

NOTICE OF NEGATIVE DECLARATION

NAME OF PROJECT: Golden Gate Court **FILE NUMBER:** MJP01-024

LOCATION OF PROJECT: 1071 Fresno Avenue

APN: 035-102-004

PROJECT DEVELOPER: MEA Pacific

DESCRIPTION OF PROJECT: Subdivision of 1.5 acres into 12 single family residential lots with 6 2nd dwelling units.

DECLARATION

Based upon the Initial Study, dated April 6, 2005, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The aforementioned findings are contingent upon the following mitigation measures (if indicated) which shall be incorporated into this project:

1. A grading plan, including haul routes and dust control measures shall be provided.
2. If grading occurs during the wet season, implement an erosion and sediment control plan. The plan shall be submitted for review and approval prior to grading operations.
3. Soil hauling shall be covered with tarpaulins. Graded areas shall be sprinkled as needed until new pavement is placed or until graded areas are reestablished with a vegetative cover.
4. As needed, adjoining streets shall be swept by the developer during grading operations.
5. The applicant, its successors, heirs, assigns or transferees, shall secure all authorizations, approvals and permits for impacts to wetlands or sensitive plant and/or animal species from the resource agencies with jurisdiction prior to the issuance of any grading permit or building permit.
6. Construction hours will be limited to 7:00 a.m. to 7:00 p.m. Monday-Saturday.
7. Pay Capital Facility Fees and Southwest Area Impact fees for individual home construction at the time of building permit issuance.
8. Install temporary off-site pedestrian path linking this project to the Courtside Village project as noted in the Development Advisory Report for this project.
9. If archaeological resources are discovered during site excavation, then all work in the immediate area shall cease while a qualified archaeologist evaluates the resource.

The Initial Study and other environmental documents are available for public review at the Department of Community Development, Room 3, City Hall, 100 Santa Rosa Avenue. The public is hereby invited to submit to the Department of Community Development written comments regarding the environmental findings and Negative Declaration determination. Such comments should be submitted prior to the termination date of the posting period identified below.

Posting Period: April 6, 2005 to April 28, 2005

Submit comments to: Blake Hillegas
Santa Rosa Department of Community Development
P.O. Box 1678, Santa Rosa, CA 95402-1678
Telephone (707) 543-3262

NOTICE OF DETERMINATION

City of Santa Rosa

PROJECT TITLE: Golden Gate Court

FILE NUMBER: MJP01-024

PROJECT LOCATION: 1071 Fresno Avenue

PROJECT DESCRIPTION: Subdivision of 1.5 acres into 12 single family lots with 6 2nd dwelling units.

NAME, ADDRESS AND PHONE NUMBER OF APPLICANT:

Nazar Eljumaily, EBA Engineering
825 Sonoma Avenue
Santa Rosa, CA 95405
544-0784

THIS IS TO ADVISE THAT THE CITY OF SANTA ROSA HAS APPROVED THE ABOVE PROJECT AND HAS MADE THE FOLLOWING DETERMINATIONS REGARDING THE ABOVE DESCRIBED PROJECT:

1. The project as approved will not have a significant effect on the environment.
2. The project's cumulative development impacts and mitigations are within the scope of the environmental Impact Reports prepared for the Southwest Area Plan and General Plan.
3. A Mitigated Negative Declaration was prepared for this project's site specific impacts pursuant to the provisions of CEQA.
4. The project was approved on April 28, 2005 by the Planning Commission by the following action(s): Adoption of Resolutions
5. Mitigation measures were made a condition of the approval of the project.

Records of this project, including the above environmental documents, are on file with the Department of Community Development and available for public inspection.

**SANTA ROSA DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY HALL, 100 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA 95404
(707) 543-3262**

Public Resources Code Section 21152(a) requires local agencies to submit this information to the county clerk. The filing of the notice starts a 30 day statute of limitations on court challenges to the approval of the project under Public Resources Code Section 21167.

