent sources of low-level noise and are not expected to cause a perceptible noise increase in the overall ambient noise environment. Therefore, the Park Lane II Apartments project will have less than significant impacts to the existing noise environment.

The existing street trees along Sebastopol Road and proposed landscaping to be introduced onsite serve as a natural noise buffer that will further soften traffic noise emanating from Highway 12 and Sebastopol Road. The proposed project will not generate a substantial number of traffic trips that would increase noise levels along Sebastopol Road or Doubles Drive in quantities that would alter the noise contours identified in the General Plan. At operation, noise from the project would result from mechanical equipment, activities associated with parking such as doors closing, residential noises such as people talking and children playing, and delivery of goods to the residences. These noise levels are typical of the urban environment and would not exceed any established noise standards. Based on the above, the project would not result in a substantial permanent increase in ambient noise levels within the project vicinity above levels existing without the project. Therefore, the project would have a less than significant impact due to a conflict with applicable noise regulations, a substantial increase in groundborne vibration, and permanent increase in ambient noise levels.

XII. (d) **Less than Significant Impact with Mitigation:** Construction of the Park Lane II Apartments and associated improvements including the parking area and landscaping will involve grubbing, site preparation, grading, installation of utilities, foundation work, and building construction. The project has the potential to generate occasionally intrusive noise levels from the use of heavy equipment during site preparation, foundation, and building construction. Construction activities associated with the project could temporarily increase noise levels as heard from 50 feet away to levels of up to 89 dBA associated with heavy-duty construction equipment. Since the project site is surrounded by sensitive receptors, including the single-family residential development to the south and mixed use residential to the north and west, construction activities may result in potentially significant noise impacts.

Construction noises generated by project development may occasionally result in temporary, periodic increases in ambient noise levels in and around the project site and may occasionally reach intrusive levels. Excessive noise levels generated onsite would occur only during active construction activities and will end once the project is operational. In order to reduce potential impacts from temporary construction noise to levels below significance, mitigation measures NOI-1 requires that construction activities be restricted to certain times of the day (7:00 am to 7:00 pm Monday through Friday, 9:00 am to 5:00 pm on Saturdays, and prohibited on Sundays and all federal, state, and local holidays), limit idling times, dictate that the staging of construction equipment be located as far as possible from sensitive receptors, and the designation of a Noise Disturbance Coordinator. With implementation of the mitigation measure set forth in NOI-1 below, the potential for excessive noise levels to be generated during construction activities will be reduced to less than significant levels.

XII. (e-f) **No Impact:** The project site is located approximately 6 miles southeast of the Charles M. Schulz Sonoma County Airport and is not located within the vicinity of a private airstrip. Figure 12-2 of the Santa Rosa General Plan (Noise Contours) indicates that the project site is outside of the noise contours generated by the Charles M. Schulz Sonoma County Airport. Based on the above, residents of the Park Lane II Apartments would not be exposed to excessive noise levels generated as a result of being located within an airport land use plan area or within the vicinity of a private airstrip, and no impacts due to excessive noise exposure would occur.

Mitigation Measures:

NOI-1: Due to the proximity of sensitive receptors to the project site, all construction activities shall be required to comply with the following and be noted accordingly on construction plans:

1. Construction activities for all phases of construction, including servicing of construction equipment shall only be permitted during the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and on all federal, state and local holidays. This provision shall apply to all construction activities onsite including active construction, equipment maintenance, material delivery and workers' arrival and departure schedules.
2. Construction equipment idling time shall be restricted to 5 minutes or less and shall be turned off when not in use, and all construction equipment powered by internal combustion engines shall be properly muffled and maintained in accordance with manufacture's specifications.
3. All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from existing residences.
4. Noise Disturbance Coordinator: Developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. This individual would most likely be the contractor or a contractor's representative. The noise disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and explore and implement all feasible means to address the complaint. The name and telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.

XIII. POPULATION AND HOUSING:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sources: Santa Rosa General Plan 2035 and EIR.				

Population and Housing Setting: The Santa Rosa General Plan anticipates the population to reach 233,520 at General Plan build out in 2035, which translates to a growth rate of 0.95% per year. The General Plan EIR notes that the Association of Bay Area Governments projects that the population of Santa Rosa will grow to approximately 220,110 by the year 2035, with an anticipated population growth of 25% between 2005 and 2035 within its Sphere of Influence. Santa Rosa is currently the largest city in Sonoma County, and is anticipated to maintain this status in the coming years. According to the 2010-2014 American Community Survey (5-year estimates), the City’s housing stock contains an estimated 66,763 residential dwelling units. Approximately 53.5 percent of the existing housing units within Santa Rosa are owner-occupied, with the remaining being rental units.

Population and Housing Impacts Discussion:

XIII. (a) **Less than Significant Impact:** The proposed project is not expected to significantly induce substantial population growth, as the project will result in 24 apartments units. As a proposal for residential units, the Park Lane II Apartments project will introduce an estimated 66 additional people into the Courtyard Village Planned Development zoning district.⁸ The site is designated Low Density Residential (2.0 to 8.0 DU/AC) by the General Plan. However, the Courtyard Village Policy Statement allows for an internal transfer of density within Courtyard Village provided that the overall General Plan land use density over the entire Courtyard Village development does not exceed 642 units. As previously discussed in Section X: Land Use and Planning, there is sufficient capacity in the remaining allowable unit count of the Courtyard Village Planned Development to accommodate the proposed 24 multifamily attached residential dwelling units of the Park Lane II Project. Accordingly, the General Plan and associated EIR capture the potential population associated with the project.

The project is expected to serve the housing needs of existing Santa Rosa residents and may attract new residents from outside of the City by providing more local housing options in a current state of restricted housing supply. The introduction of 24 multifamily attached residential dwelling units at the project site will add to the City’s housing inventory and help to meet the Regional Housing Needs Allocation (RHNA) as identified in the City’s Housing Element. Given the scope and scale of the proposed development, at 24 units, the project is not expected to induce substantial population growth in the area. Based on the above discussion, impacts due to growth inducement will be less than significant as a result of the project as proposed.

XIII. (b-c) No Impact: At present the project site is vacant. Accordingly, implementation of the Project will not displace existing housing units or people, nor necessitate the construction of replacement housing elsewhere. Therefore, the project will have no impacts to population and housing with regards to displacing people or existing housing.

Mitigation Measures: None required.

⁸ City of Santa Rosa American Community Survey 5-year Estimates (2014), average renter-occupied household population size of 2.73.

XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
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:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR; General Plan Figure 6-3: Fire Facilities Map; General Plan Figure 4.I-1: School Facilities Map.

Public Services Setting: The City of Santa Rosa provides Police Protection and Fire Protection services within City boundaries. The Police Department provides neighborhood-oriented policing services, comprising eight patrol teams and roughly 251 employees. The Fire Department is responsible for protecting life, property, and the environment from fire and hazardous materials incidents. The Fire Department employs approximately 138 employees according to the General Plan EIR. The City’s public school system is made up of eight public school districts, 33 elementary schools, five middle schools, five comprehensive high schools, and one continuation high school, serving an estimated 16,698 students from kindergarten through 12th grade.

The City charges one-time impact fees on new private development in order to offset the cost of improving or expanding City facilities. Impact fees are used to fund the construction or expansion of needed capital improvements as the General Plan builds out. The City’s impact fees include the Capitol Facilities Fee and School Impact Fees to finance required public facilities and service improvements.

As a residential project, the Park Lane II Apartments project is subject to all applicable City impact fees.

Public Services Impact Discussion:

XIV. (a-e) Less than Significant Impact: The project site is located within the Courtside Village development, which is well served by existing public services. The Park Lane II Apartments is estimated to introduce an additional 66 residents housed within the proposed 24 multifamily attached residential dwelling units. It is expected that with new residential units a slight increase in the need for services from Fire and Police Departments, schools, and parks will occur. However, the increase would be a minimal change that would not trigger the need for an expansion of services, an increase in staffing, or otherwise affect required service ratios. Importantly, increasing demands on public services have been previously anticipated as part of the General Plan build out and are met with impact fees that provide funding for the incremental expansion of services.

When originally considering the effects to public services as part of the development of Courtside Village, Police and Fire were expected to serve up to the maximum number of residential units within the overall development, which the proposed project will not exceed. General Plan policy PSF-E-1 sets a 5-minute travel time for emergency response within the city. The project is located within the response radii of two fire stations (General Plan Figure 6-3) located at 2373 Circadian Way and 830 Burbank Avenue. There is also a fire station located at 65 Stony Circle, which is shortly outside of the 5-minute response radii. The project's addition of vehicle trips to the adjacent grid street network is not expected to cause a reduction in travel speeds that would result in significant delays for emergency vehicles. A 5-minute response time is expected to be achieved due to the redundancy of approach access, the ability of emergency response vehicles to override traffic controls with lights, sirens, and signal pre-emption, and to travel in opposing travel lanes in congested conditions.

The Project is not expected to result in substantial adverse impacts associated with any other public facilities including schools and parks. The nearest public schools are Lawrence Cook Middle School, Wright State Preschool, Robert L Stevens School, JX Wilson Elementary School, and Roseland University Prep High School. Although the introduction of additional residential units will likely bring more school children to the Courtside Village area, such changes have been previously anticipated under the maximum number of residential units planned for as part of the Courtside Village Planned Development as well as the General Plan build out. Therefore, nearby schools will not experience significant impacts to school enrollment as a result of the project.

The project will not generate a substantial increase in demands that warrant the expansion or construction of new public facilities such as parks. As previously discussed, the Courtside Village Master Use Permit does not require the incorporation of private open space on-site, since multi-family residents would use existing nearby park facilities, such as Courtside Village Park and Village Green Park.

As a standard condition of project approval, the applicant shall pay all development impact fees applicable to residential development, including, but not limited to Capital Facilities Fees and School impact fees. These funds are expected to be sufficient to offset any cumulative increase in demands to fire and police protection services and ensure that impacts due to increased demand for public services generated by the proposed project are less than significant.

