

Calistoga Cottages

408 Calistoga Road, Santa Rosa, CA (Sonoma County)
Assessor's Parcel No. 153-430-032

Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Santa Rosa
Community Development Department
100 Santa Rosa Avenue, Rm. 3
Santa Rosa, CA 95404

Contact: Susie Murray, City Planner

Date: May 22, 2014



DATE: May 22, 2014
TO: Public Agencies, Organizations and Interested Parties
FROM: Susie Murray, City Planner
SUBJECT: **NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Department of Community Development of the City of Santa Rosa has prepared an Initial Study on the following project:

Project Name: Calistoga Cottages

Location: 408 Calistoga Road, Santa Rosa, Sonoma County, California, APN: 153-430-032.

Property Description:

The project area is comprised of a single parcel totaling approximately 0.99 acres. The site is bordered to the north and east by very low density residential uses, to the south by Rincon Valley Charter School, and to the west by Calistoga Road and low density residential.

There is an existing 1,630 square foot home with attached garage constructed in 1952. The site topography is nearly level with no natural depressed features in which seasonal wetland habitat can develop.

Project Description:

The proposed project includes a General Plan Amendment from Very Low Density Residential (0.2-2.0 units per acre) to Low Density (2.0-8.0 units per acre); a Rezoning application from RR-40 (Rural Residential) to R-1-6 (Single Family Residential); and a Tentative Parcel Map to subdivide a 0.99-acre parcel, Assessor's Parcel Number 153-430-032, into four smaller residential lots consisting of 10,533 sq. ft., 13,705 sq. ft., 11,179 sq. ft., and 7,833 sq. ft., with the existing residence to remain. There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. Future construction of three single family homes consistent with the R-1-6 development standards would be subject to a ministerial review through the building permit review process.

Environmental Issues:

The proposed project would not result in potentially significant impacts. The Initial Study/Mitigated Negative Declaration document has been prepared in consultation with local, and state responsible and trustee agencies and in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the Initial Study/Mitigated Negative Declaration will serve as the environmental compliance document required under CEQA for any subsequent phases of the project and for permits/approvals required by a responsible agency.

A thirty-day (30-day) public review period shall commence on **May 23, 2014**. Written comments must be sent to the City of Santa Rosa, Community Development Department, Planning Division, 100 Santa Rosa Avenue, Room 3, Santa Rosa CA 95404 **by June 22, 2014**. The City of Santa Rosa Planning Commission will hold a public hearing on the Initial Study/Negative Declaration and project merits on **June 26, 2014 in the Santa Rosa City Council Chambers at City Hall (address listed above)**. **Correspondence and comments can be delivered to Susie Murray, project planner, phone: (707) 543-4348, email: smurray@srcity.org**

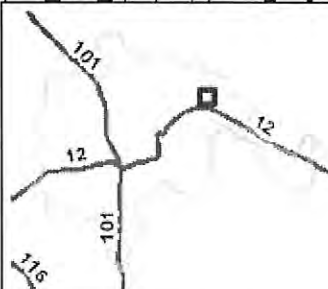
ENVIRONMENTAL CHECKLIST

1. **Project Title:** Calistoga Cottages
2. **Lead Agency Name & Address:** City of Santa Rosa
Community Development Department
Planning Division
100 Santa Rosa Avenue
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:** The site is located in the City of Santa Rosa, Sonoma County, California at 408 Calistoga Road, Assessor's Parcel No. 153-430-032.
5. **Project Sponsor's Name & Address:** Real Equity Partners, LLC
1301 Farmers Lane
Santa Rosa, CA 95405

Scott Schellinger, Sponsor's Representative
CWS Land Solutions
P.O. Box 921
Santa Rosa, CA 95402
6. **General Plan Designation:** Very Low Density Residential
7. **Zoning:** RR-40 (Rural Residential)
8. **Description of Project:** The proposed project includes a General Plan Amendment from Very Low Density Residential (0.2-2.0 units per acre) to Low Density (2.0-8.0 units per acre); a Rezoning application from RR-40 (Rural Residential) to R-1-6 (Single Family Residential); and a Tentative Parcel Map to subdivide a 0.99-acre parcel, Assessor's Parcel Number 153-430-032, into four smaller residential lots consisting of 10,533 sq. ft., 13,705 sq. ft., 11,179 sq. ft., and 7,833 sq. ft., with the existing residence to remain. There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. Future construction of three single family homes consistent with the R-1-6 development standards would be subject to a ministerial review through the building permit review process.
9. **Surrounding Land Uses and Setting:** The site is bordered to the north and east by very low density residential uses, to the south by Sequoia Elementary School and the Rincon Valley Charter School, and to the west by Calistoga Road and low density residential.

There is an existing 1,630 square foot home with detached garage that was constructed in 1952. The site topography is nearly level with no natural depressed features in which seasonal wetland habitat can develop. Per arborist's analysis, there are 16 trees on the site.
10. **Other Public Agencies Whose Approval Is Required:**

None required.



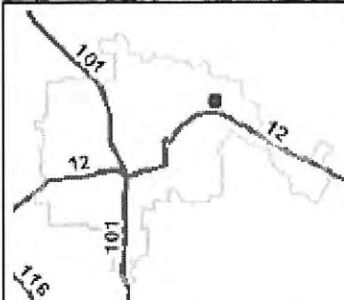
408 Calistoga Road General Plan Amendment, Rezoning, and Tentative Parcel Map MJP13-007



5/6/2014

Scale 1: 4,800

0 Miles 0.08



**408 Calistoga Road
General Plan Amendment, Rezoning, and
Tentative Parcel Map
MJP13-007**



5/6/2014

Scale 1: 2,400

0 Miles 0.04

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|---|
| ☐ Aesthetics | ☐ Agriculture Resources | ☒ Air Quality |
| ☒ Biological Resources | ☐ Cultural Resources | ☐ Geology / Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology / Water Quality |
| ☐ Land Use / Planning | ☐ Mineral Resources | ☒ Noise |
| ☐ Population / Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation / Traffic | ☐ Utilities / Service Systems | ☐ Mandatory Findings 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

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

Discussion

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The site is not located near a scenic corridor. The proposal is to subdivide one parcel into four residential lots within the R-1-6 (single family residential) zoning district. Future development could change the existing visual character of the site and its surroundings, including new homes and lighting. Single family residential structures may qualify for a class 3 categorical exemption pursuant to section 15303 in the CEQA Guidelines. Any future development of residential uses permitted the proposed R-1-6 zoning district would result in less than significant impact.

Recommended Mitigation Measures

None required.

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES

(In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California

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

Discussion

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The site is currently zoned RR-40 (Rural Residential), which allows agricultural related uses, however, the it is currently used for residential purposes only, not agricultural, with similar residential uses and a school surrounding it. The property is not identified as being forest land, timberland, or timberland zoned Timberland and, therefore, the project is considered to have a less than significant impact.

Recommended Mitigation Measures

None required.

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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III. AIR QUALITY

Would the project: *(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.)*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | X | ☐ |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | ☐ | ☐ | X | ☐ |
| c. Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non – attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | ☐ | ☐ | X | ☐ |
| d. Expose sensitive receptors to substantial pollutant concentrations? | ☐ | X | ☐ | ☐ |
| e. Create objectionable odors affecting a substantial number of people? | ☐ | X | ☐ | ☐ |

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

Impacts due to implementation of the improvement plans would generate temporary air pollutant emissions during construction activities. The short-term air quality impacts during construction would be associated primarily with an increase in suspended particulates (dust). Construction activities, including site clearing and soil disturbance, could generate dust emissions and locally elevated levels of particulates (i.e. PM10) downwind of

construction activities. This increase in dust could result in potentially significant short-term impacts on nearby residential uses. The Bay Area Air Quality Management District (BAAQMD) provides feasible control measures for construction emissions of PM10. The potentially significant air quality impacts would be reduced to a less-than-significant level with the mitigation presented below.

This project would use typical construction equipment such as trucks and bulldozers. This type of equipment can generate temporary emissions of ozone precursors (i.e., nitrogen oxides and volatile organic compounds). These emissions are accommodated in the emission inventory of the state and federally required air plans and would not have a significant impact on the attainment and maintenance of ozone standards. In addition, toxic air contaminants (TACs), such as diesel exhaust, are emitted from various construction vehicles and equipment. The project would require limited construction activities and would not emit substantial TACs.

Recommended Mitigation Measures:

- Water all active construction areas at least twice daily;
- Cover all trucks hauling soil, sand, and other loose materials or require all truck to maintain at least two feet of freeboard;
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites;
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;
- Reduce unnecessary idling of construction equipment (i.e., limit idling time to 5 minutes or less);
- Where possible, use newer, cleaner-burning diesel-powered construction equipment;
- Properly maintain construction equipment per manufacturer specifications; and
- Designate a Disturbance Coordinator responsible for ensuring that mitigation measures to reduce air quality impacts from construction are properly implemented.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES

Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

☐	☐	X	☐
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- 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 or US Fish and Wildlife Service?

☐	☐	X	☐
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- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404

☐	☐	X	☐
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	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	X	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	X	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	X

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

As indicated in the Preliminary Assessment of Biological Resource Conditions report, dated March 6, 2014, prepared by Laurence P. Stromberg, Ph. D., the project will not 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 or U.S. Fish and Wildlife Service.

An arborist's report, dated February 28, 2014, prepared by Becky Duckles, Landscape Consultant & Arborist, inventoried all trees on the site and provided recommendations. Property lines have been adjusted to protect all existing native trees, per the arborist's recommendations. If/when homes are built on the site, the project developer will be required to comply with all grading, landscaping, and pruning provisions consistent with requirements of the City's Tree Ordinance.

In terms of biological resources, it is anticipated that impacts to environmental resources will be less than significant.

Recommended Mitigation Measures:

- Install temporary protective fencing at the edge of the dripline or at the edge of the approved construction line prior to grading on the site. Fencing shall be maintained for the duration of

construction. The project Arborist shall approve all fence locations prior to placement. No fencing shall be removed without the project Arborist's approval.

- Maintain existing grade within the fenced portion of the dripline. Route drainage swales and underground work outside the dripline where possible.