PCW

**DEPARTMENT OF COMMUNITY DEVELOPMENT
INITIAL STUDY OF ENVIRONMENTAL SIGNIFICANCE**

PROJECT TITLE Golden Gate Court
PROJECT LOCATION 3975 Old Redwood Highway
APN 035-102-004
PROJECT DEVELOPER MEA Pacific III, LP

A. SUMMARY DETERMINATION

The project's cumulative development impacts and mitigations have are within the scope of the Southwest Area Plan and General Plan EIR's and the project's site specific impacts can be mitigated through project specific mitigations.

- Negative Declaration
Posting Period: April 8, 2005 to April 28, 2005
- Mitigation Measures (attached)
- Environmental Impact Report Required

B. PROJECT INFORMATION

1. Description:

The project involves the subdivision of 1.5 acres into 12 single family lots with 6 2nd dwelling units.

2. Environmental Setting:

The vacant site is flat and contains a small area of wetlands and several small oak trees along the street front ditch line.

3. Character of Surrounding Area:

The 1.5 acre vacant site is situated within an older large lot semi-rural area which has become increasingly urban due to the immediate proximity of Courtside Village and other development in Southwest Santa Rosa.

C. GENERAL CONSIDERATIONS

1. Does the project conform to General Plan proposals including the various adopted elements? (Land Use, Circulation, Urban Design, Housing, Open Space/Conservation, Noise, Seismic/Safety, Recreation, Scenic

Highways, Community Facilities)(See appropriate impact sections for application of specific elements.)

Yes

General Plan Designation:

Residential, Low Density

2. Does the project conform to existing (or proposed) zoning classification? **Yes**

Classification:

R-1-6, Single Family Residential

3. Does it appear that any feature of this project, including aesthetics, will generate significant public concern? **No**

Nature of Concern:

4. Will the project require approval or permits by other than a City Agency? **Yes**

Other Agency:

Army Corps of Engineers, U.S. Fish and Wildlife, North Coast Regional Water Quality Control Board, and Sonoma County Water Agency.

D. ENVIRONMENTAL IMPACTS: (Include mitigation measures for significant effects where possible.)

1. **EARTH.** (Consider the Seismic Safety Element)
Will the proposal result in or be subject to:

- a) Erection of structures within an Alquist-Priolo Act Special Studies Zone? **None**
- b) Grading (consider amount and aesthetics)? **Negligible**
- c) Slides, liquefaction, or other hazards on or immediately adjoining the site? **None**
- d) Adverse soil or topographic characteristics (consider prime soils, slope, slope stability, soils limitations)? **None**
- e) Wind or water erosion of soils, on site or off? **Negligible**

DISCUSSION:

The site is not located within an area known to have geologic or significant soil constraints. A soils report will be provided with the building permit applications. See Air Quality and Water below for potential impacts related to the potential erosion of soils.

MITIGATION MEASURES:

None.

2. AIR. Will the project result in:

- | | |
|---|-------------------|
| a) Deterioration of air quality or creation of objectionable odors? | Negligible |
| b) Exposure of people to existing odors or poor quality air? | Negligible |

DISCUSSION:

Impacts to air quality are anticipated from construction activities, residential uses, and from automobile emissions. Air born dust associated with construction could be significant unless mitigated through conditions of approval.

MITIGATION MEASURES:

1. A grading plan, including haul routes and dust control measures shall be provided.
2. Soil hauling shall be covered with tarpaulins. Graded areas shall be sprinkled as needed until new pavement is placed or until graded areas are reestablished with a vegetative cover.
3. Adjoining streets shall be swept by the developer as needed during grading.