Mitigation Measures: None required.

XV. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR; General Plan Figure 6-1: Parks and Recreation Map; Courtside Village Planned Community District Policy Statement.

Recreation Setting: The City of Santa Rosa offers numerous recreational opportunities, including public plazas and gathering places and neighborhood, community, citywide and special purpose parks and facilities. The City has many established parks, particularly on the east side of the City, and new parks are being developed in order to meet the needs of the growing community. According to the Santa Rosa General Plan, the City has a total of approximately 531 acres of neighborhood and community parks, 170 acres of undeveloped parkland, and 14 community and/or recreational facilities (as of 2008). Additionally, the City of Santa Rosa is located in close proximity to regional parks operated by the County of Sonoma and State of California including Spring Lake (Sonoma County Regional Park), Taylor Mountain Regional Park and Open Space Preserve (Sonoma County Regional Park) and Annadel (State Park), which offer a variety of passive and active recreational opportunities.

The City's General Plan identifies a parkland ratio of 3.5 acre per 1,000 residents. Based on the 2035 buildout population of 233,520 and the proposed parks facilities that will occupy 864.15 acres, the city park facilities will achieve a ratio of 3.7 acres at General Plan build-out, thereby exceeding the parks ratio standard. The two City parks identified within Courtside Village have been developed and provide recreational amenities for Courtside Village neighborhood residents.

Within the Courtside Village Planned Development zoning district, the CR land use category designates a wide variety of recreational and community facilities such as parks, meeting facilities (such as churches), and community care facilities. Currently, Courtside Village offers two publicly accessible parks, the Courtside Village Park (0.2 acres) and the Village Green Park (1.5 acres). It should be noted that the Courtside Village Master Use Permit does not require private open space for new multi-family housing projects, with the expectation that multi-family residents will utilize common open spaces within the Courtside Village area and other publically accessible parks in the City. Courtside Village also benefits from proximity to a bike and pedestrian path (the Joe Rodota Trail), which is a multi-use path parallel to Highway 12 that connects downtown Santa Rosa to the City of Sebastopol. Presently, the Courtside Village HOA restricts access to this trail via a locked gate at the trail access point.

Recreation Impact Discussion:

XV. (a-b) Less than Significant Impact: As a residential project, the Park Lane II Apartments are not expected to result in significant impacts to recreational facilities. Although the introduction of new residential units will increase the use of the existing recreational facilities within Courtside Village, the potential impact will be at a less than significant level since the project comprises about 4% of the overall unit count and is within the maximum number of units originally anticipated for the development.

The project does not involve the introduction of new recreational facilities nor does it require the construction or expansion of such facilities. Although the Policy Statement designates the project site as civic/recreational space, this designation allows for residential uses and provides for a transfer of density within Courtside Village as long as the total allowable units are not exceeded (see Section X: Land Use and Planning for further discussion).

The project itself will not substantially increase the use of existing neighborhood and regional parks such that physical deterioration of the facilities occurs or are accelerated. Potential impacts to recreational facilities within the City of Santa Rosa as a result of new development have been identified and analyzed under the General Plan EIR. The General Plan EIR determined that build out within the City's Urban Growth Boundary (UGB) will have a less than significant impact on recreational facilities, and it does not recommend any mitigation measures for potential impacts to parks and recreation beyond those policies outlined in the Santa Rosa General Plan 2035. Because the project will not induce substantial population growth, and is within the population growth anticipated in the General Plan, there is little expectation that it would put further pressure on recreational amenities thereby requiring construction or expansion of such facilities. Therefore, impacts related to the increased use, deterioration, construction or expansion of recreational facilities are expected to be less than significant as a result of the proposed project.

Mitigation Measures: None required.

XVI. TRANSPORTATION AND CIRCULATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR; General Plan Figure 5-2: Bicycle Corridors; Focused Traffic Study, prepared by TJKM, September 28, 2015.

Transportation and Circulation Setting: The City of Santa Rosa General Plan 2035 establishes goal T-D for maintaining acceptable traffic flows and goal T-B for providing a safe and efficient, free flowing circulation system. The City generally considers a Level of Service (LOS) D or better to be acceptable (General Plan Policy T-D-1). Projects that contribute traffic volumes that would degrade intersections to below LOS D or result in an added delay of four seconds or more to intersections already operating at LOS E or F would be considered to have a potentially significant impact to traffic and circulation.

A Focused Traffic Study was conducted by TJKM in order to identify the existing traffic conditions in the project vicinity and assess the project’s potential to impact the circulation system, which included the evaluation of the Sebastopol Road and Doubles Drive intersection. The morning peak hours, between 7:00 am and 9:00 am, and the evening peak hours, between 4:00 pm and 6:00 pm, were evaluated in an effort to identify the highest level of traffic at project area roadway segments and intersections. Estimated vehicle trip generation for the proposed project were developed based on the published trip generation rates from the Institute of Transportation Engineers’ (ITE) publication *Trip Generation (9th Edition)*, as well as guidance from ITE’s *Trip Generation Handbook (2nd Edition)*. Methodology from the Highway Capacity Manual, 2010 was used to evaluate the conditions at the signalized intersection of Sebastopol Road and Doubles Drive. The intersection currently operates at LOS B during both the am and pm peak hours, which represents “stable flow” conditions.

Sebastopol Road is an east-west four-lane divided arterial roadway with a posted speed limit of 40 miles per hour that supports an average daily trip (ADT) count of 9,610. Sebastopol Road begins just west of U.S. Route 101, and extends westward ending just east of Highway 12 as it curves southwest towards the City of Sebastopol. Sebastopol Road provides access to a mix of uses within the vicinity of the proposed project, including commercial, office and residential uses. The project site has approximately 320 feet of frontage along the south side of Sebastopol Road, which is partially planted with a well-established row of street trees. Near to the project site, Sebastopol Road contains a planted median, full sidewalks on the north and south sides of the roadway, and Class II bicycle lanes on both sides of the roadway.

The Joe Rodota multi-use trail (Class I bicycle path) is located north of the project site past Louis Krohn Drive, and runs parallel to Highway 12. This trail provides a Class 1, off-road path for bicycle and pedestrian circulation to downtown Santa Rosa to the east and to the City of Sebastopol to the west.

Doubles Drive is a two-lane roadway with a posted speed limit of 25 miles per hour, located along the eastern limits of the project site. This street spans approximately two and a half blocks, extending from just north of Sebastopol Road (with a parking loop configuration) south to Match Point Avenue, providing access to residential uses within the Courtyard Village PC. Doubles Drive has full sidewalks on either side of the roadway, providing a relatively wide (approximately 12 feet) pedestrian amenity along the western side of Doubles Drive.

The intersection at Sebastopol Road and Doubles Drive is currently configured as a signalized four-way intersection between Sebastopol Road running east-west, and Doubles Drive to the north and south. The intersection has marked pedestrian crosswalks on all four sides.

Transportation and Circulation Impact Discussion:

XVI. (a-b) **Less than Significant Impact:** The project specific Traffic Study used ITE's Land Use Category 220 (Apartments), which most closely matched the trip characteristics of the proposed project. The majority of vehicle trips generated by such a use are primarily due to trips by residents and visitors, as well as delivery and service vehicles on an as-needed basis. The peak trip generation of the site is expected to occur during weekdays, when volumes are at their greatest with residents traveling to and from work or other daily activities. As set forth in the Traffic Study, the project would generate 160 daily weekday trips, 12 weekday am peak hour trips (2 inbound, 10 outbound), and 15 weekday pm peak hour trips (10 inbound, 5 outbound). This relatively small addition of peak hour trips is well below the City threshold (over 50 new peak hour trips) and far below Caltrans threshold (over 100 new peak hour trips) to trigger the need for a full traffic impact study.

Under the existing plus project scenario, the intersection of Sebastopol Road and Doubles Drive would continue to operate acceptably at LOS B during the am and pm peak hour. The project's trip generation would not result in increased delays along roadway segments or at intersections in a manner that would degrade level of service or otherwise affect the performance of the street system. Therefore, the project would have a less than significant impact due to a conflict with applicable level of service standards and congestion management plan.

Queuing and Storage Analysis

A queuing and storage analysis was conducted for the Doubles Drive single-lane northbound approach to the study intersection. According to the Synchro analysis, the northbound approach is estimated to have a queue length of 2 vehicles in the am and 1 vehicle in the pm peak hour (assuming one vehicle equals 20 feet). With the introduction of the proposed project traffic the am peak hour queue is expected to increase minimally to 38 feet (from 36 feet), and the pm peak hour queue is expected to remain at 24 feet.

Under existing conditions, the maximum northbound approach queue length observed was 4 vehicles during one cycle. The project's contribution to queuing lengths is limited to the equivalent of less than one additional vehicle to the northbound approach queue in the am peak hour, which is expected to result in the same queuing condition as Existing Condition (pre-project). The maximum queue length extends 80 feet, which is just short of the proposed project's driveway.

The analysis concludes that the project is not anticipated to induce any issues arising from vehicles blocking the project driveway. In order to ensure that the queuing vehicles do not interfere with the project driveway, it is recommended that as a condition of approval the project install a "Keep Clear" pavement marking at the project

driveway on Doubles Drive. There are no identified impacts associated with the project's contribution to queuing. Therefore, the project will have a less than significant impact to transportation and circulation.

City staff have reviewed the Traffic Study and proposed Circulation Plan, and have not identified any significant issues. Accordingly, the project is anticipated to have a less than significant impact due to transportation, traffic, and emergency vehicle access.

XVI. (c) **No Impact:** The project site is located approximately 6 miles southeast of the Sonoma County Airport, and is outside of the Airport Land Use Plan planning area. The project site is not located near a public or private airport. Therefore, the project will have no impact to air traffic patterns or result in conflicts due to traffic patterns.