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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V. CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	X	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	X	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	X	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	X	☐
e. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	X	☐

Discussion:

The project was referred to the Native American Heritage Commission; one response was received from the Federated Indians of Graton Rancheria, which indicated concern with future development of the site and requested subsurface testing of the site be conducted. Subsequently, in a Cultural Resources Study, prepared by Dawna Meeks and Janine M. Origer, M.A./R.P.A., dated May 13, 2014, no prehistoric or historical archaeological sites were found within the study location. Field survey procedures included an intensive walk of the property in a zigzag pattern in corridors 10-15 meters wide using a hoe to clear small patches of vegetation and wood chips, as needed, so the ground could be inspected. In addition, three auger holes were excavated at the rear, middle and front of the property. Per Janine Origer, the nearest source of freshwater for the property is more than 500 meter to the south. This fact, combined with the results of the auger borings during the field survey led to the conclusion that the potential for buried archaeological sites on the property is low and additional subsurface work is not warranted.

There is an existing, approximately 1,630-square-foot single family residence on the site, and the property is surrounded by similar urban development. No impacts are anticipated to historical, cultural and/or archaeological resources as a result of the project.

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new

homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. Standard measures at time of building permit issuance include:

- If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease and a qualified archaeologist and representatives of the appropriate tribe shall be retained by the project sponsor to investigate the find and make recommendations as to treatment and mitigation of any impacts to those resources.
- If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Sonoma County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

In terms of Cultural Resources, no significant impacts are anticipated.

Recommended Mitigation Measures

None required.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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VI. GEOLOGY AND SOILS

Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐
☐

X

☐

ii) Strong seismic ground shaking?

☐
☐

X

☐

iii) Seismic related ground failure, including liquefaction?

☐
☐

X

☐

iv) Landslides?

☐
☐
☐

X

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	X	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on, or off, site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	X	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	X	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	X

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The City of Santa Rosa is subject to geological hazards related primarily to seismic events (earthshaking) due to presence of active faults. The subject site is relatively level with no significant depressions and does not contain evidence of any geologic activities such as faulting and landsliding. The project site is not located within any Alquist Priolo Special Study Zone as depicted in the General Plan 2035 (Figure 12-3), but is located in an area considered to be susceptible to very strong groundshaking during an earthquake.

Any future development will require the application of City and California Building code (CBC) construction standards, including a geotechnical investigation and soils report, to address all potential impacts related to possible area seismic activity. Future development would also require a connection to the City's sewer system for wastewater disposal.

Recommended Mitigation Measures:

None required.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|---|--------------------------|
| f. Generate Greenhouse Gas Emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | X | ☐ |
| g. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | X | ☐ |

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The project may result in the future development of three additional single family homes. In a report provided by W-Trans, dated February 28, 2014. Using standard rates for single family dwelling unit published by ITE in Trip Generation Manual, 9th Edition, 2012, the build out of three additional homes would result in 29 new daily trips, including two during morning peak hour and three during the evening peak hour.

Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of Greenhouse Gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through the combustion of fossil fuels (i.e., fuels containing carbon) in conjunction with other human activities, appears to be closely associated with global warming. State law defines GHG to include the following: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride (Health and Safety Code, section 38505(g).) The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, recognizes that California is the source of substantial amounts of GHG emissions. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems. In order to avert these consequences, AB 32 establishes a state goal of reducing GHG emissions to 1990 levels by the year 2035 (a reduction of approximately 25 percent from forecast emission levels) with further reductions to follow.

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. On August 2, 2005 the City adopted Resolution 26341 which committed the City of Santa Rosa (City) to reduce the City's municipal (i.e., city government) greenhouse gas emissions by 20 percent below 2000 levels by 2010 and committed to help facilitate the community-wide greenhouse gas reduction target of 25% from 1990 levels by 2015 (City of Santa

Rosa 2005). In October 2008, the nine Sonoma County cities and the County with the help of the Climate Protection Campaign (CPC) incorporated the greenhouse gas reduction goals into the Sonoma County Community Climate Action Plan (CAP).

In June 2008 the City prepared a report, *Greenhouse Gas Emissions Related to Water and Wastewater Services: Baseline, Reduction Strategies, and Recommendations*. This report investigates various greenhouse gas reduction strategies that the Utilities Department could implement in support of the City's municipal greenhouse gas reduction target. Of Santa Rosa's greenhouse gas emissions, the Utilities Department operations represent the largest share (46%). For the year 2005, greenhouse gas emissions from the entire wastewater sector was estimated at 9,513 tons of CO₂ equivalent per year. Of which, the pumping of wastewater (i.e. lift stations) was estimated at 60 tons of CO₂ equivalent per year or less than 1% of all emissions from wastewater. One strategy from the report to reduce these emissions is to improve pump efficiency.¹

In June 2012 the City approved the Santa Rosa Climate Action Plan (SRCAP). The SRCAP identifies a need to reduce emissions by a total of 558,090 tons (or 25%) below business-as-usual levels projected for 2020 to meet the established greenhouse gas reduction goals. The SRCAP includes recommendations for reducing emissions in the building, transportation, agriculture, forestry, and solid waste sectors and includes recommendations to reduce the City's reliance on the electrical grid by implementing renewable energy projects. The SRCAP measures, policies and projects to reduce community wide GHGs are aligned with the goals and policies of the Santa Rosa General Plan Open Space and Conservation Element.

To ensure that new development complies with the City's GHG reduction program, the SRCAP contains a "New Development Checklist". The Checklist contains policies allowing new development to incorporate measures for SRCAP compliance and to reduce potential GHG impacts to less than significant levels. The Checklist denotes 15 mandatory measures. If a project cannot meet one or more the mandatory measures, substitution of other measures described in the Checklist is permitted.

While no future development is proposed as part of this project, it is likely three new homes will be built in the future. Any future development will be required to comply with the SCRAP and the new development checklist. The Tentative Map application incorporates the following policy measures from the Climate Action Plan New Development Checklist:

Policy 1.1.1 – Comply with CAL Green Tier 1 Standards: Construction documents shall comply with State Energy requirements for Title 24 and CALGreen Tier 1 Standards.

Policy 1.3.1 – Install real-time energy monitors to track energy use: Construction documents shall include "Smart Meters" to track real-time energy consumption.

Policy 1.4.2 – Comply with the City's Tree Preservation Ordinance (Santa Rosa Code Section 17-24.020): All existing trees have been preserved to the greatest extent possible. Any tree removal will be subject to comply with the City's Tree Preservation Ordinance.

Policy 1.4.3 – Provide public and private trees in compliance with the Zoning Code: Street trees shall be shown on the Improvement Plans, and installed by the developer.

Policy 1.5 – Install new sidewalks and paving with high solar reflectivity materials: The project shall include light colored concrete and light colored paving seal coat.

Policy 2.1.3 – Pre-wire and pre-plumb for solar thermal or PV systems: Future development of homes shall include pre-wiring & pre-plumbing for solar thermal or PV systems.

Policy 3.2.2 – Improve non-vehicular network to promote walking, biking: The project includes street improvements that incorporate bike path and sidewalk along the street frontage.

Policy 3.6.1 – Install calming features to improve pedestrian /bike experience: The project includes street improvements that incorporate bike path and sidewalk along the street frontage.

Policy 4.1.1 – Implement the Bicycle and Pedestrian Master Plan: The project's pedestrian/bicycle path and amenities for users (see Policy 3.6.1 above) support the Bicycle and Pedestrian Master Plan.

Policy 4.2.2 – Provide safe spaces to wait for bus arrival: The proposed subdivision is located on a street with established public transit routes and covered shelters for passengers.

Policy 5.1.2 – Install electric vehicle charging equipment. Future development of homes shall include 220v outlet in all garages to accommodate charging of electric vehicles.

Policy 6.1.3 – Increase diversion of construction waste: A construction waste management plan will be created in compliance with CalGreen Tier 1 Standards.

Policy 7.1.1 – Reduce potable water for outdoor landscaping: Future development of homes shall be required to comply with the City's Water Efficient Landscape Ordinance.

Policy 7.1.3 – Use water meters which track real-time water use: The project will have water meters with real-time usage tracking, assuming that the City of Santa Rosa has this capacity at the time of construction.

Policy 7.3.2 – Meet on-site meter separation requirements in locations with current or future recycled water capabilities: Future development of homes shall require separate water meters for indoor and outdoor use per the City's Water Efficient Landscape Ordinance. At which point recycled water becomes available at this location, the separation of indoor vs. outdoor use will be done.

Policy 9.1.2 – Provide outdoor electric outlets for charging lawn equipment: Future development of homes shall include electrical outlets that may be used for charging lawn and garden equipment on exterior walls.

Policy 9.1.3 – Install low water use landscapes: Future development of homes shall be required to comply with the City's Water Efficient Landscape Ordinance.

Policy 9.2.1 – Minimize construction equipment idling time to 5 minutes or less: Construction procedures complying with the Climate Action Plan new development checklist will be noted on Improvement Plans and construction documents.

Policy 9.2.2 – Maintain construction equipment per manufacturer's specifications: Construction procedures complying with the Climate Action Plan new development checklist will be noted on Improvement Plans and construction documents.

Policy 9.2.3 – Limit Green House Gas (GHG) construction equipment by using electrified equipment or alternate fuels: Construction procedures complying with the Climate Action Plan new development checklist will be noted on Improvement Plans and construction documents.

Recommended Mitigation Measures:

None required.

1 Climate Protection Campaign. Greenhouse Gas Emissions Related to Water and Wastewater Services: Baseline, Reduction Strategies, and Recommendations, June 2008, <http://coolplan.org/ccap-report/source-material/4%20Wastewater.pdf>, Section 3.1.2.

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VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 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?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 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?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are

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	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
adjacent to urbanized areas or where residences are intermixed with wildlands?				

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The proposal is to subdivide one parcel into four residential lots within the R-1-6 (single family residential) zoning district. The project has been reviewed by the Santa Rosa Fire Department, and no concern regarding hazardous materials or request for a Phase I received.

Recommended Mitigation Measures:

None required.

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY

Would the project:

a. Violate any water quality standards or waste discharge requirements?	☐	☐	X	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	X	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	X	☐
d. Substantially alter the existing drainage pattern of the site or area, including through	☐	☐	X	☐

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	X	☐
f. Otherwise substantially degrade water quality?	☐	☐	X	☐
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	X
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	X

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. At time of building permit issuance, the following standard measures shall apply:

- Developer's engineer shall comply with all requirements of the City Standard Storm Water Mitigation Plan Guidelines using Low Impact Development (LID) Best Management Practices (BMPs). Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 27518, on November 17, 2009. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).

- A Final Standard Urban Storm Water Mitigation Plan (SUSMP) using Low Impact Development (LID) Best Management Practices (BMP) is to be included with the Building Permit application.

The subject site is flat and is not within a 100-year flood hazard area; therefore, it is not expected to be subject to flooding, seiche, tsunami or mudflow.

In terms of hydrology and water quality, the proposed project will have a less than significant impact.