3. WATER. Will the project result in:

- | | |
|---|-------------------|
| a) Erection of structures within a designated flood (hazard prone) area? | Negligible |
| b) Contribute to cumulative downstream impacts? | Negligible |
| c) Reduction of surface or ground water quality or quantity? | Negligible |
| d) Alteration of drainage patterns or runoff (consider cumulative downslope areas)? | Negligible |
| e) Disruption of streams or water bodies, including seasonal water bodies? | Negligible |

DISCUSSION:

The site contains .06 acres of seasonal wetlands and is not located within a flood plane or prime ground water recharge area.

The project has purchased wetland mitigation and creation credits and received permission from the Army Corps of Engineers to fill the wetlands.

MITIGATION MEASURES:

- 1. If grading occurs during the wet season, implement an erosion and sediment control plan. The plan shall be submitted for review and approval prior to grading operations.
- 2. The applicant, its successors, heirs, assigns or transferees, shall secure all authorizations, approvals and permits for impacts to wetlands, habitats and/or water quality from the resource agencies with jurisdiction prior to the issuance of any grading permit or building permit.

4. PLANT/ANIMAL LIFE. Will the project result in:

- a) Changes in the diversity of species, or numbers of any species of plants or animals? **None**
- b) Reduction of the number of any unique, rare or endangered species of plants or animals? **Negligible**
- c) Introduction of new species of plants or animals to the detriment of existing native species? Creation of a barrier to the normal migration, replenishment, or movement of existing species? **Negligible**
- d) Deterioration or reduction of existing plant or animal habitat, including agricultural crops? **Negligible**

DISCUSSION:

Site surveys have been conducted for wetlands and sensitive plant and animal species, including, the Tiger Salamander. The surveys did not find any tiger salamanders present and conclude that there are no rare or endangered plant species. The surveys also concluded that the site does not contain breeding habitat and contains only limited aestivation habitat. However, due to the site's proximity to known breeding areas, U.S. Fish and Wildlife Service has required and the project developer has purchased mitigation credits for the tiger salamander

Several insignificant trees would be removed as a result of the project. However, compliance with the City's Tree Ordinance is required prior to the issuance of grading and building permits. Plans shall provide an evaluation of the replacement requirements and verify compliance.

MITIGATION MEASURES:

The applicant, its successors, heirs, assigns or transferees, shall secure all authorizations, approvals and permits for impacts to sensitive plant and or animal species from the resource agencies with jurisdiction prior to the issuance of any grading permit or building permit.

5. NOISE. Will the project result in:

- a) Exposure of noise-sensitive land uses to noise levels exceeding 60 dBA? **Negligible**
Noise Source: Construction and traffic
- b) Increases in existing noise levels? **Negligible**
Noise Source: Construction and traffic

DISCUSSION:

Construction noise could result in a nuisance if not limited to the less sensitive daytime hours.

MITIGATION MEASURES:

Construction hours will be limited to 7:00 a.m. to 7:00 p.m. Monday-Saturday.

- 6. NATURAL RESOURCES.** Will the project result in an increase in the rate of use of any natural resource, including energy resources, or the substantial depletion of any nonrenewable resource? **Negligible**

DISCUSSION:

The project will implement energy efficiency requirements and could not result in the abnormal rate in use of nonrenewable natural resources.

MITIGATION MEASURES:

None.

- 7. UTILITIES.** Will the project result in the need for new systems or alterations to the following utilities: electricity, natural gas, communication facilities, water, sewers, storm drainage, solid waste disposal? **Negligible**

DISCUSSION:

The project will install new off-site sewer, and on-site sewer, water, and storm drain systems. No sewer or water capacity issues have been identified.

MITIGATION MEASURES:

None.

8. **PUBLIC SERVICES.** Will the project result in the need for new or altered services in the following areas: fire protection, police protection, schools, parks or other recreational facilities, roads, flood control or other public works facilities, public transit or other governmental services? **Negligible**

DISCUSSION:

Public Services exist to accommodate development at this location. Continued improvement of public facilities are needed to address cumulative development in the area.

MITIGATION MEASURES:

Capital Facility fees are required to address this project's fair share of cumulative development impacts.