XVI. (d) **Less than Significant Impact with Mitigation:** The Traffic Study also evaluated site access and internal circulation in order to identify any potential design hazards. As proposed, primary site access will be taken from the existing stub out on the western edge of Doubles Drive, approximately 83 feet south of the intersection with Sebastopol Road. The project access driveway will have a design width of 26 feet and will be accessible via a right hand or left hand turning movement for either ingress or egress. The main driveway will provide access to the internal drive isle and onsite parking.

A 24-foot wide emergency vehicle-only access will also be located at the southwestern portion of the project site at Arthur Ashe Drive.

Internal circulation will be facilitated through an internal drive aisle with a width of 26 feet, which would provide adequate width for vehicles to enter and back out of the garages facing the internal drive aisle. City standards require 90-degree parking stalls that are 9 feet by 19 feet and provides that 50% of onsite parking stalls be compact. As proposed, internal circulation on-site is expected to perform acceptably for the intended use. Therefore, internal circulation design achieves City standards and impacts would be less than significant.

The project will introduce new landscaping onsite as part of the subject project including new street trees, vegetation and landscaping. New landscaping features onsite along Doubles Drive have some potential to result in a design hazard due to a conflict in sight distances and obstructed views. Measure TRAF-1 below will ensure that motorists can see above landscaping and below street trees along the Doubles Drive frontage. TRAF-1 further requires that newly planted street trees along Sebastopol Road and Doubles Drive will be adequately set back from the Doubles Drive street frontage, helping to preserve views for motorists exiting the project driveway. Therefore, with implementation of Measure TRAF-1 below, potential impacts due to the introduction of design hazards would be reduced to less than significant levels.

XVI. (e) **Less than Significant Impact:** Emergency vehicle access will be provided at the southwestern portion of the project site at Arthur Ashe Drive, in addition to the main project access point at Doubles Drive. The public driveway access and the internal drive aisle have an effective width of 26 feet, which is sufficient to accommodate and provide adequate circulation for emergency vehicles. Public access to Arthur Ashe Drive through the project site will be precluded through the use of locking bollards that can be removed by the Fire Department as necessary to gain access. The EVA driveway at Arthur Ashe is 20 feet wide. The proposed emergency vehicle access is adequate to maintain access to the project site. Therefore, potential impacts from inadequate emergency access would be less than significant.

XVI. (f) **Less than Significant Impact:** Public transit, bicycle, and pedestrian facilities in the project vicinity will not be substantially impacted by the proposed development. The proposed residential project, introducing 24 new residential dwelling units, would contribute minimal increased ridership to the public transit system. The Santa Rosa City Bus and Sonoma County Transit system currently have sufficient capacity and facilities to support any increased ridership generated by the proposed project. Thus, impacts to public transit would be less than significant.

The bicycle facilities in the project vicinity consist of existing and planned on street and off street paths. An existing Class I multi-use path, the Joe Rodota Trail, runs in an east-west direction approximately a quarter of a mile north of Sebastopol Road. Existing on-street Class II bike lanes are currently located on Sebastopol Road. The project does not interfere with existing or proposed bicycle facilities in the site vicinity and will not decrease the performance or safety of such facilities. Therefore, impacts due to a conflict in existing or planned bicycle paths from project development would be less than significant.

Mitigation Measures:

TRAF-1. In order to ensure adequate sight distances are maintained between vehicles on Doubles Drive and vehicles using the project driveway, landscaping along the Doubles Drive frontage shall be restricted to a maximum height of three feet so that motorists can see above plantings. In the case of trees planted along the Doubles Drive frontage, a minimum clearance height of seven feet shall be maintained between the ground and the bottom of the canopy so that motorists can see below trees.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Santa Rosa General Plan 2035 and EIR; Santa Rosa 2010 UWMP; Sonoma County Water Agency 2010 UWMP; Santa Rosa Groundwater Master Plan; and Design Review Site Improvement Drawings for the Park Lane II Apartments (September 2015).

Utilities and Service Systems Settings: The City of Santa Rosa collects impact fees for water, wastewater, storm drains, and other public utility infrastructure. The one-time impact fee is intended to offset the cost of improving or expanding city facilities needed to accommodate new private development by providing funds for expansion or construction of necessary capital improvements. The project will pay all applicable fees.

The project site is located in an area that is well served by existing utilities and service systems. All utilities have been stubbed out just north of the project driveway at Doubles Drive. Given the level of proposed development on-site and the proposed use, the existing public utilities and services are expected to be sufficient to meet project needs. Development of the site is not expected to necessitate substantial infrastructure improvements or enhancement to provide adequate public utilities and service systems.

Water Supplies

The City of Santa Rosa's primary source of potable water is from the Russian River watershed, via the Russian River Project, which is managed by the Sonoma County Water Agency (SCWA). Two major reservoir projects (Lake Mendocino and Lake Sonoma) provide water supply storage, and a third reservoir project (Lake Pillsbury) indirectly contributes to the water supply through releases into the Eel River. Additionally, the SCWA has three groundwater wells in the Santa Rosa Plain Sub-basin, with approximately 3,820 acre-feet/year expected to be pumped by SCWA. In addition, the City of Santa Rosa operates six groundwater well sites, including two active sites, which can provide up to 2,300 acre feet/year, three of which are operated for emergency purposes, and one

devoted to irrigation. The City maintains a reserve of approximately 2.1 million gallons of water per day (mgd) to be used in the event of an emergency. The City has also adopted the Emergency Groundwater Supply Program to supplement the existing emergency supply with an additional 8.7 mgd of groundwater. At present, the SCWA provides the City with an average day peak month supply of 56.6 mgd, with a maximum supply of 29,100 acre feet per year.

Pursuant to the Urban Water Management Plan Act, the City's Utilities Department is required to prepare an Urban Water Management Plan (UWMP) on a 5-year basis. The 2010 Santa Rosa Urban Water Management Plan (UWMP) extended the term of water analysis through the year 2035 and established a plan for the supply and demand management programs that is based on population trends and land uses set forth in the 2035 General Plan, the current water supply contract with the SCWA, and planned City water recycling and water conservation programs.

SCWA adopted its 2010 Urban Water Management Plan (Brown & Caldwell June 2011) on June 21, 2011. The SCWA maintains water rights permits for surface water from the Russian River with a limit of 75,000 acre-feet per year. The permits typically contain terms limiting the rates of direct diversion in order to protect fish and wildlife species and recreation activities. It is anticipated that the SCWA will obtain water rights approval from the State Water Control Board to increase future water diversions above 75,000 acre feet in 2027 and to 80,000 acre-feet in 2035. This expectation is based on a number of factors including that physical water supply infrastructure needed to support additional diversion already exists, the requested increase remains relatively small, and customers and policy makers are maximizing conservation efforts to the greatest extent practicable (2010 UWMP). To ensure that the City of Santa Rosa maintains a sufficient water supply to meet the water demands as the city continues to build out the General Plan, policy PSF-F-6 stipulates the need for routine evaluation of the City's long-term water supply strategies and implementation of appropriate growth control measures, as necessary.

In January 2014, California State Governor, Jerry Brown, declared a state of emergency due to prolonged drought conditions and directed state officials to take all necessary actions to prepare for water shortages. On June 1, 2014, the state's mandatory water cutback went into effect and communities throughout California were asked to reduce water usage by 8% to 36% of their 2013 residential per capita water use in order to achieve an overall statewide reduction of 25%. Since March of 2014, the City of Santa Rosa has reduced water usage by 18% compared with 2013 with a per capita water use in 2014 of 95 gallons per capita per day. The City of Santa Rosa has been providing incentives and implementing measures to support the statewide drought effort, and residents have taken advantage of free water saving resources (water audits, rebates), water smart recommendations for irrigation, and have taken responsibility in finding and fixing leaks. The City also requires that outdoor irrigation only occur at certain times of the day, that no potable water is used for street washing, and other such water-use restrictions.

Wastewater Treatment

The Laguna Wastewater Treatment Plant (WTP) treats all wastewater generated by residential, commercial and industrial uses within the City of Santa Rosa, Rohnert Park, Cotati, Sebastopol and the South Park Sanitation District. The water recycling facility produces tertiary recycled water in compliance with the California Department of Health Services. At present, treatment capacity is at approximately 21.34 million gallons per day (mgd). An Incremental Recycled Water Program (IRWP) has been approved and will be implemented as growth occurs. With the IRWP in place it is expected that the treatment capacity for the plant will increase to 25.79 mgd, 18.25 mgd of which will be allocated to the City of Santa Rosa for beneficial reuse.

Storm Drains

Within the City of Santa Rosa storm drains convey runoff from impervious surfaces such as streets, sidewalks, and buildings and drain to creeks and ultimately through the Laguna de Santa Rosa. This water is untreated and carries with it any contaminants picked up along the way such as solvents, oils, fuels and sediment. The City's Stormwater Ordinance, set forth in Chapter 17-12 of the City's Municipal Code, establish the standard requirements and controls on the storm drain system. All existing and proposed development must adhere to the City's Stormwater Ordinance, as well as the policies set forth in the General Plan including:

PSF-I-1 Require dedication, improvement, and maintenance of stormwater flow and retention areas as a condition of approval.

PSF-I-2 Require developers to cover the costs of drainage facilities needed for surface runoff generated as a

result of new development.

PSF-I-3 Require erosion and sedimentation control measures to maintain an operational drainage system, preserve drainage capacity, and protect water quality.

PSF-I-4 Require measures to maintain and improve the storm drainage system, consistent with goals of the Santa Rosa Citywide Creek Master Plan, to preserve natural conditions of waterways and minimize paving of creek channels.

PSF-I-6 Require implementation of Best Management Practices to reduce drainage system discharge of non-point source pollutants originating from streets, parking lots, residential areas, businesses, industrial operations, and those open space areas involved with pesticide application.