Recommended Mitigation Measures:

None required.

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
X. LAND USE AND PLANNING				
Would the project:				
a. Physically divide an established community?	☐	☐	X	☐
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	X	☐
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	X	☐

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The site is currently developed with a single family dwelling with attached garage and is surrounded by a school and similar residential uses. The proposed General Plan Amendment, Rezoning, and Tentative Parcel Map will allow up to three additional residential units; however, the site's potential buildout with the changes in zoning and General Plan land use could result in six new home.

The proposed project will not divide an established community, nor will it conflict with any land use policies or conservation plan.

Any associated impacts would be less than significant in terms of land use and planning.

Recommended Mitigation Measures:

None required.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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XI. MINERAL RESOURCES

Would the project:

- 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?
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐	☐	☐	X
☐	☐	☐	X

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The project site does not contain any known locally or regionally-significant mineral resources. The proposed project will have no impact in terms of mineral resources.

Recommended Mitigation Measures:

None required.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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XII. NOISE

Would the project result in:

- 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?
- Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

☐	☐	X	☐
☐	☐	X	☐

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	X	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	X	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	X

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The subject site is located approximately four tenths of a mile away from Highway 12 with no significant noise impacts anticipated. The project does not involve new construction; any new development on the site would be required to comply with noise levels outlined in the Santa Rosa General Plan.

Recommended Mitigation Measures:

Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.

XIII. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or	☐	☐	X	☐

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
indirectly (for example, through extension of roads or other infrastructure)?				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	X

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

While no development is proposed as part of this proposal, it would allow future development of up to three new residences which would result in addition housing opportunities. In terms of population and housing, no significant impacts are anticipated.

Recommended Mitigation Measures:

None required.

XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	☐	☐	X	☐
b. Police protection?	☐	☐	X	☐
c. Schools?	☐	☐	X	☐
d. Parks?	☐	☐	X	☐
e. Other public facilities?	☐	☐	X	☐

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The project site is located within the City of Santa Rosa and would receive all necessary public services.

Fire and Police protection services will be provided by the City of Santa Rosa. No additional Fire or Police personnel or equipment are necessary to serve the proposed project.

Evidence of school impact fees would be made to the applicable school district offices prior to City issuance of any building permits.

Parks impacts would be addressed through payment of City impact fees (see discussion below under item XIV). There are five parks within walking distance (3/4 mile) of the project site including Spring Lake Park, Skyhawk Park, Rincon Valley Community Park, Tanglewood Park, Oaklake Green Park.

In terms of public services, no significant impacts are anticipated.

Recommended Mitigation Measures:

None required.

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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XV. RECREATION

Would the project:

- a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

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☐**Discussion:**

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The subject site is currently development with a single family dwelling with attached garage. While the project doesn't involve and physical development, in terms of recreation, future construction of homes on the additional three parcels would result in less than significant impacts. Any applicable in-lieu park fees would be assessed at building permit issuance.

Recommended Mitigation Measures:

None required.

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

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The General Plan land use designation for the site is currently Very Low Density Residential and it is developed with a single family residence constructed in 1952. The project would allow a housing density increase from Very Low Density (0.2-2.0 units per acre) to Low Density (2.0-8.0 units per acre). Traffic patterns to and from the site may result in an additional 29 trips per day, as indicated in a traffic study, dated February 28, 2014, produced by W-Trans. In terms of transportation/traffic, no significant traffic impacts are anticipated as a result of this project or the future development of additional single family residences.

Recommended Mitigation Measures:

None required.

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	X	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	X	☐
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	X	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	X	☐
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?	☐	☐	X	☐

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	X	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	X	☐

Discussion:

There is no further development proposed as part of this application; however, prior to recording the Parcel Map, the developer will have the opportunity to implement site improvements including a common driveway, a fire hydrant, sewer line, water line, and other utility lines. The project does not propose the development of new homes. If, in the future, new homes are proposed that meet the R-1-6 development standards, a ministerial building permit would be required. The existing home shall remain.

The proposed Calistoga Cottages subdivision is located within an urbanized area within the City limits of Santa Rosa. Utilities and services exist or are available through local City services, Pacific Gas & Electric and other providers. The project will use some of the existing service capacity. Services and supplies are adequate to serve the project which does not result in the need for new systems or supplies, therefore the impact is considered to be less than significant.

Recommended Mitigation Measures:

None required.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	X	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects,	☐	☐	X	☐

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
the effects of other current projects, and the effects of probable future projects)?				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	X	☐

Discussion:

The project includes a General Plan Amendment, Rezoning, and Tentative Parcel Map; it does not involve any new physical development of the site. There is an existing, approximately 1,630-square-foot single family resident with garage attached by a breezeway which will remain. The project does not propose the development of residential structures, it is likely that three single family homes will be constructed in the future. An assessment of biological resources was provided, prepared by Laurence P. Stromberg, Ph.D. General site conditions; potential for wetlands and wetlands habitat; potential for special-status species including plants and trees, California tiger salamander, invertebrates, reptiles, amphibians, and birds were considered in the assessment and no significant impacts anticipated.

No significant impacts are anticipated in terms of historical, cultural, or archaeological resources. The Federated Indians of Graton Rancheria expressed concern with future development of the site and requested that prior to issuance of any future permits resulting in ground-disturbing activities, subsurface testing be done. In response to that request, a Cultural Resources Study was prepared by Dawna Meeks and Janine M. Origer, M.A./R.P.A., dated May 13, 2014. Field survey procedures included an intensive walk of the property in a zigzag pattern in corridors 10-15 meters wide using a hoe to clear small patches of vegetation and wood chips, as needed, so the ground could be inspected. In addition, three auger holes were excavated at the rear, middle and front of the property. Per Janine Origer, the nearest source of freshwater for the property is more than 500 meters to the south. This fact, combined with the results of the auger borings during the field survey led to the conclusion that the potential for buried archaeological sites on the property is low and additional subsurface work is not warranted.

The project does not have the potential to create impacts which are individually limited but cumulatively considerable. It is developed on all four sides by similar and higher density residential and a school. The environmental effects of the project are generally negligible and will be mitigated through standard City construction standards and practices.

The project does not present potentially significant impacts which may cause adverse impacts upon human beings, either directly or indirectly. The project will be conditioned to make City standard improvements with respect to noise impacts, roadways and storm drainage. Building and improvement plans will be reviewed to ensure compliance with applicable building codes and standards.

Recommended Mitigation Measures:

None required.

APPENDIX

SOURCE REFERENCES

The following is a list of references used in the preparation of this document. Unless attached herein, copies of all reference reports, memorandums and letters 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.

- 1) City of Santa Rosa 2035 General Plan, adopted November 3, 2009 and Final EIR, certified November 2009 (SCH No. 2008092114).
- 2) Traffic report, dated February 28, 2014, prepared by W-Trans, Whitlock & Weinberger Transportation Inc.
- 3) Preliminary Assessment of Biological Resource Conditions, dated March 6, 2014, prepared by Laurence P. Stromberg, Ph. D., Wetlands Consultant
- 4) Cultural Resources Study, dated May 13, 2014, prepared by Dawn Meeks and Janine M. Origer, M.A./R.P.A.

PROJECT SPONSOR'S INCORPORATION OF MITIGATION MEASURES

As the project sponsor or the authorized agent of the project sponsor, I, Scott Schellinger, undersigned, have reviewed the Initial Study for the Calistoga Cottages project 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.

Scott Schellinger _____
Property Owner (authorized agent) Date 5/22/14

DETERMINATION FOR PROJECT

On the basis of this Initial Study and Environmental Checklist I find that the proposed project 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.

Susie Murray _____
Signature Date 5/22/14
Susie Murray _____
Printed Name Title City Planner

REPORT AUTHORS AND CONSULTANTS

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

Attachments: Arborist's Report, dated February 28, 2014, prepared by Becky Duckles, Landscape Consultant and Arborist
Preliminary Assessment of Biological Resource Conditions, dated March 6, 2014, prepared by Laurence P. Stromberg, Ph. D., Wetlands Consultant
Focused Traffic Study, dated February 28, 2014, prepared by W-Trans, Whitlock & Weinberger Transportation Inc.

MITIGATION MONITORING PROGRAM

Calistoga Cottages

Mitigation Measure		Implementation Procedure	Monitoring Responsibility	Monitoring Reporting, Action, and Schedule
III. a	Water all active construction areas at least twice daily	Required at grading/building permit issuance; shall be noted on plans submitted for building permits	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Periodic site inspections during periods of construction.
III. b	Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard	Required at grading/building permit issuance; shall be noted on plans submitted for building permits	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Periodic site inspections during periods of construction.
III. c	Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites	Required at grading/building permit issuance; shall be noted on plans submitted for building permits	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Periodic site inspections during periods of construction.

MITIGATION MONITORING PROGRAM

Calistoga Cottages

Mitigation Measure		Implementation Procedure		Monitoring Responsibility	Monitoring Reporting, Action, and Schedule
III. d	Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites	Required at grading/building permit issuance; shall be noted on plans submitted for building permits	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Periodic site inspections during periods of construction.	
III. e	Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets	Required at grading/building permit issuance; shall be noted on plans submitted for building permits	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Periodic site inspections during periods of construction.	
III. f	Reduce unnecessary idling of construction equipment (i.e., limit idling time to 5 minutes or less)	Required at grading/building permit issuance; shall be noted on plans submitted for building permits	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Periodic site inspections during periods of construction.	

MITIGATION MONITORING PROGRAM

Calistoga Cottages

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring Reporting, Action, and Schedule
III. g Where possible, use newer, cleaner-burning diesel-powered construction equipment	Required at grading/building permit issuance; shall be noted on plans submitted for building permits	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Periodic site inspections during periods of construction.
III. h Properly maintain construction equipment per manufacturer specifications	Required at grading/building permit issuance; shall be noted on plans submitted for building permits	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Periodic site inspections during periods of construction.
III. i Designate a Disturbance Coordinator responsible for ensuring that mitigation measures to reduce air quality impacts from construction are properly implemented	Required at grading/building permit issuance; shall be noted on plans submitted for building permits	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Shall be designated prior to building/grading permit issuance.