9. **TRANSPORTATION/CIRCULATION.** Will the project result in:
- a) Generation of additional vehicular movement with initiation or intensification of circulation problems (consider road design, project access, congestion, hazards to vehicles, pedestrians)? **Negligible**
 - b) Effects on existing parking facilities or demands for new parking? **Negligible**
 - c) Impact on existing rail, air or public transportation systems? **Negligible**

DISCUSSION:

The project is within the scope of the Southwest Santa Rosa Area Plan and General Plan EIR's, which evaluated cumulative development impacts and roadway network improvements that will be needed to accommodate growth.

No project specific roadway improvements have been identified beyond the project's frontage other than the need for a temporary off-site pedestrian connection linking this project to the Courtside Village project situated two parcels to the north.

This project will contribute Capital Facility Fees and Southwest Area Impact fees to cover it's fair share of cumulative development impacts

MITIGATION MEASURES:

Pay Capital Facility Fees and Southwest Area Impact fees for individual home construction at the time of building permit issuance.

Install temporary off-site pedestrian path linking this project to the Courtside Village project as noted in the Development Advisory Report for this project.

10. LAND USE. (Consider the Land Use and Housing Element.) Will the project:

- | | |
|---|-------------------|
| a) Alter the location, distribution, density or growth rate of the human population of an area? | Negligible |
| b) Create a demand for additional housing or degrade/displace existing housing? | None |
| c) Result in a substantial alteration of the planned use of an area? | None |

DISCUSSION:

The site is designated as Residential, Low Density and urban development is anticipated throughout the area.

MITIGATION MEASURES:

None

- 11. AESTHETICS.** Will the project obstruct or degrade any public scenic vista or view, create an aesthetically offensive site open to public view, produce new light or glare, or be visually incompatible with the surrounding area?

Negligible

DISCUSSION:

The project consists of low density housing in a residential area.

MITIGATION MEASURES:

None

- 12. RECREATION.** (Consider the Public Services and Facilities Element.) Will the project affect an existing park, future park/recreational options, or access to a park (including bicycle trails)?

None

DISCUSSION:

The project does not affect recreational opportunities.

MITIGATION MEASURES:

None.

- 13. CULTURAL RESOURCES.** Will the project:

- a) Disrupt or adversely affect a prehistoric or archaeological site? **Negligible**
- b) Disrupt or adversely affect a property of historic or cultural significance? **Negligible**

DISCUSSION:

The site is not located within an archaeologically sensitive area.

MITIGATION MEASURES:

If archaeological resources are discovered during site excavation, then all work in the immediate area shall cease while a qualified archaeologist evaluates the resource.

- 14. HAZARD.** (Consider the Safety Element.)
Will the project:

- a) Create a risk of explosion, release of hazardous substances or other dangers to public health or safety? **Negligible**
- b) Locate people on or adjacent to a potential health or safety risk? **Negligible**

DISCUSSION:

A level I site assessment is required to very potential for contamination.

MITIGATION MEASURES:

None.

- 15. OTHER.** (Consider the Open Space and Conservation Element.) Will the project result in other significant effects on the environment? **None**

DISCUSSION:

The project would not effect designated open space.

MITIGATION MEASURES:

None.

- 16. MANDATORY FINDINGS OF SIGNIFICANCE.** (A "significant" check on any of the following questions requires preparation of an EIR.)

- a) Does the project have the potential to degrade the quality of the environment, or curtail the diversity in the environment? **No**

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? **No**
- c) Does the project have impacts, which are individually limited, but cumulatively considerable? **No**
- d) Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly? **No**

DISCUSSION:

None

DETERMINATION: On the basis of this evaluation:

- I find the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.
- I find that the projects cumulative development impacts and mitigations are within the scope of the Southwest Area Plan and General Plan EIR's and the project's site-specific impacts can be mitigated to insignificance through project specific mitigation as described on an attached sheet. A **MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment and a **ENVIRONMENTAL IMPACT REPORT** is required.