Solid Waste

The City of Santa Rosa currently contracts with the North Bay Corporation to provide solid waste collection, green waste collection, and recycling services. The North Bay Corporation collects both residential and commercial waste and delivers it to a transfer station at 500 Meacham Road in Petaluma. The Solid waste generated by the City of Santa Rosa is then transferred to the Redwood Landfill in Marin County, Keller Canyon Landfill in Contra Costa County, or Potrero Hills landfill in Solano County. Per the California Integrated Waste Management Act (Assembly Bill 939) Sonoma County adopted an Integrated Waste Management Plan (CoIWMP) with the goal of achieving a 70 percent diversion rate by 2015.

Utilities and Service Systems Impact Discussion:

XVII. (a, b, e) **Less Than Significant Impact:** The proposed project consisting of the development of a currently vacant lot will not cause or exceed wastewater treatment requirements set forth by the Regional Water Quality Control Board, nor is the project expected to necessitate the expansion or construction of water or wastewater treatment facilities. The projected wastewater generation of the project falls within the capacity of the existing sanitary sewer lines and the City's wastewater treatment plant. The project's contribution to wastewater flows were anticipated in the General Plan and have been considered for operating capacity of the water treatment plant. Any increase in wastewater is well within the flow capacity analyzed as part of the General Plan.

The existing water supplies, facilities and infrastructure are sufficient to meet the demands of the project without the need for expansion or new construction of water supply facilities. Water demand on-site will be limited through efficient irrigation of landscaping and water-efficient fixtures and appliances indoors, consistent with requirements established by the CALGreen Building Code. As a residential project, the Park Lane II Apartments' water demands are anticipated in the General Plan and the UWMP and would not increase the City's water needs beyond what has already been anticipated.

The existing water supply and wastewater treatment system have sufficient capacity to meet the limited additional demands generated by the project. Additionally, the project will not require or result in the construction or expansion of new water or wastewater treatment facilities. Therefore, the project will have less than significant impacts related to the adequacy or capacity of water supply facilities and wastewater treatment facilities.

XVII. (c) **Less Than Significant Impact:** The project is not expected to result in significant environmental impacts due to the expansion of existing storm water drainage facilities or construction of new facilities. Improvements that will increase impervious surfaces include the building footprint and parking areas at the rear of the site. Although the development will result in an increase in impervious surfaces as compared with existing conditions of the site, the project has been designed in accordance with the City's Standard Urban Storm Water Mitigation Plan (SUSMP) guidelines that encourage the integration of Low Impact Design (LID) measures into site designs. Proposed LID measures include a large volume capture area (bio-retention) at the southwest portion of the site that will capture runoff during light precipitation and provide for continuous treatment and filtration of storm water runoff.

A new 8-inch storm drain inlet will be installed at the north end of the new volume capture area, a new 12" storm drain will be installed underneath the EVA access driveway at the southwest corner of the project site and will convey flows into the existing storm drain system consisting of an existing 24-inch storm drain pipe within Sebastopol Road that connects to the existing 66-inch trunk line.

The proposed LID measures and existing/proposed storm drain facilities onsite and in the project vicinity are expected to be sufficient to accommodate any increased surface flows generated by the project. The westerly flow of storm water runoff would be retained and continue to be conveyed to the existing storm drain facility under Sebastopol Road. With the installation of the proposed bio-retention areas there will be no net-increase in flows emanating from the project site. Therefore, impacts related to the construction of new storm water drainage facilities or expansion of existing facilities will be less than significant.

XVII. (d) **Less Than Significant Impact:** The project will utilize water obtained from the City's water system to meet onsite water demands. Two water mains are located within Sebastopol Road and Doubles Drive, to which the project will connect. As a 24-unit apartment building, the project will not generate substantial water demands. The increase in onsite water demand resulting from the proposed project will remain consistent with what has been anticipated in the General Plan and the Urban Water Management Plan (UWMP). The existing entitlements for water supplies to the City are sufficient to continue to meet the needs of Santa Rosa in addition to the minimal water demands generated by the project. Therefore, impacts due to insufficient water supplies or inadequate entitlements would be less than significant.

XVII. (f-g) **Less Than Significant Impact:** The project is expected to generate solid waste typical of the proposed residential use. The project applicant is required to adhere to all regulations governing the disposal of solid waste. Construction related waste will be reduced through the development of a construction waste management plan. At present, the City is under contract with North Bay Corporation for solid waste disposal and recycling services. Solid waste is collected and transferred to several landfill sites with remaining capacity. Although the waste stream generated by the project is expected to increase during construction it is not expected to exceed landfill capacity and is not expected to result in violations of federal, state, and local statutes and regulations related to solid waste. Therefore, the disposal of solid waste resulting from project construction and operation would have less than significant impacts.

Mitigation Measures: None required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE (Cal. Pub. Res. Code §15065)

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mandatory Findings Discussion:

XVIII. (a) **Less Than Significant Impact with Mitigation:** The project is located within the Santa Rosa Urban Growth Boundary and potential impacts associated with its development have been anticipated by the City’s General Plan and analyzed in the General Plan EIR. The project is consistent with the General Plan Land Use designation, goals, policies and programs. The project site is not located near any body of water and is surrounded on all sides by existing development. The site does not support any sensitive habitat areas, such as wetland or riparian areas, and does not exhibit any habitat that would support special-status plant or wildlife species. With implementation of mitigation measures set forth above in aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, and transportation and circulation, the project’s potential impacts to the quality of the environment would be reduced to levels below significance. As such, the project will not degrade the quality of the environment, reduce habitat, or affect cultural resources. Therefore, the project will have less than significant impacts due to degradation of the environment.

XVII. (b) **Less Than Significant Impact:** The proposed project is consistent with the City’s General Plan land use designation for the site in the context of the overall Courtside Village development and the City’s long-range plan for future development. The proposed density for the project site is consistent with the General Plan and Courtside Village Planned Development zoning district, because the Courtside Village Planned Development has been analyzed as a whole under the Policy Statement allowing for density transfers within the planned development, and where remaining allowable residential units within Courtside Village are adequate to accommodate future development on remaining parcels. The project is also consistent with the surrounding land uses and implements the intent of the UGB through the development of a vacant infill parcel. Public utilities extend to the project site, and service providers will be capable of serving the project with existing or planned facilities. The project does not increase the severity of any of the impacts from the levels identified and analyzed in the General Plan EIR. The project does not have the potential to create impacts that are individually limited, but cumulatively considerable. Therefore, the project’s cumulative impacts will be less than significant.

XVII. (c) **Less Than Significant Impact with Mitigation:** The project has the potential to result in adverse impacts to humans due to aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, and transportation and circulation. With implementation of those mitigation measures set forth above, the

project will have less than significant environmental effect that would directly or indirectly impact human beings onsite or in the project vicinity. Sensitive receptors are in close proximity to the project site, including the single-family residential development to the south. However, with implementation of mitigation measures set forth in the Air Quality and Noise sections, construction activities associated with the development of the Park Lane II Apartments would result in short term air quality emissions and noise levels that fall below levels of significance and would cease once construction is finished. In addition to those mitigation measures set forth herein, the project will be conditioned to achieve city standards with respect to noise, safety, and drainage. Building and improvement plans will be reviewed to ensure compliance with applicable building codes and standards. With implementation of mitigation measures, the project does not present potentially significant impacts that may have an adverse effect upon human beings, either directly or indirectly. Therefore, the project will have less than significant impacts due to substantial adverse environmental effects.

4.0 REFERENCE DOCUMENTS

The following is a list of references used in the preparation of this document. Unless attached herein, copies of all reference reports are on file with the City of Santa Rosa Department of Community Development. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

Santa Rosa General Plan and Zoning Ordinance	
General Plan Chp. 2 Land Use, and Livability	General Plan Chp. 8 Growth Management
General Plan Chp. 3 Urban Design	General Plan Chp. 9 Youth and Family
General Plan Chp. 4 Housing	General Plan Chp. 10 Economic Vitality
General Plan Chp. 5 Transportation	General Plan Chp. 11 Historic Preservation
General Plan Chp. 6 Public services and Facilities	General Plan Chp. 12 Noise & Safety
General Plan Chp. 7 Open Space and Conservation	Santa Rosa City Code Title 20 Zoning

Other Sources of Information	
2010 BAAQMD Clean Air Plan	Santa Rosa Citywide Creeks Master Plan
BAAQMD CEQA Guidelines	Santa Rosa General Plan 2035 EIR
BAAQMD "Recommended Methods for Screening and Modeling Local Risks and Hazards" 2011	Santa Rosa Climate Action Plan, 2012
Santa Rosa Water Efficient Landscape Chp.14-30	Sonoma County Water Agency 2010 UWMP
Santa Rosa Plain Conservation Strategy	U.S. Fish and Wildlife Service. 2016. Recovery Plan for the Santa Rosa Plain
Preliminary Design Review Submittal Package: Park Lane II Apartments Project, Prepared by Hedgpeth Architects, December 2013	Santa Rosa Water Resource and Conservation 2010 UWMP
Design Review Site Improvement Drawings for Park Lane II Apartments, Prepared by BKF, September 2015	Sonoma County Community Climate Action Plan, 2008
Preliminary Planting Plan, Prepared by MacNair Landscape Architecture, June 2014	Courtside Village Planned Development Unit Density Exhibit, Prepared by BKF, September 2015
Schematic Design Site Plan, Prepared by Hedgpeth Architects, December 2013	Summary of Existing Residential Units for Courtside Village Planned Development (Unit Density Calculations), Prepared by BKF, September 2015
Policy Statement for "Courtside Village" PC Zoning District, Adopted March 1995	Annex to 2010 Association of Bay Area Governments Local Hazard Mitigation Plan Taming Natural Disasters, adopted June 15, 2011

5.0 TECHNICAL APPENDICES

The following technical documents are incorporated herein by reference and are available for review during normal business hours at the City of Santa Rosa, Community Development Department, located at 100 Santa Rosa Avenue, Rm. 3, in Santa Rosa, CA, 95402.