MITIGATION MONITORING PROGRAM

Calistoga Cottages

Mitigation Measure		Implementation Procedure	Monitoring Responsibility	Monitoring Reporting, Action, and Schedule
IV.a	Install temporary protective fencing at the edge of the dripline or at the edge of the approved construction line prior to grading on the site. Fencing shall be maintained for the duration of construction. The project Arborist shall approve all fence locations prior to placement. No fencing shall be removed without the project Arborist's approval.	Required at grading/building permit issuance; shall be noted on plans submitted for building permits	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Periodic site inspections during periods of construction.
IV.b	Maintain existing grade within the fenced portion of the dripline. Route drainage swales and underground work outside the dripline where possible.	Required at grading/building permit issuance; shall be noted on plans submitted for building permits	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Periodic site inspections during periods of construction.
XII.a	Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.	Building/Grading Permit	Site inspector, Engineering Development Services and Build Division, City of Santa Rosa	Periodic site inspections during periods of construction.

BECKY DUCKLES
LANDSCAPE CONSULTANT & ARBORIST
SEBASTOPOL, CA.
707.829.0555 PH.

Calistoga Cottages - 408 Calistoga Rd
Santa Rosa, CA

TREE PROTECTION NOTES

February 28, 2014

1. Where pruning for clearance is required on any trees to remain, it should be done by trained, qualified tree workers according to ISA & ANSI A300 Pruning Guidelines, prior to construction. Pruning should be the minimum necessary for hazard reduction, (i.e. the removal of deadwood 2" and larger, etc.) and for clearance.
2. Plastic tree protection fencing should be installed at the driplines of trees within the zone of construction activity, (or the outer edge of the dripline of groups of trees).
If access within dripline will be required, fence to be placed at expected limit of grading.
Fence should be installed prior to the start of clearing or grading operations, and kept in place throughout construction activities.
3. If any roots larger than 1" are encountered during construction activities which can't be preserved, they should be cut cleanly across the face of the root with a sharp saw, past any damaged portions.
4. No parking, operation of equipment, storage of materials, disposal of waste or other construction activity shall occur within driplines of protected trees.
5. If any issues arise during construction relating to trees, project arborist shall be notified to visit site and/or provide recommendations

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

MAR - 6 2014

DEPARTMENT OF
COMMUNITY DEVELOPMENT

BECKY DUCKLES
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408 Calistoga Rd.
Santa Rosa, CA

ARBORIST'S REPORT
February 28, 2014

In September, at the owner's request I visited this site to evaluate any trees which might be impacted by the development of a minor subdivision. The site is relatively flat, with just a few native oaks and ornamental trees. The new entry road will have some impact on tree roots and project engineer, developer and arborist will adjust details of paving section and location to minimize root loss and damage to trees.

An inventory and evaluation of all protected trees which might be impacted by construction is enclosed. They are listed by number as referenced on the accompanying Tree Location Map. Their common and botanical names are listed, with diameters (measured at breast height, 4'-6"), ratings for general condition and structure, and comments regarding preservation or proposed removal.

Please call if there are questions or more information is needed.

Respectfully submitted,

Becky Duckles

Becky Duckles
International Society of Arboriculture, Western Chapter Certified Arborist #WE-0796A

CALISTOGA COTTAGES

408 Calistoga Rd. Santa Rosa

TREE #	SPECIES	TRUNK DIAMETER (In.)	GENERAL HEALTH/CONDITION	STRUCTURAL INTEGRITY	CONSTRUCTION IMPACT/RECOMMENDATIONS
1	Valley Oak/Quercus lobata	14/17"	Fair/Good	Fair/Good	To be preserved. Prune lower branches to improve form and for clearance. Minimize depth of entry road section to minimize impact on roots
2	Valley Oak/Quercus lobata	21"	Good	Good/Excellent	To be preserved. Some impact from entry road construction.
3	Mimosal/Albizia julibrissin	18"	Good/Excellent	Good/Excellent	To be preserved. No impact from construction.
4	Valley Oak/Quercus lobata	15"	Fair/Good	Good	To be preserved. Some impact from entry road construction; minimize depth of paved section. Some epicormic sprouts and sparse foliage indicate low level, mild decline
5	Valley Oak/Quercus lobata	20"	Fair/Good	Good	To be preserved. Moderate impact from entry road construction.
6	Valley Oak/Quercus lobata	12/12"	Good/Excellent	Good	To be preserved. Tall, upright habit; co-dominant leaders with included bark, but attachment appears relatively strong
7	Valley Oak/Quercus lobata	7/11"	Good	Good	To be preserved. No impact from construction. Removing smaller (co-dominant) trunk is recommended for future form
8	Valley Oak/Quercus lobata	5"	Good/Excellent	Good/Excellent	To be preserved. No impact from construction.
9	Cypress/Cupressus arizonica	12/12"	Fair/Good	Fair	To be preserved. No impact from construction. Poor form
10	Plum/Prunus sp.	14"	Fair	Fair	To be preserved. No impact from construction. Not a protected species
11	Valley Oak/Quercus lobata	19/20"	Fair	Fair/Good	To be preserved. No impact from construction. Engulfed in ivy; cut stems and remove
12	Mimosal/Albizia julibrissin	12"	Good	Fair/Good	To be preserved. No impact from construction. Poor form from competition
13	Valley Oak/Quercus lobata	20"	Good	Good/Excellent	To be preserved. No impact from construction. Foliage slightly sparse; engulfed in ivy; cut stems and remove
14	Valley Oak/Quercus lobata	5"	Good	Good	To be preserved. No impact from construction. Engulfed in ivy; cut stems and remove
15	Valley Oak/Quercus lobata	19"	Good/Excellent	Good	To be preserved. No impact from construction. Engulfed in ivy; cut stems and remove ivy and privet at base
16	Mimosal/Albizia julibrissin	10"	Fair	Fair	To be preserved. Suppressed by adjacent oak, grows to west

Laurence P. Stromberg, Ph. D.

Wetlands Consultant

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CITY OF SANTA ROSA
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Santa Rosa CA 95402

MAR - 6 2014

DEPARTMENT OF
COMMUNITY DEVELOPMENT

**PRELIMINARY ASSESSMENT OF
BIOLOGICAL RESOURCE CONDITIONS ON THE PROPERTY AT
408 CALISTOGA ROAD, SANTA ROSA, CALIFORNIA**

This report provides my assessment of the biological conditions on the property at 408 Calistoga Road (Figure 1). The biological issues of import are the presence or potential presence of wetlands, endangered plant species, and California tiger salamander and the presence of oak trees. I visited the site on Friday, February 21, 2014. My assessment is based on observations made during the site visit, review of maps developed as part of the Santa Rosa Plain Conservation Strategy, and data available from the California Natural Diversity Data Base on the special-status species that can occur in the area given their ranges and habitat requirements.

GENERAL SITE CONDITIONS

The site is level and contains no natural depressional features in which seasonal wetland habitat can develop. There are no drainage features and no road-side ditch fronts the property. The soils are mapped by the Natural Resource Conservation Service (NRCS) as Haire gravelly loam.

The vegetation from the 2012-2013 growing season is dead; the flowering parts and seedheads (primary identifying characteristics) have deteriorated and few remain. The vegetation that will develop during the 2013-2014 growing season is still immature but the recent rains made it possible to identify some of the species present although they are typically in the seedling state. The vegetation on the site is a ruderal annual grassland within which a number of scattered valley oak trees are present. The identifiable species include ryegrass (*Festuca perennis*), common groundsel (*Senecio vulgaris*), English plantain (*Plantago lanceolata*), two species of filaree (*Erodium botrys*, *E. cicutarium*), wild radish (*Raphanus sativus*), annual bluegrass (*Poa annua*), fennel (*Foeniculum vulgare*), dandelion (*Taraxacum officinale*), Harding grass (*Phalaris aquatica*), and silver hairgrass (*Aira caryophyllaea*).

The oaks include single- and multi-stemmed individuals ranging in diameter at breast height from 5 inches to approximately 18 inches. Ornamental plums are also present and ornamentals are planted around the residence, which is currently unoccupied. Himalaya berry (*Rubus discolor*) and oleander (*Nerium oleander*) occur along the fence lines and English ivy (*Hedera helix*) climbs the fence along the south property line and one of the outbuildings in the center of the property.

Annual grassland habitat in urbanizing or urbanized area on and near the Santa Rosa Plain support a number of wildlife species, including small mammals such as several species of mice, broad-footed mole (*Scapanus latimanus*), shrews (*Sorex* sp.) and, gophers (*Thomomys bottae*), which provide an essential food resource to snakes and larger mammals, as well as to raptorial birds (hawks, kestrels, kites, and owls). Other mammals, such as black-tailed jackrabbit (*Lepus californicus*), striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*) and opossum (*Didelphis virginiana*), along with Coyote (*Canis latrans*) may access the site from wooded areas to the northeast.

The trees on the site may also provide habitat for several species of bats. A number of migratory song birds also occur in grasslands habitat, such as house finch (*Carpodacus mexicanus*), western meadowlark (*Sturnella neglecta*), California quail (*Callipepla californica*), Brewer's blackbird (*Euphagus cyanocephalus*), and various sparrows. The trees found around the site may also provide habitat for a number of other migratory birds, including Western scrub jay (*Aphelocoma californica*), acorn woodpecker (*Melanerpes formicivorus*), and other species of migratory and resident song birds.

WETLANDS

Wetlands are characterized by three variables: hydrophytic vegetation, hydric soils, and wetland hydrologic function. For an area to be a wetland, indicators of *all three* variables must be present in the area. On February 21, I collected soils data at six points on the site that covered the limited range of topographic variability to determine whether or not the soils are hydric. I excavated holes to a foot depth. The soils are mapped by the Natural Resource conservation Service (NRCS) as Haire gravelly loam and have matrix chromas of 10YR3/2 with no evidence of iron reduction (no mottles or redoximorphic concentrations or depletions). Haire gravelly loam is not identified as a hydric soil by the SCS. According to the new Arid Zone Supplement to the Corps of Engineers' wetland delineation manual, soils with that matrix chroma must possess "two percent or more distinct or prominent redox concentrations as soft masses or pore linings" in a layer at least four inches thick entirely in the upper 12 inches. The soils at the six sites did not display those properties and, therefore, are not hydric soils. The site cannot, therefore, support seasonal wetland habitat.

SPECIAL-STATUS SPECIES

The California Natural Diversity Data Base (CNDDB) and California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants were searched for information on special-status plants for Santa Rosa, Sebastopol, Healdsburg, Two Rocks, and Cotati USGS Quadrangle maps, which defines the Project region. Special-status plant species are defined in *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*¹ to include all plant species that meet one or more of the following criteria:

1. Listed or proposed for listing as threatened or endangered under the Federal Endangered Species Act (FESA) or candidates for possible future listing as threatened or endangered under FESA (50 CFR §17.12).
2. Listed or candidates for listing by the State of California as threatened or endangered under the California Endangered Species Act (CESA) (Fish and Game Code §2050 *et seq.*).
3. Listed as rare under the California Native Plant Protection Act (Fish and Game Code §1900 *et seq.*). A plant is rare when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens (Fish and Game Code §1901).

