

RESOLUTION NO. 12055

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING AND REPORTING PROGRAM FOR THE STONEBRIDGE SUBDIVISION,
LOCATED AT 2220 FULTON ROAD - ASSESSOR'S PARCEL NUMBER(S) 034-030-070 -
FILE NUMBER PRJ19-049

WHEREAS, on December 19, 2019, Major Subdivision Tentative Map and Conditional Use Permit applications for Stonebridge Subdivision, a project consisting of the subdivision of a $\pm$ 28.49-acre parcel with habitat for endangered, rare, or threatened species into 105 lots, and three parcels, for the purpose of constructing 95 single-family detached homes and 10 attached single-family units on a 14.6-acre portion of the lot, while 14.0 acres on the east portion of the lot is dedicated for the preservation of Burke's Goldfields and wetlands identified as Parcel C, located at 2220 Fulton Road, also identified as Sonoma County Assessor's Parcel Number 034-030-070, were submitted to the Planning and Economic Development Department; and

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

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

WHEREAS, the Initial Study/Draft Mitigated Negative Declaration was prepared and circulated for a 30-day public review period commencing on May 29, 2020; and

WHEREAS, due to the COVID-19 pandemic and in accordance with Executive Order N-54-20 issued on April 22, 2020, the Initial Study/Draft Mitigated Negative Declaration document was made available for review on the Lead Agency's public-facing website at <https://srcity.org/425/Plans-Studies-EIRs> for the same period of time that physical posting would otherwise be required, and all materials were also submitted electronically to the State Clearinghouse CEQAnet Web Portal; and

WHEREAS, three (3) comments on the Initial Study/Draft Mitigated Negative Declaration were received within the public comment period; and

WHEREAS, one (1) comment was received after the public comment period ended on June 29, 2020; and

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

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

WHEREAS, the Mitigated Negative Declaration and related project and environmental documents are available for review at the City of Santa Rosa Planning and Economic Development Department, during normal business hours, or online at <https://srcity.org/425/Plans-Studies-EIRs>. The custodian of the documents and other materials which constitute the record of proceedings for the proposed project is Adam Ross, Interim Senior Planner, Planning and Economic Development, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on May 27, 2021, and all comments and materials submitted prior thereto; and

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

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

1. That the Mitigated Negative Declaration, which consists of the Initial Study/Draft Mitigated Negative Declaration, Errata Sheet, and Mitigation Monitoring and Reporting Program, attached hereto and incorporated herein as Exhibit A, has been completed in accordance with CEQA and the CEQA Guidelines.
2. That the Planning Commission has reviewed and considered the information contained within the Mitigated Negative Declaration prior to acting on the proposed Project, and the Mitigated Negative Declaration reflects the independent judgment and analysis of the City.
3. That the monitoring and reporting of CEQA mitigation measures in connection with the project will be conducted in accordance with the attached Mitigation Monitoring and Reporting Program and compliance with the adopted MMRP is required as a Condition of Approval for the project.
4. That the Stonebridge Subdivision proposed project, including the subdivision of a ± 28.49-acre parcel with habitat for endangered, rare, or threatened species into 105 lots, for the purpose of constructing 95 single-family detached homes, and 10 attached single-family units on a 14.6-acre portion of the lot, while 14.0 acres on the east portion of the

lot is dedicated for the preservation of Burke's Goldfields and wetlands, will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration, attached hereto and incorporated herein, are implemented prior to development of the subject property.

BE IT FURTHER RESOLVED that pursuant to CEQA Guidelines section 15074, the Planning Commission adopts a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to require all reasonably feasible mitigation measures be implemented by means of project conditions, agreements or other measures as set forth in the Mitigation Monitoring and Reporting Program.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 27th day of May, 2021, by the following vote:

AYES: (6) Chair Weeks, Vice Chair Peterson, Commissioner Duggan,
Commissioner Holton, Commissioner Kalia, and Commissioner Okrepkie

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Carter

APPROVED: 
Karen Weeks (Jul 13, 2021 15:26 PDT)
KAREN WEEKS, CHAIR

ATTEST: 
ANDREW TRIPPEL, EXECUTIVE SECRETARY

ATTACHMENT: Exhibit A – The Stonebridge Subdivision Project - 2220 Fulton Road, City of Santa Rosa, Sonoma County, California Draft Initial Study/Mitigated Negative Declaration with Errata Sheet and Mitigated Monitoring and Reporting Program