- A. "Climate Action Plan Appendix E Checklist for the proposed Park Lane II Apartments Project," prepared by PAB, LLC, November 2015.
- B. "Courtside Village Density Calculation Table" prepared by BKF, October 2015.
- C. "Confidential Cultural Resources Evaluation," prepared by Evans & De Shazo, December 4, 2015.
- D. "Biological Assessment," prepared by WRA Environmental Consultants, October 24, 2016.
- E. "Focused Traffic Study," prepared by TJKM Transportation Consultants, September 28, 2015.

6.0 Attachment 1: Applicant Signature and Determination

PROJECT SPONSOR’S INCORPORATION OF MITIGATION MEASURES

As the project sponsor or the authorized agent of the project sponsor, I, _____, undersigned, have reviewed the Initial Study for the **Park Lane II Apartments** and have particularly reviewed all mitigation measures and monitoring programs identified herein. I accept the findings of the Initial Study and mitigation measures and hereby agree to modify the proposed project applications now on file with the City of Santa Rosa to include and incorporate all mitigation measures and monitoring programs set out in this Initial Study.

Property Owner (Authorized Agent)

Date

DETERMINATION FOR PROJECT

On the basis of this Initial Study and Environmental Checklist I find that the proposed project (choose the appropriate text):

could not have a Potentially Significant Effect on the environment. A Negative Declaration will be prepared.

could have a Potentially Significant Effect on the environment; however, the aforementioned mitigation measures to be performed by the property owner (authorized agent) will reduce the potential environmental impacts to a point where no significant effects on the environment will occur. A Mitigated Negative Declaration will be prepared.

Signature: Susie Murray

Date

Susie Murray
Printed Name

City Planner
Title

REPORT AUTHORS AND CONSULTANTS

Susie Murray, City Planner
City of Santa Rosa, Community Development Department

Olivia Ervin, Environmental Planner
Metropolitan Planning Group (M-Group), Consultant

PARK LANE II APARTMENTS
SEBASTOPOL ROAD AT DOUBLES DRIVE, SANTA ROSA

MITIGATION MONITORING
AND
REPORTING PROGRAM

2017

MITIGATION MONITORING AND REPORTING PROGRAM					
PARK LANE II APARTMENTS					
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	MMRP Record Name/Date
AIR QUALITY					
<p>AQ-1: The Applicant and contractor(s) shall implement basic air quality construction measures recommended by the BAAQMD, including the following:</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 	<p>Incorporate into project design and construction documents.</p>	<p>Building Division</p> <p>And</p> <p>Project Applicant/ Contractor</p>	<p>Verification of incorporation into design and construction documents prior to issuance of grading permit.</p> <p>Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Deny issuance of grading permit.</p> <p>Stop construction until compliant.</p>	

MITIGATION MONITORING AND REPORTING PROGRAM					
PARK LANE II APARTMENTS					
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	MMRP Record Name/Date
<p>6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic.</p> <p>8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p>					

MITIGATION MONITORING AND REPORTING PROGRAM					
PARK LANE II APARTMENTS					
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	MMRP Record Name/Date
BIOLOGICAL RESOURCES					
<p>BIO-1: No more than one month prior to initiating construction activities, a pre-construction survey for evidence of CTS shall be performed by a qualified biologist. In the event that the pre-construction survey does not identify evidence of CTS, then the biologist shall submit a memo to the City documenting the methods used and results of the survey. Upon City approval, construction may proceed. In the event that CTS is observed, the biologist shall evaluate the extent of CTS onsite and coordinate with the CDFW and the US Fish and Wildlife Service to secure necessary permits. Construction shall not proceed until all necessary permits are secured from regulatory agencies and evidence of such permits provided to the City.</p> <p>In the event that evidence of the presence of CTS is encountered during site grading activities, the developer/contractor shall immediately halt work, contact a qualified biologist, and notify the City of Santa Rosa. The biologist shall evaluate the extent of CTS onsite and coordinate with the CDFW and the US Fish and Wildlife Service to secure</p>	<p>Conduct pre-construction survey.</p> <p>Stop work and secure necessary permits and proof of compensatory credits, if evidence of CTS are encountered.</p>	<p>Planning Division</p> <p>And</p> <p>Project Applicant/ Contractor</p>	<p>Prior to issuance of grading permit.</p> <p>Applicant shall provide the pre-construction survey to the Planning Division.</p>	<p>Deny issuance of grading permit.</p>	

MITIGATION MONITORING AND REPORTING PROGRAM					
PARK LANE II APARTMENTS					
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	MMRP Record Name/Date
necessary permits. Prior to reinitiating work, the developer/contractor shall provide the City of Santa Rosa with copies of regulatory authorization and proof that compensatory credits at appropriate ratios (e.g. 1:1) have been purchased, as required by regulatory agencies.					
BIO-2: To prevent impacts to nesting birds covered by State and federal law (California Department of Fish and Game Code and the MBTA), the applicant shall avoid the removal of trees, shrubs, or weedy vegetation between February 15 and September 1, during the bird nesting period. If no vegetation or tree removal is proposed during the nesting period, no surveys are required. If it is not feasible to avoid the nesting period, a pre-construction survey for nesting birds shall be conducted by a qualified wildlife biologist no earlier than seven days prior to the proposed removal of trees. Survey results shall be valid for the tree removals for 21 days following the survey. If the trees are not removed within the 21-day period, then a new survey shall be conducted. In the event that an active nest for a protected species of bird is discovered in the areas to be cleared, clearing and construction shall be postponed for at least two weeks or until the biologist has determined that the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts, whichever is later.	Incorporate timing into project construction plans. Conduct pre-construction survey On-site observation	Building and Planning Division And Project Applicant/ Contractor	Prior to issuance of grading permit and during construction. Applicant shall provide the pre-construction survey to the Planning Division. Monitor during regularly scheduled inspections to verify that measures are in place.	Stop work and establish appropriate buffer zone.	

MITIGATION MONITORING AND REPORTING PROGRAM					
PARK LANE II APARTMENTS					
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	MMRP Record Name/Date
BIO-3. A total of two replacement trees shall be shown on the Final Landscaping Plan (of same genus and species as the removed tree, pursuant to City Code section 17-24.050(C)). The Landscaping Plan shall also note that the replacement trees will become protected trees pursuant to section 17.24.030. Final placement of replacement trees shall be indicated in the Final Landscape Plan in accordance with Chapter 17.24 of the City's Code.	Incorporate into project design, landscaping plan and construction documents.	Building and Planning Division	Verification of incorporation into design, landscaping plan and construction documents prior to issuance of grading permit. Monitor during regularly scheduled inspections.	Deny issuance of grading permit.	
CULTURAL RESOURCES					
CUL-1: During initial ground disturbance activities a qualified archeologist who meets the Secretary of the Interior's Standards or a tribal representative shall be present onsite to monitor ground disturbance. The qualified professional archeologist or Tribal representative familiar with the potential prehistoric and historic era artifacts that may be encountered shall be available onsite to observe and monitor initial site disturbance.	The archeological monitor shall inspect construction activities during earthwork and provide a statement to City detailing results.	Building and Planning Division And Applicant/ Contractor Archeological Monitor	During Grading and earthwork.	Stop construction until compliant.	

MITIGATION MONITORING AND REPORTING PROGRAM					
PARK LANE II APARTMENTS					
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	MMRP Record Name/Date
CUL-2: If a potentially significant archeological resource is encountered, all ground disturbing activities shall halt until the archeological monitor or Tribal representative can assess the resource. The archeologist shall be provided sufficient time to evaluate the resource and make treatment recommendations, which the applicant shall implement. Should a significant archeological resource be identified, the qualified archaeologist shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities.	Incorporate into project design and construction documents; on-site observation (by disturbance coordinator)	Building Division And Project Applicant/ Contractor	During Ground Disturbance Activities.	Stop Work	
CUL-3: In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations, which the applicant shall implement.	Incorporate into project design and construction documents; on-site observation (by disturbance coordinator)	Building Division And Project Applicant/ Contractor	During Ground Disturbance Activities.	Stop Work	
CUL-4: In the event that human remains are uncovered during earthmoving activities, all construction excavation activities shall be suspended and the following measures shall be undertaken: 1. The Sonoma County Coroner shall be contacted to determine that no investigation of the circumstances,	Incorporate into project design and construction documents; on-site observation (by disturbance coordinator)	Building Division And Project	During Ground Disturbance Activities	Stop Work	

MITIGATION MONITORING AND REPORTING PROGRAM PARK LANE II APARTMENTS					
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	MMRP Record Name/Date
<p>manner or cause of death is required and to make recommendations as to the treatment and disposition of the human remains.</p> <p>2.If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours.</p> <p>3.The applicant shall retain a City-approved qualified archaeologist to provide adequate inspection, recommendations and retrieval, if appropriate.</p> <p>4.The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American, and shall contact such descendant in accordance with state law.</p> <p>5.The applicant shall be responsible for ensuring that human remains and associated grave goods are reburied with appropriate dignity at a place and process suitable to the most likely descendent.</p>		Applicant/ Contractor			

MITIGATION MONITORING AND REPORTING PROGRAM					
PARK LANE II APARTMENTS					
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	MMRP Record Name/Date
GEOLOGY AND SOILS					
GEO-1: Foundation and structural design for buildings shall meet the 2013 California Building Code regulations as well as state and local ordinances for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.). Construction plans shall be subject to review and approval by the Building Division prior to the issuance of a building permit.	Incorporate into project design and construction documents; on-site observation.	Building Division	Verification of incorporation into design and construction documents prior to issuance of building permit.	Deny issuance of building permit.	
GEO-2: Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the Building Division of the City's Department of Planning and Economic Development. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Santa Rosa's Grading and Erosion Control Ordinance, Chapter 19-64 of the Santa Rosa Municipal Code). These plans shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during construction activity on the project site.	Incorporate into project design and construction documents.	Building Division	Verification of incorporation into design and construction documents prior to issuance of grading and building permit.	Deny issuance of grading and building permit.	