¹ California Department of Fish and Game (CDFG). *Protocols for surveying and evaluating impacts to special status native plant populations and natural communities*. November 24, 2009.

(CEQA) §15380(b) and (d). Species that may meet the definition of rare or endangered include the following:

- a. Species considered by the CNPS to be “rare, threatened or endangered in California” (Lists 1A, 1B and 2);
- b. Species that may warrant consideration on the basis of local significance or recent biological information;
- c. Some species included on the CNDDDB *Special Plants, Bryophytes, and Lichens List* (California Department of Fish and Wildlife 2008).
- d. Considered a locally significant species, that is, a species that is not rare from a statewide perspective but is rare or uncommon in a local context such as within a county or region (CEQA §15125 ©) or is so designated in local or regional plans, policies, or ordinances (Appendix G of the CEQA Guidelines). Examples include a species at the outer limits of its known range or a species occurring on an uncommon soil type (i.e. any serpentine-derived soil).

Endangered Plant Species

Target special-status species that the resource agencies consider as having the potential to occur on sites on the Santa Rosa Plain include those listed in the draft Santa Rosa Plain Vernal Pool Ecosystem Preservation Plan in preparation for the Santa Rosa Plain Vernal Pool Task Force (CH2M Hill 1996) and identified in CNDDDB records. As it has been defined by the Corps of Engineers and as it is used in regulatory processes, the Santa Rosa Plain is bounded on the east by Calistoga Road (Figure 2). The site, is therefore, borders but is just outside the Santa Rosa Plain. Nevertheless, the species listed in the Preservation Plan can be expected to occur on nearby properties if the habitat conditions are suitable. The list in Appendix A contains all species that have the potential to occur in the region.

The three species of greatest interest or those that can occur in seasonal wetland habitat. They are Sonoma sunshine (*Blennosperma bakeri*), Sebastopol meadowfoam (*Limnanthes vinculans*), and Burke’s goldfields (*Lasthenia burkei*), all three species listed as endangered by both the state and federal government. These species cannot occur on the site because wetland habitat is not present. Likewise, the other species associated with wetland habitat cannot occur on the site because no wetland habitat is present.

The list in Appendix A also includes several species that occur in or are limited to upland habitat types (i.e., coniferous forest, coastal bluff habitat, woodland, scrub, chaparral) that do not occur on the site and these species cannot, therefore, be expected to be present.

Although the site visit was made at a time of the year when all species of plants could not be identified and the visit was made outside the “windows” for which surveys should be conducted for the species, the probability that any endangered, threatened, or other special-status plant species can occur on the site is extremely low because of the habitats present.

Special-status wildlife Species

Special-status wildlife species are listed in Appendix B to this report. Appendix B contains brief descriptions of the habitat requirements of the special-status wildlife species that can occur in the region and brief assessments of the suitability of the habitat on the site.

Fully suitable habitat is not present for any of the special-status species listed in the Appendix. The sole elements of potentially suitable habitat on the site are the ruderal annual grassland and the oak trees. However, the remaining habitat requirements, i.e., vernal pools, open water, flowing water, riparian habitat, etc., are not satisfied or these habitat elements are too distant or separated from the site by land uses that are incompatible. Austin Creek provides potentially suitable for some of the species but the site is separated by the Rincon Valley Charter School and approximately 1,400 feet of a relatively densely developed residential area. The site is also separated from the undeveloped area in the mountain foothills to the northeast by similar development.

California tiger salamander. The California tiger salamander (*Ambystoma californiense*)(CTS) is listed by the State of California as a threatened species and the Sonoma County distinct population segment of the CTS is also listed by the federal government as an endangered species. Although it is remotely possible that CTS can occur in the surrounding area, it is extremely unlikely that the CTS occurs on the project site. The nearest known breeding sites are in Southwest Community Park in southwest Santa Rosa or in Southwest Santa Rosa south of Todd Road between Highway 101 and Petaluma Hill Road, both considerably farther than 1.3 miles from the site. Also, the site provides no breeding habitat and migratory routes between the known breeding ponds and the site are blocked by highways, a fully urbanized landscape, and an associated dense network of roads.

The resource agencies recognized these conditions and in the area containing the site is outside the Conservation Strategy Study Area (Figure 3), the potential CTS range (Figure 4), and the area of Critical Habitat established for the species (Figure 5).

Invertebrates. Streams and creeks in the region have the potential to support California freshwater shrimp (*Syncaris pacifica*). The vernal pool andrenid bee (*Andrena blennospermatis*) occurs in upland habitat immediately surrounding vernal pools (search radii for sonoma sunshine host plants is typically less than 25 meters) and the California linderiella (*Linderiella occidentalis*) occurs in pools. Vernal pools occur nowhere near the site and neither species can be present.

Reptiles and amphibians. Several special-status amphibian species occur in the region. The foothill yellow-legged frog (*Rana boylei*), identified by the State of California as a California Species of Concern, occurs along drainages although they do not occur in all streams and creeks within their range. They are found in a variety of habitats immediately adjacent to streams with dense, shrubby or emergent riparian vegetation but these streams are typically rocky, suggesting steeper gradients than creeks on the Santa Rosa Plain. The species cannot occur on the site.

The California red-legged frog (*Rana draytonii*), is listed by the federal government as a threatened species and by the State of California as a Species of Concern. The species inhabits deep ponds and pools with still waters and slow-moving creeks and streams. No suitable habitat for the species is present on the site.

The western pond turtle (*Emys marmorata*) also occurs along creeks. No observations are known from Austin Creek although any intermittent water course with extended ponding near a more permanent water source could support the western pond turtle seasonally. Western pond turtles favor habitats with large numbers of emergent logs or boulders, where they aggregate to bask and require terrestrial habitat for potential nesting sites. Limited data are available on the characteristics of nesting site habitat but suitable nesting sites are considered to be located in grassland habitat, away from trees and shrubs with canopy cover commonly less than about 10% (Reese 1996). The site is separated from Austin Creek by entirely unsuitable habitat and the species could not be expected to occur on the site.

Birds. Several species of special-status bird species occur in the general region. These species include raptors such as the white-tailed kite. Other special-status species that occur in the region include the tricolored blackbird, great blue heron, burrowing owl, and western yellow-billed cuckoo. No observations of any of these have been recorded in the vicinity of the site. No avian surveys were conducted during the single-day field visit but fully suitable habitat for these species does not occur on or in the immediate vicinity of the site and none of these species is likely to be present.

HERITAGE OAK TREES

Heritage trees are native trees (or groups or groves of trees) designated by the Planning Commission as having a special significance requiring review before removal may be permitted. Heritage trees can include valley oak, live oak, black oak, Oregon or white oak, canyon (live) oak, blue oak, interior live oak, coast redwood, California bay, madrone, California buckeye, Douglas-fir, red and white alder, and big-leaf maple. Heritage trees in R-1 (Single Family Residential) Districts are now regulated. A permit is required to remove or modify heritage trees exceeding four inches in diameter measured at breast height in all zoning districts except R-1, R-1-6, R-1-7.5, R-1-9, PRD, and R-1-PD. Acacias, silver maple, poplars, ailanthus, hawthorn, fruitless mulberry, ligustrums, pyracantha, Monterey pine, Monterey cypress, and fruit and nut trees (except walnuts) are exempt from permit requirements in all zoning districts.

Most or all of the oaks on the site are of sufficient size to be considered heritage trees. Applicants are required to plant replacement trees are required for those removed by new development.

Preliminary Biological Assessment
Property at 408 Calistoga Road, Santa Rosa, CA

FIGURES

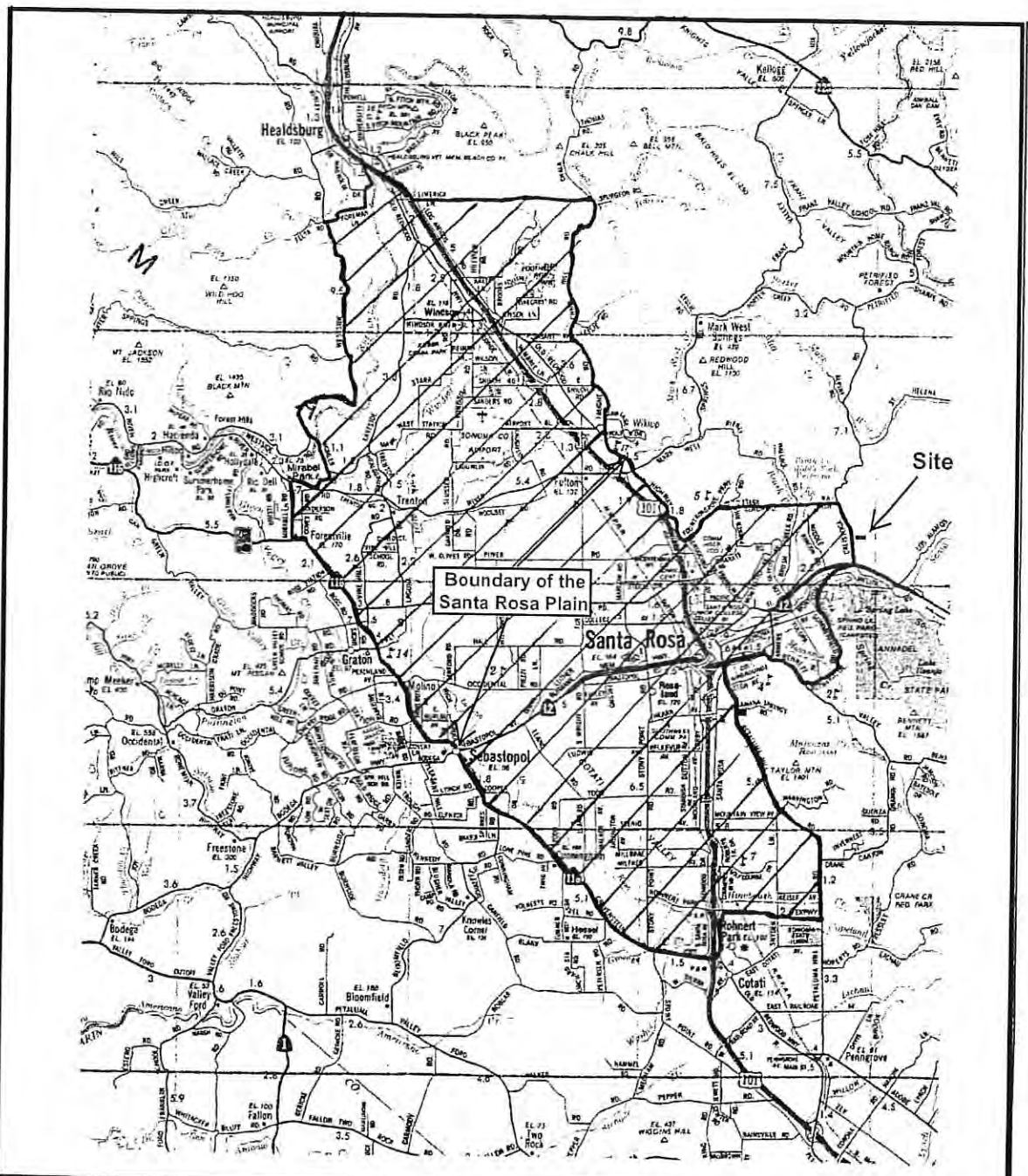


Applicant:
 Mr. Scott Schellinger
 CSW Land, LLC
 P.O. Box 921
 Santa Rosa, CA 95402
 Site:
 408 Calistoga Road
 Santa Rosa, California