Date 7-6-05

Blake Hillegas
(Signature)

MITIGATION MONITORING PROGRAM

GOLDEN GATE COURT
Project Name

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to reduce identified significant environmental impacts to a level of insignificance. A completed and signed report for each mitigation measure indicates that this mitigation measure has been complied with and implemented.

Mitigation Measure	Monitoring Agency	Shown on Plans	Constructed/Installed	Remarks
1. A grading plan, including haul routes and dust control measures shall be provided.	Engineering/Planning			
2. If grading occurs during the wet season, implement an erosion and sediment control plan. The plan shall be submitted for review and approval prior to grading operations.	Eng./Planning			
3. Soil hauling shall be covered with tarpaulins. Graded areas shall be sprinkled as needed until new pavement is placed or until graded areas are reestablished with a vegetative cover.	Eng./Planning/Building			
4. As needed, adjoining streets shall be swept by the developer during grading operations.	Planning			
5. The applicant, its successors, heirs, assigns or transferees, shall secure all authorizations, approvals and permits for impacts to wetlands or sensitive plant and/or animal species from the resource agencies with jurisdiction prior to the	Engineering/Planning			

issuance of any grading permit or building permit.

Planning/Building

6. Construction hours will be limited to 7:00 a.m. to 7:00 p.m. Monday-Saturday.

Building

7. Pay Capital Facility Fees and Southwest Area Impact fees for individual home construction at the time of building permit issuance.

Engineering/Planning/
Public Works

8. Install temporary off-site pedestrian path linking this project to the Courthouse Village project as noted in the Development Advisory Report for this project.

Planning/Building

9. If archaeological resources are discovered during site excavation, then all work in the immediate area shall cease while a qualified archaeologist evaluates the resource.

CITY OF SANTA ROSA
UTILITIES DEPARTMENT
M E M O R A N D U M

DATE: FEBRUARY 25, 2005

TO: BLAKE HILLEGAS, LARRY WOODS - COMMUNITY DEVELOPMENT

FROM: LYNDA POWER - UTILITIES ENGINEERING

RE: 1071 FRESNO AVENUE
GOLDEN GATE COURT SUBDIVISION
MAJOR PROJECT CONTROL

CONDITIONS HAVE NOT CHANGED SINCE LAST REFERRAL.

UTILITIES DEPARTMENT PROJECT SPECIFIC CONDITIONS OF APPROVAL:

1. This project involves the extension of mains in Golden Gate Avenue, Fresno Avenue and Finley Avenue for public benefit outside this project. The developer may contact Utilities Engineering for information regarding a possible Reimbursement Agreement.
2. The water main must be extended in Golden Gate Avenue to the intersection of Golden Gate Avenue and Fresno Avenue. If fire flow can not be met with the long dead end main, the main must be extended to the north in Fresno Avenue to connect to the existing 12". The main in Fresno must be a 12". The sewer main extension for this project must be from the existing main in Finley Avenue which is approximately 1,000 feet west of Fresno Avenue. The sewer main must be extended westerly in Golden Gate Avenue far enough to serve lots with laterals perpendicular to the main. Sewer mains shall not be deeper than 14' or shallower than 3', depth from finished grade measured over pipe.
3. Submit the square footage of each lot to determine water demand fees.
4. Water services must be provided per Section X of the Water System Design Standards. Lots that are not being constructed with second units as indicated on the development plan but have the potential to construct a second unit must provide a 1" water service per Standard #863 for a single 5/8" meter. The meter box will be required to be replaced and a manifold installed as a condition of the building permit for the second unit. Show all lots with second units. Show any lots that are three stories. Three story structures require fire sprinklers and backflow devices. Structures with fire sprinklers may require larger services.
5. This project will require the construction of 12" water main based on the type of use or as called out in the Water Master Plan. This project must install a 12" water main. If