MITIGATION MONITORING AND REPORTING PROGRAM					
PARK LANE II APARTMENTS					
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	MMRP Record Name/Date
GEO-3: Prior to issuance of a building permit, a design-level geotechnical investigation that evaluates the in-situ soil conditions shall be performed. The findings of the geotechnical investigation shall be duly incorporated into design, site preparation, and construction. The design of all earthwork, cuts and fills, drainage, pavements, utilities, foundations, and structural components shall conform to the specifications and criteria contained in the 2013 California Building Code.	Incorporate into project design and construction documents.	Building Division And Project Geotechnical Engineer	Verification of incorporation into design and construction documents prior to issuance of grading and building permit.	Deny issuance of grading and building permit.	
NOISE					
NOI-1: Due to the proximity of sensitive receptors to the project site, all construction activities shall be required to comply with the following and be noted accordingly on construction plans: 1. Construction activities for all phases of construction, including servicing of construction equipment shall only be permitted during the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and on all federal, state and local holidays recognized by the City. This provision shall apply to all construction activities onsite including active construction, equipment maintenance, material delivery and workers arrival and departure schedules.	Incorporate into project design and construction documents.	Building Division	Verification of incorporation into construction documents prior to issuance of grading and building permits.	Stop work	

MITIGATION MONITORING AND REPORTING PROGRAM					
PARK LANE II APARTMENTS					
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	MMRP Record Name/Date
<p>2. Construction equipment idling time shall be restricted to 5 minutes or less and shall be turned off when not in use, and all construction equipment powered by internal combustion engines shall be properly muffled and maintained in accordance with manufacture's specifications.</p> <p>3. All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from existing residences.</p> <p>4. Noise Disturbance Coordinator: Developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. This individual would most likely be the contractor or a contractor's representative. The noise disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and explore and implement all feasible means to address the complaint. The name and telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</p>					

MITIGATION MONITORING AND REPORTING PROGRAM					
PARK LANE II APARTMENTS					
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	MMRP Record Name/Date
TRANSPORTATION & CIRCULATION					
TRAF-1: In order to ensure adequate sight distances are maintained between vehicles on Doubles Drive and vehicles using the project driveway, landscaping along the Doubles Drive frontage shall be restricted to a maximum height of three feet so that motorists can see above plantings. In the case of trees planted along the Doubles Drive frontage, a minimum clearance height of seven feet shall be maintained between the ground and the bottom of the canopy so that motorists can see below trees.	Incorporate into project design and construction documents.	Building Division And Planning Division To be maintained by project applicant.	Verification of incorporation into design and construction documents prior to issuance of building permits.	Deny issuance of building permit.	

RESOLUTION NO. 11834

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING CITY COUNCIL INTRODUCE AND ADOPT AN ORDINANCE TO REZONE AND MODIFY THE EXISTING COURTSIDE VILLAGE POLICY STATEMENT TO ALLOW A DENSITY TRANSFER INCREASING THE ALLOWABLE DENSITY TO TWENTY-FOUR (24) UNITS PER ACRE, FOR THE PROPERTY LOCATED AT 1001 DOUBLES DRIVE, ASSESSOR'S PARCEL NUMBER 035-690-103 - FILE NUMBER MJP14-010

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the changes to the policy statement for Courtside Village, effecting the property located at 1001 Doubles Drive, within the Planned Development (95-001) zoning district, is required for public convenience, necessity and general welfare; and

WHEREAS, the subject Rezoning is necessary to allow a density transfer within the Courtside Village Development Plan area for the development of the Park Lane II Apartments project, to be located at 1001 Doubles Drive, Assessor's Parcel No. 035-690-103; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan, in that the General Plan allows for increased densities when compatible with existing neighborhoods (Reference General Plan Policy H-A-2), and the development of the Park Lane II Apartments, a 24-unit apartment building, will help meet the housing needs of Santa Rosa residents;
- A. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that in that the proposed project is located within in area zoned for residential uses and the applicant has worked with staff and neighbors to revise the plans to minimize impacts to surrounding residents and future occupants; and
- B. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared and resulted in a Mitigated Negative Declaration. The Mitigated Negative Declaration was circulated for a 30-day period commencing on April 24, 2017;
- C. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code in that the Policy Statement, which was adopted by the City Council, Ordinance No. 3181, dated March 28, 1995, allowed density transfers between the land use categories within the Courtside Village Development Plan area, and states "densities on individual parcels shall not be restricted as long as the maximum number of units for the Courtside Village PC District is not exceeded." A density analysis was prepared by BKF Engineers, dated September 2015, which considered both developed sites and

approved projects that have not been developed within the Courtside Village Development Plan area. The density analysis concluded that there is adequate density available within the Courtside Village Development Plan area to allow the development of the Park Lane II Apartments project.

- D. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning subject to the following conditions:

1. 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.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council introduce and adopt an ordinance to modify the Courtside Village Policy Statement (PD95-001) to allow a density transfer within the Courtside Village Development Plan area, and increase the allowable density to twenty-four (24) units per acre, for the property located at 1001 Doubles Drive, Assessor's Parcel No. 035-690-103.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 22nd day of June, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble, and Board Member Weeks

NOES: (0)

ABSENT: (0)

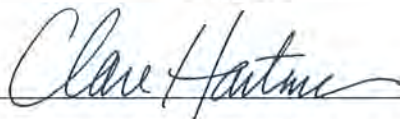
ABSTAIN: (0)

APPROVED: _____



CHAIR

ATTEST: _____



EXECUTIVE SECRETARY

RESOLUTION NO. 11835

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR DENSITY TRANSFER TO INCREASE THE ALLOWABLE DENSITY TO 24 UNITS PER ACRE, AND A MULTI-FAMILY USE FOR THE PARK LANE II APARTMENTS PROJECT, LOCATED AT 1001 DOUBLES DRIVE; APN: 035-690-103; FILE NUMBER MJPI4-010

WHEREAS, on September 10, 2014, the Park Lane II Apartment project (project) applications were submitted to Planning and Economic Development. The project is located at 1001 Doubles Drive, also identified as Sonoma County Assessor's Parcel Number 035-690-103. The following applications are required:

- a. A Rezoning to modify the language of the existing Courtyard Village Policy Statement (PD 95-001) to allow a density transfer within the Courtyard Village Planned Development area. The density transfer will increase the allowable density on the subject site from 18 to 24 units per acre.
- b. A Conditional Use Permit for a multi-family use, which will allow the development of a 24-unit apartment building, related accessory structures, and associated site improvements.
- c. A Design Review for an attached multi-family structure; and

WHEREAS, the proposed project is located within the boundaries of the Courtyard Village Development Plan area; and

WHEREAS, the Courtyard Village Policy Statement, adopted by City Council Ordinance 3181, dated March 28, 1995, allows density transfers within the Courtyard Village Development Plan area has been determined to be consistent with the General Plan; and

WHEREAS, a density analysis was prepared by BKF Engineers, dated September 2015, which considered both developed sites and approved projects that have not been developed within the Courtyard Village Development Plan area. The density analysis concluded that there is adequate density available within the Courtyard Village Development Plan area to allow the development of the Park Lane II Apartments project; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the Conditional Use Permit 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

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 project is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The site is located within the Courtside Village Planned Development (PD 95-001) zoning district. On March 28, 1995, the City Council adopted the Courtside Village Policy Statement (reference Ordinance 3181). Since then, the Policy Statement has been revised three times (reference Ordinance 3440, dated September 14, 1999; Ordinance 3620, dated August 12, 2003; and Ordinance 3762, dated February 7, 2006). Pursuant to the current Courtside Village Policy Statement, Section III (V)(D)(3)(b), "Density transfers between Land Use categories [within the Courtside Village Development Plan area] shall be allowed, and densities on individual parcels shall not be restricted as long as the maximum number of units for the Courtside Village PC District is not exceeded. The project proposes to increase the density on the subject parcel from 18 to 24 units per acre. Allowing this density transfer will not exceed the maximum number of dwelling units approved within the Courtside Village Development Plan area, nor will it render any vacant parcel undevelopable.
- B. The proposed project is consistent with the General Plan and any applicable specific plan in that it will allow the development of a 24-unit apartment building, including 1-, 2- and 3-bedroom units. As such, it will help meet the housing needs of Santa Rosa residents and provide a variety of housing types for different income levels (reference Goal H-A). The General Plan further allows for increased densities when compatible with existing neighborhoods (Reference Policy H-A-2).
- C. The design, location, size, and operating characteristics of the proposed project would be compatible with the existing and future land uses in the vicinity in that the it is consistent with the Courtside Village Development Plan and Policy Statement which envisions higher density residential development in this area.
- D. The site is physically suitable for the type, density, and intensity of proposed project, including access, utilities, and the absence of physical constraints in that the project is located in a developed area with access to City services and the project plans have been reviewed by City staff and conditioned to include improvements as necessary to support the proposed use;
- E. Granting the Conditional Use 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 in that the proposed project is located within in area zoned for residential uses and the applicant has worked with staff and neighbors to revise the plans to minimize impacts to future surrounding residents and future occupants; and

- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared that resulted in a Mitigated Negative Declaration (MND), which was circulated for a 30-day period commencing on April 24, 2017. The MND was adopted by Planning Commission Resolution No. 11833, dated June 22, 2017.

BE IT FURTHER RESOLVED, that the Planning Commission approves and adopts the mitigation measures, which are part of the Mitigated Negative Declaration, as set forth in the Mitigation Monitoring and Reporting Program dated received March 17, 2017, and directs staff, as therein identified, to implement and complete the program as part of the approved Park Lane II Apartment project.

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 a Conditional Use Permit for a 24-unit, multi-family residential structure, at a density of 24 units per acre, is approved subject to each of the following conditions:

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT GENERAL:

1. This Conditional Use Permit is contingent upon City Council approval of a Rezoning to allow a modification to the Courtside Village Policy Statement to increase the allowable density from 18 to 24 units per acre for the property located at 1001 Doubles Drive, Assessor's Parcel Number 035-690-103.
2. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit unless otherwise allowed by City Code.
3. All work shall be done according to the final approved plans stamped received August 23, 2016.
4. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

EXPIRATION AND EXTENSION:

5. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
6. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

BUILDING DIVISION:

7. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
8. Obtain building permits for the proposed project.