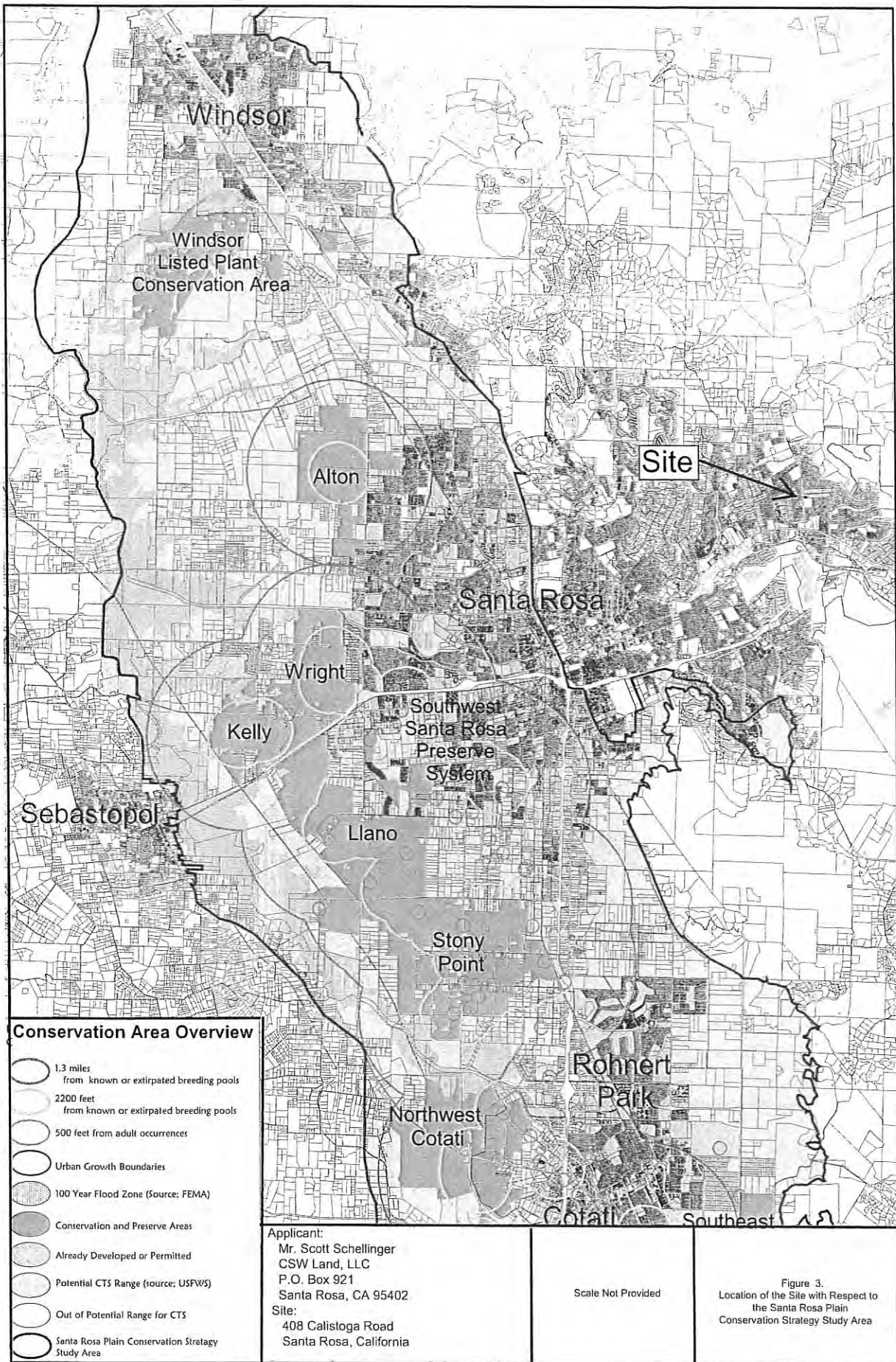


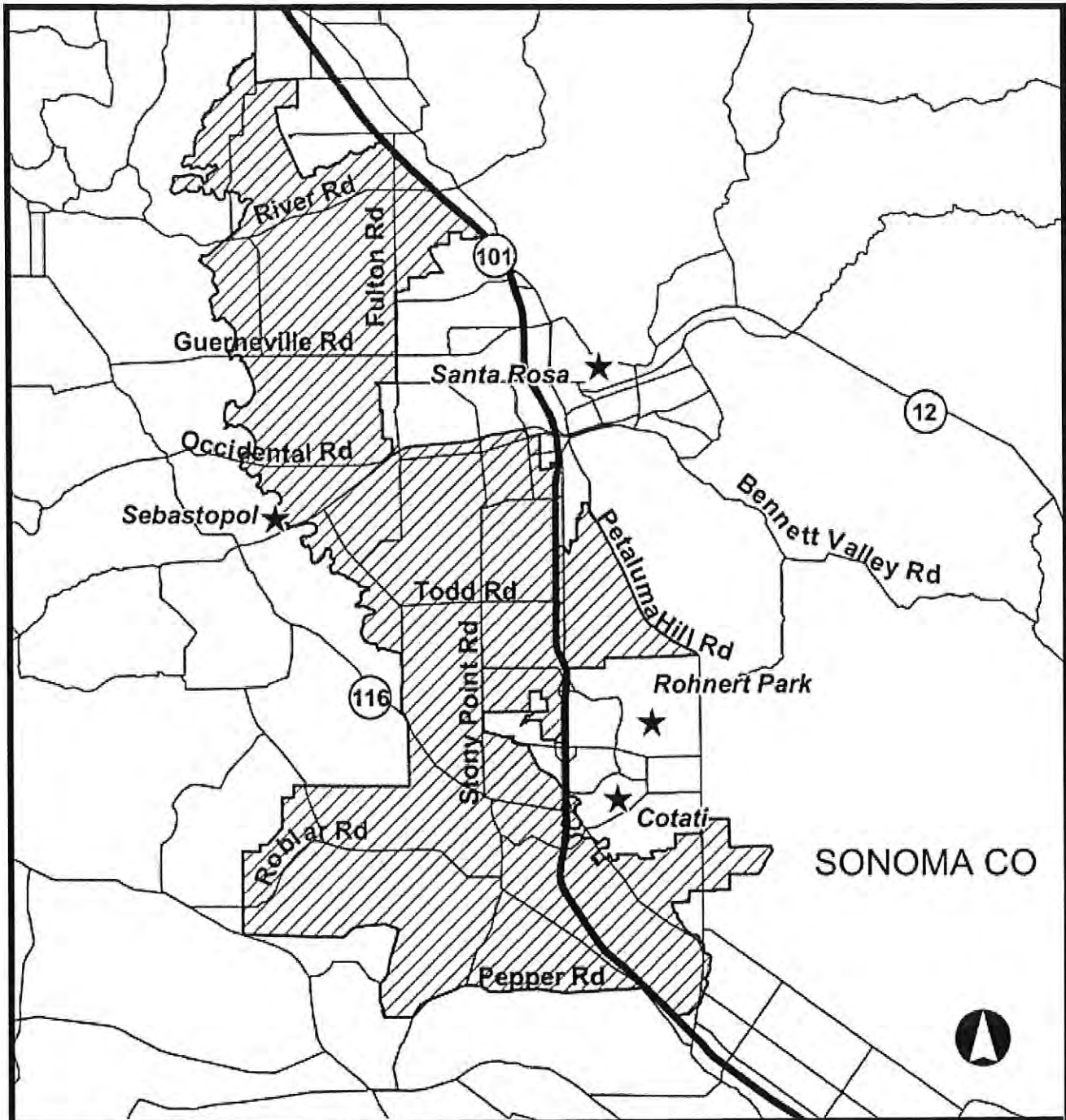
Nominal Scale:
 1:35,000

Figure 1.
 Regional Location Map



Applicant: Mr. Scott Schellinger CSW Land, LLC P.O. Box 921 Santa Rosa, CA 95402 Site: 408 Calistoga Road Santa Rosa, California	No Scale	Figure 2. Location of the Project Site with Respect to the Administrative Boundaries of the Santa Rosa Plain
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Applicant:

Mr. Scott Schellinger
CSW Land, LLC
P.O. Box 921
Santa Rosa, CA 95402

Site:

408 Calistoga Road
Santa Rosa, California

No Scale
Provided

Figure 4.
Location of the Site with Respect to
the Potential Range of the
Sonoma County Distinct Population Segment
of the California Tiger Salamander



Applicant:

Mr. Scott Schellinger
CSW Land, LLC
P.O. Box 921
Santa Rosa, CA 95402

Site:

408 Calistoga Road
Santa Rosa, California



Figure 5.

