



## **Kawana Village Subdivision**

1150, 1310, and 1166 Kawana Terrece, Santa Rosa, CA (Sonoma County)

Assessor's Parcel No. 440-051-019 -025 and -027

Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Santa Rosa  
Community Development Department  
100 Santa Rosa Avenue, Rm. 3 (P.O. Box 1678)  
Santa Rosa, CA 95402-1678

Contact: Lori S. MacNab, City Planner

Date: March 25, 2008



DEPARTMENT OF COMMUNITY DEVELOPMENT  
100 Santa Rosa Avenue  
Post Office Box 1678  
Santa Rosa, CA 95402-1678

**DATE:** March 25, 2008  
**TO:** Public Agencies, Organizations and Interested Parties  
**FROM:** Lori MacNab, City Planner  
**SUBJECT:** NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION

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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:**

Kawana Village Subdivision

**Location:**

1150, 1310 and 1166 Kawana Terrece, Santa Rosa, Sonoma County, California, APNs: 440-051-019, -025, and 027.

**Property Description:**

The project site is located in an urbanizing area of Santa Rosa currently characterized as rural residential. The subject site is a long rectangular site that encompasses three parcels approximately 4.8 acres in size. The site is mostly flat with a pronounced oak studded knoll with at the southern end. There is a drainage swale which traverses the rear portion of the property. The swale collects seasonal runoff and discharges the water onto a grazed pasture to the west. A small wetland occurs on-site as well. The seasonal wetland measures approximately 30 square feet is size. Improvements on the property include three single family homes and various outbuildings on the property. The homes are accessed via a long gravel driveway approximately 600 feet in length.

**Project Description:**

The project consists of demolishing the existing improvements on-site and subdividing 4.8 acres of land into a total of 39 lots. The lots range in size from 2,523 to 9,554 square feet . The subdivision includes the construction of one new city street and the extension of another street know as Raphael Street. The applicant proposes to build 12 attached single family homes and 27 detached single family homes. Four (4) of the homes are within the hillside area and the applicant is proposing to build homes within the hillside area that are

sensitive to the topography. An existing man-made drainage swale is proposed to be culverted and carried through the property to be ultimately discharged into Colgan Creek.

### **Environmental Issues:**

The proposed project would result in potentially significant impacts in adversely impacting a seasonal drainage swale and seasonal wetland. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures or through compliance with existing Municipal Code requirements or City standards. Recommended measures are summarized in the attached Mitigation Monitoring and Reporting Plan (MMRP) and Initial Study/Mitigated Negative Declaration. 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 30-day (thirty-day) public review period** shall commence on **April 8, 2008**. 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 95402 **by May 8, 2008**. The City of Santa Rosa Planning Commission will hold a public hearing on the Initial Study/Mitigated Negative Declaration and project merits on **May 8, 2008** **in the Santa Rosa City Council Chambers at City Hall (address listed above)**. **Correspondence and comments can be delivered to Lori MacNab, project planner, phone: (707) 543-3258, email: [lmacnab@srcity.org](mailto:lmacnab@srcity.org)**

**MITIGATION MONITORING AND REPORTING PROGRAM**  
**Kawana Terrace**

<b>Mitigation Measure</b>	<b>Implementation Procedure</b>	<b>Monitoring Responsibility</b>	<b>Monitoring / Reporting Action &amp; Schedule</b>	<b>Non-Compliance Sanction/Activity</b>	<b>Monitoring Compliance Record (Name/Date)</b>
<b>IV. Biological Resources</b>					
IV.1 Tree Removals. If any tree work or brush clearing is scheduled to occur during the spring bird nesting season (February-July), a pre-construction nesting bird survey shall be conducted by a qualified biologist within two weeks prior to working on or removing any trees or woody vegetation. If any nests or eggs are found by the survey, the mitigation measures must follow the recommendations of the Preliminary Environmental Assessment dated August 9, 2005, prepared by Diane Renshaw.	Show on Improvement plans when trees are to be removed	Planning Division	Check Improvement Plans for compliance	Refuse approval of improvement plans	
IV.2 Drainage Swale Relocation. Obtain a permit from the Regional Quality Control Board and follow required mitigation measures in order to relocate the drainage swale along the easterly property line into a culvert.	Obtain the required permit from the Regional Water Quality Control Board	Regional Water Quality Control Board and Planning Division	Planning Division	Deny approval of improvement plans	
<b>V. Cultural Resources</b>					
If cultural resources are encountered during grading, stop work and have a qualified cultural resource consultant evaluate the situation and record the resources found.					
<b>VI Geology and Soils</b>					
VI.1 Geotechnical Report Compliance. The developer shall adhere to the recommendations of the Kleinfelder Preliminary Geotechnical Report prepared for the Kawana Terrace project (April 2006),	Adhere to the recommendations of the Geotechnical	Building and Engineering Division	The Building Division and Engineering Division will verify compliance through improvement	Deny issuance of the building permit and approval of the	

**MITIGATION MONITORING AND REPORTING PROGRAM**  
**Kawana Terrace**

<b>Mitigation Measure</b>	<b>Implementation Procedure</b>	<b>Monitoring Responsibility</b>	<b>Monitoring / Reporting Action &amp; Schedule</b>	<b>Non-Compliance Sanction/Activity</b>	<b>Monitoring Compliance Record (Name/Date)</b>
including findings for grading, foundation construction, drainage, retaining wall and street construction.	report with both the improvement plan submittal and building plan submittal		plan check and building plan check	improvement plans.	
<b>VIII Hydrology and Water Quality</b>					
IV.2 Drainage Swale and Seasonal Wetland. Mitigate for the loss of approximately 1528 square feet of lost wetland resources. Work with the North Coast Regional Quality Control Board (RWQCB), the US Corps of Engineers and the Sotoyome Resource Conservation District to mitigate this loss and obtain the correct permits.	Obtain any necessary permits from the Corps of Engineers and RWQCB	Corps of Engineers and the Planning Division	The Planning Division will verify compliance through the improvement plans process	Deny the approval of the improvement plans	