ENGINEERING DIVISION:

9. Compliance with all conditions of approval as stated in the Planning and Economic Development, Engineering Development Services Exhibit A, dated November 18, 2016, attached hereto and incorporated herein.

PLANNING DIVISION:

10. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as those that receive Final Design Review. Any change in the site plan or future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
11. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
12. **PROJECT DETAILS:**
 - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
 - B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.

- C. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architecturally design element approved by the Design Review Board or Planning Division.
- D. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Design Review Board or Planning Division prior to issuance of a building permit.

13. LANDSCAPING:

- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

14. LIGHTING:

- A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- B. Light sources shall be concealed from public view.
- C. All lighting shall be directed toward the subject property and away from adjacent properties.
- D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

15. PARKING:

- A. The parking lot shall be constructed to City standards.
- B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Planning and Economic Development Department in some other fashion.
- C. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.

- D. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.
16. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
17. NATURAL RESOURCES:
- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
 - B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning and Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
 - C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
 - D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

NOW, THEREFORE, BE IT 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 22nd day of June, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble, and Board Member Weeks

NOES: (0)

ABSTAIN: (0)

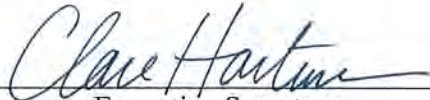
ABSENT: (0)

APPROVED: _____



Chair

ATTEST: _____



Executive Secretary

CUP Exhibit A Attached

**CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
NOVEMBER 18, 2016**

**PARK LANE II APARTMENTS
1001 DOUBLES DRIVE
MJP14-010**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. 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.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted stamped received August 23, 2016,

PARCEL AND EASEMENT DEDICATIONS

1. The common driveway shall be a minimum of 26 feet wide and shall be covered by an Emergency vehicular access (EVA) and private utility easement.
2. The applicant shall dedicate an on-site easement for public parking purposes to the City of Santa Rosa for the portion of the parking stalls adjacent to Arthur Ashe Circle that are located on private property.
3. All dedication costs shall be borne by the developer or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California, and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.

PUBLIC STREET IMPROVEMENTS

4. An Encroachment Permit is required prior to issuance of the building permit. Any improvements, proposed or required, within the public right will be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and will be approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)
5. Sebastopol Road shall be improved as a modified Parkway to City street standards along the entire project frontage. Right of way for a half street section shall be 55 feet from centerline to property line. The parkway typical section shall consist of half street improvements of a 7 ft. planter median, 1-12-foot travel lane and 1 -11-foot-wide travel lane, an 8-foot-wide parking space, a 5-foot bike path, a concrete curb and gutter, a 10-foot-wide contiguous sidewalk with City standard street tree planters. The curb line shall not be relocated. See the approved PD for the development standards.
6. A Caltrans standard A88A curb ramp is to be constructed at the corner of Doubles Drive and Sebastopol Road with the design for both the north/south and east/ west direction of Sebastopol Road. If required, then Right-of-way shall be dedicated so that a Caltrans Standard RSP A88A curb ramp and the 5-foot sidewalk landing are contained within 6 inches of the right-of-way at curb returns. Two new ADA compliant ramps shall also be installed at the north/south Pedestrian crossing with rapid flashing beacon on the west side of the development that will extend the pedestrian path across Sebastopol Road along the West side of Campoy Street.
7. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 5 foot wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.
8. Street lights will be required to the spacing and illumination standard determined by the City Engineer during the Improvement Plan review process.
9. Existing streets cut by new services will require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
10. Private structures shall not encroach into public utility easements unless approved under a variance by the City Engineer.

TRAFFIC

11. Install a marked pedestrian, "Continental" type crosswalk equipped with a Rectangular Rapid Flashing Beacon, at the west side of Campoy Street at Sebastopol Road intersection aligning with the north/south alignment of the existing pedestrian pathway located on the west side of the project site.
12. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Developer shall be responsible for any transitional improvements required between new construction and existing improvements.
13. Re-install the existing advance "street name" signs for "Doubles Drive" on the Project frontage.
14. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights on the subdivisions interior streets. City Standard 611 cobra style street lights are to be installed along Sebastopol Road using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.
15. Electrical boxes for street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The street light improvement plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box."
16. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
17. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
18. Provide sufficient line of sight so a vehicle exiting the project will not impede or cause the oncoming traffic on Doubles Drive to radically alter their speed, based on Table 405.1A of the Caltrans' Highway Design Manual.
19. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Doubles Drive frontage of the parcel within the traffic site distance areas. Landscaping must be maintained to be no more than 30" in height for low vegetation and tree canopies shall be maintained at 7-foot minimum height along the site triangle by the owner.

PRIVATE DRIVEWAY IMPROVEMENTS

20. The common driveway shall be a minimum of 26 feet wide. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb. A rolled curb and gutter shall be installed at the north side of the drive aisle next to the multi residential parking area.
21. Install a multi-residential driveway apron from Doubles Drive with a minimum 32-foot wide curb cut that reduces down to 26-foot wide per City standards 250A.
22. The main project entrance shall be located on Doubles Drive because of the narrow street and impacted neighborhood on Arthur Ashe Circle. The driveway shall be designated as a "two-way" driveway entrance/exit.

The driveway entrance on Arthur Ashe Circle shall be closed to through traffic and converted and/or rebuilt into 90 degree-head-in parking stalls located behind the sidewalk and bordered by a 6" concrete curb. The applicant shall dedicate an on-site easement for public parking to the City of Santa Rosa for the portion of the parking stalls adjacent to Arthur Ashe Circle that are located on private property. The onsite parking stalls shall also be extended to increase the parking lot towards the west.
23. The applicant shall install traffic control in the private driveway including 1. Directional traffic striping, 2. Parking lot stall striping and 3. A designated turnaround space. The turnaround shall be signed "No Parking - Turn Around" and the pavement cross hatched and delineated "No Parking" and "Turn Around" with thermoplastic striping material. No traffic striping indicating a "Keep Clear" zone shall be required in Doubles Drive in the north bound direction.

GRADING

24. A soils and geologic report is required and shall be provided with the improvement plans submitted for review.
25. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically.
26. Lot to lot drainage is not permitted unless contained in a minimum 10-foot-wide private drainage easement in favor of the uphill or upstream property owner or owners. The grading plans shall show the accurate Finish pad/floor grade for the adjacent houses and provide typical cross sections at each property line throughout the project to show the interface with the adjacent existing structures to the west and south property line. All walls and wall

heights shall be shown in the cross sections.

STORM DRAINAGE

27. Public Storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Preliminary and final storm drain design reports as approved by the Sonoma County Water Agency or a designated agent shall be provided to the City of Santa Rosa for the city file prior to encroachment permit issuance.
28. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way. Public Storm Drain design shall be reviewed and approved by the City Engineer.
29. Blind connections to the public storm drainage system are not permitted. Install a minimum 48" manhole at each connection point to the public storm drain system. The minimum pipe size in the Right of Way shall be a 15". Install a city standard drain structure at any change of pipe size, pipe grade or pipe direction.
30. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Chris Murray at 707-543-3393.
31. Any existing storm drain stub outs to the property that will not be used must be abandoned at the main per City Design Standards.
32. Drainage from landscape areas are not allowed to cross over curb or sidewalk and are to outlet to a street through City Standard curb drains.
33. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.

STORM WATER COMPLIANCE (SUSMP)

34. The developer's engineer shall comply with all requirements of the latest

edition of the City Standard Urban Storm Water Mitigation Plan (SUSMP) Guidelines. Final onsite Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.

35. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the commercial lot owner. Commercial owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.
36. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SUSMP BMP's is to be received by the City prior to issuance of occupancy and acceptance of the Public Street improvements. Written certification of SUSMP required improvements is to be received by the City prior to acceptance of improvements. The maintenance schedule and the Final SUSMP are to be included as part of the owners' records. ALL BMP's shall be maintained, replaced and repaired by the owner.
37. The SUSMP "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.
38. BMP's shall be located in the planter strip area on private property and not within City right of way or within the public access and/or utility easement. Relocate BMP's that are encroaching into these areas.
39. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Show enough grading elevations to verify the contributory areas are correct.
40. A Storm Water Pollution Protection Plan (SWPPP) will be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
41. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings so the BMP may be replaced in the future. Landscape plans and civil plans will be coordinated with the approved SUSMP report and show the BMP locations clearly to

prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the approved final SUSMP report.

42. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.
43. Show the BMP locations on the future site plan and provide each devices' dimensions. Provide the report in the City format with the checklists attached. Show that the BMP's are not in conflict with other improvements such as utilities, drainage, all weather roadway etc. Indicate that the property Owner shall maintain all the BMP's for perpetuity on the plans. Indicate there will be dedicated BMP maintenance easements for perpetuity over the devices.
44. Where bio swales are required, transformers, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. Each trench crossing shall extend the length of a bioswale by 5 additional linear foot. Locations of infrastructure should be present on the plans and will be reviewed during plan check.
45. All onsite and offsite storm drain inlets shall be labeled with the sign "DRAINS TO CREEK" per City Standard 409 or an approved equal.

WATER AND WASTE WATER

46. Demand fees will be required and will be determined after review of the building permit application. Water, irrigation and sewer demand processing and meter installation fees must be paid prior to the issuance of any Building Permit. The applicant may contact EDS Engineering Water Services to determine estimated fees.
47. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. Submit flow calculations to the Engineering Development Services Division of the Planning and Economic Development Department during the plan check phase of the Encroachment Permit.
48. Submit landscape and irrigation plans in conformance with the Water

Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.