Location of the Site with Respect to
Critical Habitat Designated for the
Sonoma County Distinct Population Segment
of the California Tiger Salamander

Preliminary Biological Assessment
Property at 408 Calistoga Road, Santa Rosa, CA

**APPENDIX A.
SPECIAL-STATUS PLANT SPECIES
WITH THE POTENTIAL TO OCCUR IN THE VICINITY OF THE
THE PROPERTY AT 408 CALISTOGA ROAD, SANTA ROSA, CALIFORNIA**

<i>Scientific Name</i>	Common Name	Status Federal/State/ CNPS	Flowering Period	Habitat	Potential for Occurrence on the Site
<i>Allium peninsulare</i> var. <i>franciscanum</i>	Franciscan onion	-/-/1B.2	May-June	Cismontane woodland, valley and foothill grassland.	Unlikely. Suitable habitat not present on the site.
<i>Alopecurus aequalis</i> var. <i>sonomensis</i>	Sonomia alopecurus	FE/-/1B.1	May-July	Marshes, swamps, and riparian scrub.	Extremely unlikely. Suitable habitat not present on the site.
<i>Amorpha californica</i> var. <i>napensis</i>	Napa false indigo	-/-/1B.2	Apr-July	Broadleafed forest openings, chaparral.	Extremely unlikely. Suitable habitat not present on the site.
<i>Amsinckia lunaris</i>	bent-flowered fiddleneck	-/-/1B.2	Mar-June	Coastal bluff scrub, woodland, valley and foothill grassland.	Unlikely. Very marginally suitable habitat present on the site.
<i>Anomobryum julaceum</i>	slender silver moss	-/-/2.2		Broadleaf woodland and coniferous forest, outcrops.	Extremely unlikely. No suitable habitat present on the site.
<i>Arctostaphylos bakeri</i> ssp. <i>bakeri</i>	Baker's manzanita	-/CR/1B.1	Feb-Apr	Often serpentine, chaparral broadleafed upland forest.	Suitable habitat not present on the site and no manzanita observed.
<i>Arctostaphylos canescens</i> ssp. <i>sonomensis</i>	Sonomia canescens manzanita	-/-/1B.2	Jan-June	Chaparral, lower montane coniferous forest, sometimes serpentine.	Suitable habitat not present on the site and no manzanita observed.
<i>Arctostaphylos</i> <i>stanfordiana</i> ssp. <i>decumbens</i>	Rincon Ridge manzanita	-/-/1B.1	Feb-May	Chaparral (rhyolitic soils), cismontane woodland.	Suitable habitat not present on the site and no manzanita observed.
<i>Astragalus claramus</i>	Clara Hunt's milk- vetch	FE/ST/1B.1	Mar-May	Chaparral openings, cismontane woodland, valley and foothill grassland.	Unlikely. Very marginally suitable habitat is present on the site.
<i>Balsamorhiza</i> <i>macrolepis</i>	big-scale balsamroot	-/-/1B.2	Mar-June	Chaparral, cismontane wood- land, valley and foothill grassland (serpentine).	Unlikely. Very marginally suitable habitat is present on the site.

Preliminary Biological Assessment
Property at 408 Calistoga Road, Santa Rosa, CA

<i>Blennosperma bakeri</i>	Sonoma sunshine	FE/CE/1B.1	Mar-May	Valley and foothill grassland Vernal pools and associated swale habitat.	Extremely unlikely. Suitable habitat not present on the site
<i>Brodiaea leptandra</i>	narrow-anthered brodiaea	-/-1B.2	May-July	Broadleafed upland forest, chaparral, cismontane wood- land and lower montane conif- erous forest.	Extremely unlikely. Suitable habitat not present on the site
<i>Calystegia collina ssp. oxyphylla</i>	Mt. Saint Helena morning-glory	-/-4.2	Apr-June	Serpentine, chaparral, lower montane coniferous forest, valley and foothill grassland on volcanics.	Extremely unlikely. Suitable habitat not present on the site
<i>Carex albida</i>	Sonoma white sedge	FE/CE/1B.1	May-July	Bogs and fens, freshwater marshes and swamps.	Suitable habitat not present on the site. No ceanothus observed on the site.
<i>Ceanothus confusus</i>	Rincon Ridge ceanothus	-/-1B.1	Feb-June	Closed-cone coniferous forest, chaparral, cismontane wood- land/volcanic or serpentine.	Suitable habitat not present on the site. No ceanothus observed on the site.
<i>Ceanothus divergens</i>	Calistoga ceanothus	-/-1B.2	Feb-Apr	chaparral (serpentine or volcanic, rocky).	Suitable habitat not present on the site. No ceanothus observed on the site.
<i>Ceanothus purpureus</i>	holly-leaved ceanothus	-/-1B.2	Feb-June	chaparral, cismontane wood- land (volcanic, rocky).	Suitable habitat not present on the site. No ceanothus observed on the site.
<i>Ceanothus sonomensis</i>	Sonoma ceanothus	-/-1B.2	Feb-Apr	Chaparral (sandy, serpentine or volcanic).	Suitable habitat not present on the site. No ceanothus observed on the site.
<i>Centromadia parryi ssp. parryi</i>	pappose tarplant	-/-1B.2	May-Nov	Chaparral, coastal prairie, meadows, seeps, marshes and swamps (coastal salt), valley and foothill grassland (vernally mesic)/often alkaline.	Extremely unlikely. Suitable habitat not present on the site.
<i>Chorizanthe valida</i>	Sonoma spineflower	FE/CE/1B.1	June-Aug	Coastal prairie (sandy).	Extremely unlikely. Suitable habitat not present on the site.
<i>Downingia pusilla</i>	dwarf downingia	-/-2.2	Mar-May	Vernal pools.	Extremely unlikely. Suitable habitat not present on the site.
<i>Erigeron greenii</i>	Greene's narrow- leaved daisy	-/-1B.2	May-Sept	Chaparral (serpentine or volcanic).	Extremely unlikely. Suitable habitat not present on the site.

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<i>Fritillaria liliacea</i>	fragrant fritillary	-/-/1B.2	Feb-Apr	Cismontane woodland, coastal prairie and scrub, valley and foothill grassland.	Marginally suitable habitat present but occurrence is extremely unlikely.
<i>Griatiola heteroxepala</i>	Boggs Lake hedge hyssop	-/SE/1B.2	Apr-Aug	Vernal pools, marshes, swamps and lake margins.	Extremely unlikely. Suitable habitat not present on the site.
<i>Hemizonia congesta</i> ssp. <i>congesta</i>	white seaside tarplant	-/-/1B.2	Apr-Nov	Valley and foothill grassland.	Unlikely. Suitable habitat not present on the site.
<i>Hesperolinon bicarpellatum</i>	two-carpellate western flax	-/-/1B.2	May-June	Chaparral (serpentine).	Extremely unlikely. Suitable habitat not present on the site.
<i>Hesperolinon sharsmithiae</i>	Sharsmith's western flax	-/-/1B.2	May-July	Chaparral (serpentine).	Extremely unlikely. Suitable habitat not present on the site.
<i>Horkelia tenuiloba</i>	thin-lobed horkelia	-/-/1B.2	May-Aug	Mesic openings, sandy broadleaved upland fores and chaparral, valley and foothill grassland.	Unlikely. Very marginally suitable habitat is present on the site.
<i>Lasthenia burkei</i>	Burke's goldfields	FE/CE/1B.1	Apr-June	Vernal pools, meadows and seeps.	Extremely unlikely. Suitable habitat not present on the site.
<i>Layia septentrionalis</i>	Colusa layia	-/-/1B.2	Apr-May	Chaparral, cismontane woodland, valley and foothill grassland on sandy and serpentine-derived soils.	Unlikely. Very marginally suitable habitat is present on the site.
<i>Legenere limosa</i>	legenere	-/-/1B.1	Apr-June	Vernal pools.	Extremely unlikely. Suitable habitat not present on the site.
<i>Leptosiphon jepsonii</i>	Jepson's leptosiphon	-/-/1B.2	Mar-May	Chaparral, cismontane woodland (usually volcanic soils).	Extremely unlikely. Suitable habitat not present on the site.
<i>Limnanthes vincularis</i>	Sebastopol meadowfoam	FE/CE/1B.1	Apr-May	Vernal pools.	Extremely unlikely. Suitable habitat not present on the site.
<i>Lupinus sericatus</i>	Cobb Mountain lupine	-/-/1B.2	Mar-June	Broadleaf upland forest, chaparral, cismontane woodland and lower montane coniferous forest.	Extremely unlikely. Suitable habitat not present on the site.

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<i>Microseris paludosa</i>	marsh microseris	-/-/1B.2	Apr-Jun(Jul)	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland.	Unlikely. Very marginally suitable habitat is present on the site.
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i>	Baker's navarretia	-/-/1B.1	Apr-July	Cismontane woodland, lower montane coniferous forest, meadows and seeps, valley and foothill grassland, vernal pools.	Extremely unlikely. Suitable habitat not present on the site.
<i>Navarretia leucocephala</i> ssp. <i>pliantha</i>	many-flowered navarretia	FE/CE/1B.2	May-June	Vernal pools.	Extremely unlikely. Suitable habitat not present on the site.
<i>Penstemon newberryi</i> var. <i>sonomensis</i>	Sonoma beardtongue	-/-/1B.3	Apr-Aug	Chaparral (rocky).	Extremely unlikely. Suitable habitat not present on the site.
<i>Plagiobothrys strictus</i>	Calistoga popcorn-flower	FE/CT/1B.1	Mar-June	Meadows and seeps, valley and foothill grassland, vernal pools, alkaline areas near thermal springs.	Unlikely. Very marginally suitable habitat is present on the site.
<i>Pleurapogon hooverianus</i>	North Coast semaphore grass	-/CT/1B.1	Apr-June	Open areas, mesic broad-leaf upland forest, meadows and seeps, north coast coniferous forest.	Extremely unlikely. Suitable habitat not present on the site.
<i>Poa napensis</i>	Napa blue grass	FE/CE/1B.1	May-Aug	Meadows and seeps, valley and alkaline foothill grassland, near thermal springs.	Unlikely. Very marginally suitable habitat is present on the site.
<i>Rhynchospora globularis</i>	round-headed beaked-rush	-/-/2.1	July-Aug	Freshwater marshes and swamps.	Extremely unlikely. Suitable habitat not present on the site.
<i>Sidalcea hickmanii</i> ssp. <i>napensis</i>	Napa checkerbloom	-/-/1B.1	Apr-June	Chaparral (rhyolitic rock and soil).	Extremely unlikely. Suitable habitat not present on the site.
<i>Sidalcea oregana</i> ssp. <i>hydrophila</i>	marsh checkerbloom	-/-/1B.2	July-Aug	Meadows and seeps, riparian forest.	Extremely unlikely. Suitable habitat not present on the site.
<i>Sidalcea oregana</i> ssp. <i>valida</i>	Kenwood Marsh checkerbloom	FE/CE/1B.1	June-Sept	Freshwater marshes and swamps.	Extremely unlikely. Suitable habitat not present on the site. Occurrence restricted to Kenwood Marsh
<i>Streptanthus hesperidis</i>	green jewel-flower	-/-/1B.2	May-July	Serpentine, chaparral (openings), cismontane woodland.	Extremely unlikely. Suitable habitat not present on the site.