49. The applicant shall install a 12" Combination Water service per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters. Install one connection to the main in Doubles Drive for the lot. Abandon the existing combination service located on Arthur Ashe Circle per City standards. If fire flow calculations show that the 8" water service is adequate for fire flow, the City may allow the 8" service line to serve the project.
50. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and will be determined upon review of irrigation plans. Irrigation demand, processing and meter fees must be paid prior to issuance of building permit.
51. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
52. No plumbing for landscape irrigation or any other use may cross lot lines.
53. Any existing water or sewer services that will not be used shall be abandoned at the main per City Design Standards.
54. Any existing sewer laterals without a cleanout shall be provided with a clean out at the right of way line or edge of easement per City Standard 513.
55. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system will be dependent on meeting fire flow requirements. Private hydrants will be required on site and the locations will be determined with the Building Permit Application. Fire sprinklers will be required in addition to the private hydrants. If public main extension is required on the frontage, a public fire hydrant will be required, the location will be determined during the plan check process of the Improvement Plans.
56. Utilities Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private firelines and private fire hydrants locations to the Utilities Engineering Division prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design

Standards for submittal of plans for private fire systems.

57. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses. A double detector check valve per City Standard 880 will be required on all fire water services. The flow calculations shall be submitted to the Engineering Development Services during the first plan check phase of the Building Plans to determine adequate sizing. The sprinkler system will require a Double Detector Check Valve (DDCV) assembly between the connection to public water main in the street and bottom of Sprinkler Riser. DDCV takes up a space approximately 6 feet x 3 feet adjacent to the property line.
58. Where BMP's or bio swales are required, joint trenches, meter boxes, cleanouts, transformers, fire hydrants, trees etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. Swale lengths shall be extended by 5 ft. for crossings and/or conflicts with the bio swales.

FIRE

59. Aerial apparatus access is required for the proposed buildings over 30 feet in height: minimum 26 feet wide, paved, located 15 to 30 feet away from the building along one entire side of the building. Fire engine access is required to within 150 ft. of all first floor exterior walls
60. Approved aerial apparatus access is provided along the Sebastopol Rd frontage. Approved engine apparatus is provided on Sebastopol Rd and the private driveway.
61. Traffic calming measures on private property are not approved as a part of this review. (speed bumps, humps, speed tables or undulations.)
62. A Phase 1 Environmental Site Assessment for this project shall be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
63. Access roads and water supplies for fire protection shall be installed and made serviceable prior to delivery, storage or construction of any combustible materials.

RECREATION AND PARKS

64. If dead or dying street trees are present in the frontage, then new street trees will be required to replace the dead trees and shall be re-planted by the developer. Street trees shall be required and planted by the developer.

Selection shall be made from the City's approved master plan list. Planting shall be done in accordance with the City *Standards and Specifications for Planting Parkway Trees*. Tree planting locations shall be marked by Recreation and Parks Division Tree Section personnel. Contact the Recreation and Parks Division Office (707) 543-3770 for copies of the master street tree list, standards and to request field markings. This declaration shall be added to the General Notes of the improvement plans.

65. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips in front of and alongside of their parcel.



Carol Clark
PROJECT ENGINEER
E:\ENG\CEC\Major\Doubles DR 1001 - Park lane II -



City of Santa Rosa

City Hall, Council Chamber
100 Santa Rosa Ave
Santa Rosa, CA

Planning Commission Regular Meeting Minutes - Draft

Thursday, June 22, 2017

4:00 PM

1. CALL TO ORDER

Chair Cisco called the meeting to order at 4:01 p.m.

2. ROLL CALL

Present 6 - Chair Patti Cisco, Vice Chair Casey Edmondson, Board Member Vicki Duggan, Board Member Curtis Groninga, Board Member Peter Rumble, and Board Member Karen Weeks

3. APPROVAL OF MINUTES

4.1 May 25, 2017, Regular Meeting.

Approved as submitted.

4. PUBLIC COMMENTS

Rhonda Roman spoke regarding continued Item 8.3 and discussed building height options.

Duane Dewitt spoke regarding the Climate Action Plan and the environment.

5. PLANNING COMMISSIONERS' REPORT

Presented by Chair Cisco and Commissioner Weeks.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Deputy Director Planning.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. PUBLIC HEARINGS

*8.1 PUBLIC HEARING - SANTA ROSA AC MARRIOTT HOTEL OFF-SITE PARKING LOT - CONDITIONAL USE PERMIT - 201 6TH ST - CUP17-031

BACKGROUND: This project includes a Conditional Use Permit to allow off-site parking for the valet service of the proposed Santa Rosa AC Hotel by Marriott. The project parcel would accommodate 102 valet parking spaces.

Patrick Streeter - Senior Planner.

Chair Cisco opened the public hearing at 4:58 p.m.

Lynda Angell spoke in support of the project if adequate parking is provided.

Dick Carlile spoke in support of the project if adequate parking is provided.

Bobby Sariaslani spoke in support of the project if adequate parking is provided.

Darren McDonald spoke in support of the project if adequate parking is provided.

Ty Hudson spoke in opposition to the project.

Hugh Futrell spoke in support of the project.

Chair Cisco closed the public hearing at 5:12 p.m.

A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt as amended:

RESOLUTION NO. 11832 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR OFF-SITE PARKING WITH A PARKING REDUCTION FOR THE SANTA ROSA AC HOTEL BY MARRIOTT - LOCATED AT 210 5TH STREET; APN: 010-071-012 AND 201 6TH STREET; APN: 010-086-008 AND 010-086-014 - FILE NUMBER CUP17-031.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

No: 1 - Vice Chair Edmondson

Chair Cisco recessed the meeting at 5:57 p.m. and reconvened at 6:05 p.m. All Commissioners were present.

***8.2** PUBLIC HEARING - FARMER LANE SENIOR HOUSING - REZONING, DENSITY BONUS AND TENTATIVE MAP - 201 FARMERS LANE (APN 014-071-093) - FILE NO PRJ16-018.

BACKGROUND: The project proposes to construct two multi-family residential structures with a total of 26 residential units, five of which will be designated for moderate-income owners. The project also proposes to reclassify the site for senior housing.

Susie Murray, City Planner.

A motion was made by Board Member Rumble, seconded by Vice Chair Edmondson, to continue Item 8.2 to the regularly scheduled Planning Commission meeting on July 13, 2017. The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

***8.3** PUBLIC HEARING - PARK LANE II APARTMENTS - MITIGATED NEGATIVE DECLARATION, REZONING, CONDITIONAL USE PERMIT - 1001 DOUBLES DRIVE, SANTA ROSA - MJP14-010

BACKGROUND: This project proposes to construct a 24-unit apartment building, accessory structures, and associated site improvements. The project requires a Rezoning to modify the Courtside Village Policy Statement to allow a density increase from 18 to 24 units per acre, and a Conditional Use Permit for a multi-family residential use.

Susie Murray, City Planner.

Chair Cisco opened the public hearing at 6:24 p.m.

Khurshry Chalidhry spoke in opposition of the project.

Roberto Gilmore spoke in opposition to the project.

Chair Cisco closed the public hearing at 6:34 p.m.

A motion was made by Board Member Rumble, seconded by Board Member Duggan, to waive reading of the text and adopt:

RESOLUTION NO. 11833 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE PARK LANE II APARTMENTS LOCATED AT 1001 DOUBLES DRIVE - ASSESSOR'S PARCEL NUMBER; 035-690-103 - FILE NUMBER MJP14-010.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

A motion was made by Board Member Rumble, seconded by Board Member Duggan, to waive reading of the text and adopt:

RESOLUTION NO. 11834 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING CITY COUNCIL INTRODUCE AND ADOPT AN ORDINANCE TO REZONE AND MODIFY THE EXISTING COURTSIDE VILLAGE POLICY STATEMENT TO ALLOW A DENSITY TRANSFER INCREASING THE ALLOWABLE DENSITY TO TWENTY-FOUR (24) UNITS PER ACRE, FOR THE PROPERTY LOCATED AT 1001 DOUBLES DRIVE, ASSESSOR'S PARCEL NUMBER 035-690-103 - FILE NUMBER MJP14-010.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

A motion was made by Board Member Rumble, seconded by Board Member Duggan, to waive reading of the text and adopt:

RESOLUTION NO. 11835 ENTITLED: RESOLUTION OF THE

PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR DENSITY TRANSFER TO INCREASE THE ALLOWABLE DENSITY TO 24 UNITS PER ACRE, AND A MULTI-FAMILY USE FOR THE PARK LANE II APARTMENTS PROJECT, LOCATED AT 1001 DOUBLES DRIVE; APN: 035-690-103; FILE NUMBER MJP14-010.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

Chair Cisco recessed the meeting at 7:14 p.m. and reconvened at 7:17 p.m. All Commissioners were present.

8.4 PUBLIC HEARING - ACCESSORY DWELLING UNIT ZONING CODE TEXT AMENDMENT - CITYWIDE - REZ17-006

BACKGROUND: A zoning code text amendment to update the zoning code sections 20-36.040, 20-42.130, 20-22.030 and 20-70.020 to allow for accessory dwelling units and junior accessory dwelling units in compliance with state law and in support of the City's housing action plan.

Eric Gage, City Planner.

Chair Cisco opened the public hearing at 7:35 p.m.

Steve Watts spoke in support of the project with modifications.

Lisa Landrus spoke in support of the project with modifications.

Debbie Mckay spoke in support of the project with modifications.

Meg McNees spoke in support of the project with modifications.

Rachel Ginis spoke in support of the project modifications.

Peter Hendrickson spoke in support of the project with modifications.

Sharon Deugherty spoke in support of the project with modifications.

Chair Cisco closed the public hearing at 7:50 p.m.

A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt as amended:

RESOLUTION NO. 11836 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING ZONING CODE SECTIONS 20-22.030, 20-36.040, 20-42.130, AND 20-70.020 TO ALLOW FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN COMPLIANCE WITH STATE LAW AND IN SUPPORT OF THE CITY'S HOUSING ACTION PLAN - FILE NUMBER REZ17-006.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

9. ADJOURNMENT

Chair Cisco adjourned the meeting at 9:20 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, July 13, 2017 at 4:00 p.m.

Approved on:

Clare Hartman, Executive Secretary