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<i>Trichostema rmgii</i>	Napa bluecurls	-/-/IB.2	June-Oct	Chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland, vernal pools.	Unlikely. Very marginally suitable habitat present on the site.
<i>Trifolium amoenum</i>	two-fork clover	FE/-/IB.1	Apr-July	Coastal bluff scrub, valley and foothill grassland (sometimes serpentine).	Unlikely. Very marginally suitable habitat present on the site.
<i>Trifolium hydrophilum</i>	saline clover	-/-/IB.2	Apr-June	Marshes and swamps, valley foothill grassland (mesic, alkaline), vernal pools.	Extremely unlikely. Suitable habitat not present on the site.
<i>Triquetrella californica</i>	coastal triquetrella	-/-/IB.2		Coastal bluff scrub.	Extremely unlikely. Suitable habitat not present on the site.
<i>Viburnum ellipticum</i>	oval-leaved viburnum	-/-/2.3	May-June	Chaparral, cismontane woodland, lower montane coniferous forest.	Extremely unlikely. Suitable habitat not present on the site.

Notes: Agencies - USFWS = U.S. Fish and Wildlife Service, CDFG = California Department of Fish and Game, CNPS = California Native Plant Society.
Federal Designations - E = Listed as Endangered by the Federal Government. T = Listed as Threatened by the Federal Government. C1 = Category 1 Candidate. C1* = Sufficient data are on file to support listing but taxon presumed extinct. C2 = Category 2 Candidate. C2* = Sufficient data to support federal listing lacking, taxon presumed extinct. State Designations - E = Listed as Endangered. R = Listed as Rare. CNPS Designations - List 1A = Species presumed extinct in California. List 1B = Species rare and endangered in California and elsewhere. List 2 = Species rare and endangered in California but more common elsewhere. List 3 = Species about which additional data are needed. List 4 = Species of limited distribution.

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APPENDIX B.
SPECIAL-STATUS WILDLIFE SPECIES
WITH THE POTENTIAL TO OCCUR IN THE VICINITY OF THE
THE PROPERTY AT 408 CALISTOGA ROAD, SANTA ROSA, CALIFORNIA

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Common Name	Scientific Name	Federal/State/ CDFG STATUS**	Habitat	Potential for Occurrence on the Site
INVERTEBRATES				
Vernal pool andrenid bee	<i>Andrena blennospermatis</i>	-/-*	Upland habitat around vernal pools and seasonal wetlands	Extremely unlikely. Vernal pool habitat not present on the site.
California linderiella	<i>Linderiella occidentalis</i>	-/-*	Ponded areas with low alkalinity, conductivity and TDS.	Extremely unlikely. Vernal pool or other ponded habitat not present on the site.
California freshwater shrimp	<i>Syncaris pacifica</i>	E/E/-	Shallow pools away from main streamflow; during winter found in undercut banks with exposed roots; summer found in areas with branches of nearby trees touching water.	Extremely unlikely. The site is well removed from Austin Creek to the south and provides no suitable habitat.
REPTILES AND AMPHIBIANS				
western pond turtle	<i>Emys marmorata</i>	-/-/SC	Permanent or nearly permanent aquatic habitat with basking sites and nearby upland habitat nearby for eggs.	Extremely unlikely. The site is well removed from Austin Creek to the south and provides no suitable habitat.
California tiger salamander	<i>Ambystoma californiense</i>	E/T/SC	Annual grass habitat, but also occurs in grassy understorey of valley-foothill hardwood habitats, and uncommonly along stream courses in valley-foothill riparian habitats.	The site is outside the potential range of the species, provides no breeding habitat and migration from very distant breeding habitat is blocked.
foothill yellow-legged frog	<i>Rana boylei</i>	-/-/SC	Shallow, flowing waters in small to moderately-sized stream with some cobble-sized substrate.	Austin Creek does not provide suitable habitat and the site is separated from the creek by dense residential development.
California red-legged frog	<i>Rana draytonii</i>	T/-/SC	Aquatic habitat, including ponds and pools in intermittent streams; adults prefer areas with vegetation structure with nearby deeper water areas.	Austin Creek does not provide suitable habitat, no deeper water is nearby, and the site is separated from the creek by dense development.
FISH				
Russian River tute perch	<i>Hysterocarpus traski poma</i>	-/-/SC	Aquatic species found in flowing water with abundant cover.	No suitable habitat is present on the site and is has no direct linkage to any habitat with flowing water.
Navarro roach	<i>Lavinia symmetricus navarroensis</i>	-/-/SC	Aquatic habitat in rivers and streams.	No suitable habitat is present on the site and is has no direct linkage to any habitat with flowing water.

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Coho salmon - central California coast ESU	<i>Oncorhynchus kisutch</i>	E/E/-	Anadromous species found in coastal waterways, including rivers, streams, creeks	No suitable habitat is present on the site and is has no direct linkage to any habitat with flowing water.
Steelhead - central California coast DPS	<i>Oncorhynchus mykiss irideus</i>	T/-/-	Anadromous species found in coastal waterways, including rivers, streams, creeks	No suitable habitat is present on the site and is has no direct linkage to any habitat with flowing water.
BIRDS				
tricolored blackbird	<i>Agelaius tricolor</i>	-/-/SC	Dense colonial nesting bird that requires open water, protected nest sites and foraging areas with insect prey within a few kilometers of the colony.	Extremely unlikely. No suitable habitat is present on the site and no open-water habitat is present in the surrounding area.
great blue heron	<i>Ardea herodias</i>	-/-/*	Shallow estuaries and fresh and saline emergent wetlands.	No suitable habitat is present on the site or in the surrounding region.
burrowing owl	<i>Athene cunicularia</i>	-/-/SC	Subterranean nesting species found in open grassland habitat with burrowing mammals present, preferably the California ground squirrel.	Extremely unlikely. Suitable upland habitat is present, but no evidence of burrows excavated by California ground squirrels or other mammals was observed and the surrounding area is too heavily developed.
western yellow-billed cuckoo	<i>Coccyzus americanus occidentalis</i>	C/E/-	Nests in riparian thickets of willows often mixed with cottonwoods, with dense understory dominated by shrubby species, and adjacent slow-moving watercourses, backwater areas or seeps.	No suitable habitat is present on the site and Austin Creek is too far removed for the site to be used.
white-tailed kite	<i>Elanus leucurus</i>	-/-/FP	Open lowland valleys and low rolling foothill; forage in grasslands, marshes cultivated fields where prey species are abundant; nests in top of trees close to good foraging habitat.	Unlikely. A minimal area of suitable upland habitat is present.
osprey	<i>Pandion haliaetus</i>	-/-/*	Large trees and other tall structures for large nest within 15 miles of good fish-producing body of water	Extremely unlikely. Suitable habitat is not present on the site.
MAMMALS				

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pallid bat	<i>Antrozous pallidus</i>	-/-/SC	Grasslands, shrublands, woodlands, and forests; common in open, dry habitats with rocky areas for roosting; prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging.	Extremely unlikely. Suitable roosting habitat not present on the site.
hoary bat	<i>Lasiurus cinereus</i>	-/-/*	Prefers open habitats or habitat mosaics with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees, requires access to water.	Very unlikely. Could roost in the oak trees present the site but open water areas are lacking in the immediate surrounding area.
American badger	<i>Taxidea taxus</i>	-/-/SC	Uncommon, permanent resident found throughout most of the state, except in the northern North Coast area. Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Extremely unlikely. Suitable upland habitat is present but no evidence of the any burrows or openings for underground mammals were observed on the site. The species is not compatible with heavily developed areas such as the site and its surroundings.

* These species do not have a specific state or federal status but are of concern due to limited habitat requirements, threatened habitat, limited numbers or a combination of factors

** Status: Federal - E = Endangered, T = Threatened, C = Candidate for listing; State - E = Endangered; CDFG Status - FP = Fully Protected



February 28, 2014

Mr. Scott Schellinger
CSW Land, LLC
P.O. Box 921
Santa Rosa, CA 95402

Whitlock & Weinberger
Transportation, Inc.

490 Mendocino Avenue
Suite 201
Santa Rosa, CA 95401

voice 707.542.9500
fax 707.542.9590
web www.w-trans.com

Focused Traffic Study for 408 Calistoga Road

Dear Mr. Schellinger;

Whitlock & Weinberger Transportation, Inc. (W-Trans) has completed a focused traffic analysis for the proposed subdivision of an existing lot with a single family dwelling to accommodate four homes. The site is located on the east side of Calistoga Road south of Monte Verde Drive in the City of Santa Rosa. This analysis is based on the information that we understand is needed by the City of Santa Rosa based on their guidelines for traffic studies.

Trip Generation

The project would result in the development of three additional single family homes. The trip generation for the project was determined based on standard rates for a single family dwelling unit published by ITE in *Trip Generation Manual*, 9th Edition, 2012. As shown in Table I, the project would be expected to generate 29 new daily trips, including two during the morning peak hour and three during the evening peak hour. Since the project generates substantially fewer than 50 peak hour trips, a full traffic study is not required under the City's guidelines.

Table I
Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Single Family Dwelling	3 du	9.52	29	0.75	2	1	1	1.00	3	2	1

Note: du = dwelling unit

Access

Site access was evaluated, including a review of the street connection, adequacy of sight distance, and potential for conflict with existing intersections or driveways. It is understood that the existing driveway would be moved about 10 feet, and would serve the existing home as well as the three new homes. In this vicinity, Calistoga Road is straight and flat, and has one travel lane, a bike lane and a parking lane in each direction, together with a center turn lane. The posted speed limit on Calistoga Road is 35 mph, though the site is located within a school zone with a posted 25-mph speed limit when children are present. Because of the geometrics and alignment of Calistoga Road, sight lines for drivers entering and exiting the driveway substantial exceed the 250 feet of stopping sight distance suggested in the Caltrans *Highway Design Manual* for a 35-mph approach speed.

Mr. Scott Schellinger

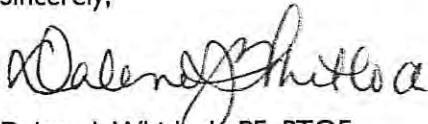
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Given the presence of the center turn lane for motorists turning left either into or out of the driveway, as well as the adequacy of sight distance, access to the project site is expected to operate acceptably.

We hope this information is adequate for staff review purposes. Please call me if you have any questions or need additional information. Thank you for allowing W-Trans to perform this work for you.

Sincerely,



Dalene J. Whitlock, PE, PTOE
Principal



DJW/djw/SRO349.LI