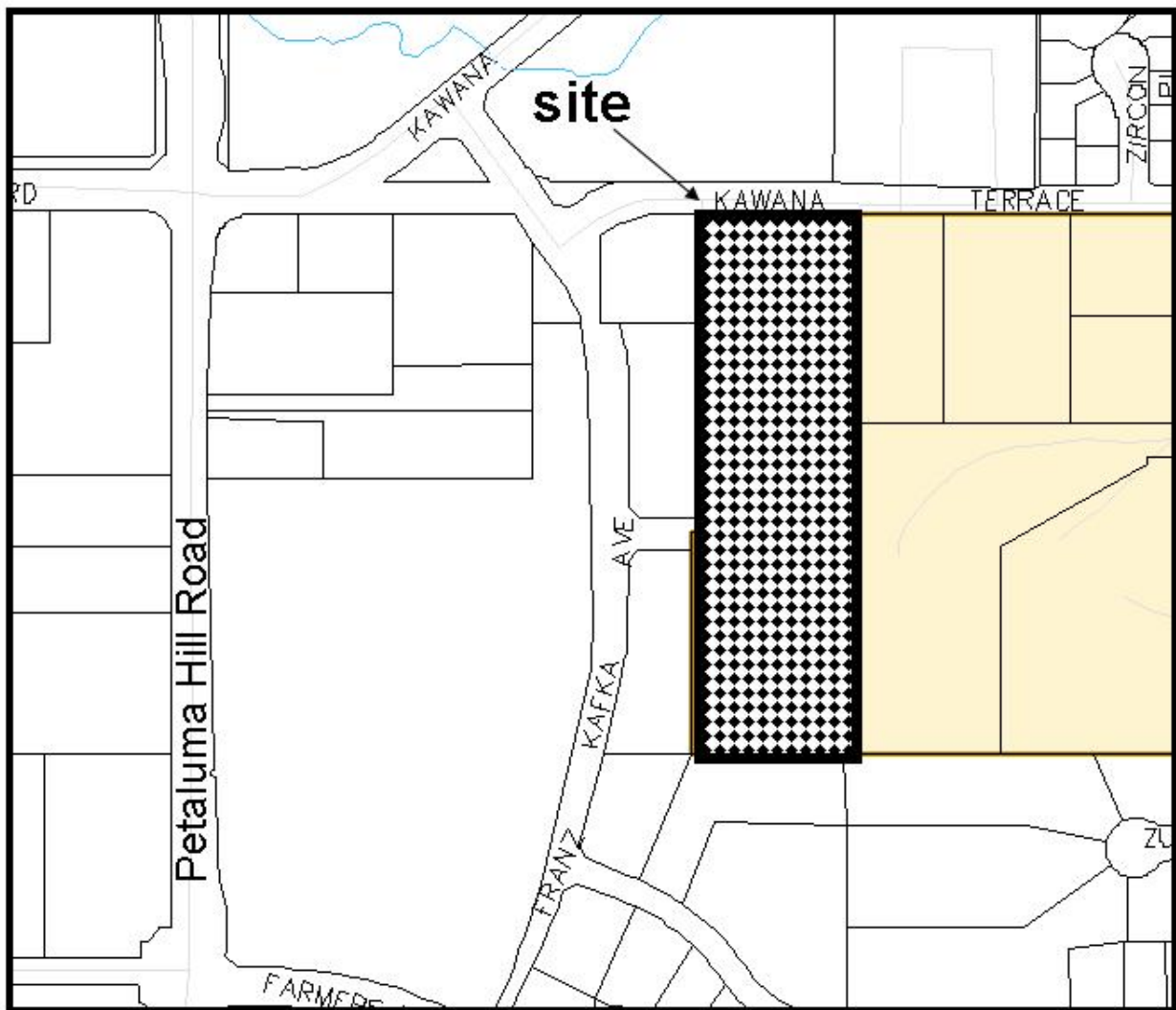
## ENVIRONMENTAL CHECKLIST

- 1. Project Title:** Kawana Village Subdivision
- 2. Lead Agency Name & Address:** City of Santa Rosa  
Community Development Department  
Planning Division  
100 Santa Rosa Avenue (P.O. Box 1678)  
Santa Rosa, California 95402-1678
- 3. Contact Person & Phone Number:** Lori MacNab, City Planner  
Phone number: (707) 543-3258  
Email: lmacnab@srcity.org
- 4. Project Location:** The site is located in the City of Santa Rosa, Sonoma County, California at 1150, 1310 and 1166 Kawana Terrrece, Assessor's Parcel Nos. 440-051-019, -025 and -027. (see Exhibit A, "Vicinity Map").
- 5. Project Sponsor's Name & Address:** Project Sponsor  
  
Benjamin Smith  
Waterford Associates, LLC  
945 Front Street  
Novato CA, 94945
- 6. General Plan Designation:** Medium Low Density Residential
- 7. Zoning:** R-1-6
- 8. Description of Project:**

The project consists of demolishing the existing improvements on-site and subdividing 4.8 acres of land into a total of 39 lots. The lots range in size from 2,523 to 9,554 square feet. The subdivision includes the construction of one new city street and the extension of another street known as Raphael Street. The applicant proposes to build 12 attached single family homes and 27 detached single family homes. Four (4) of the homes are within the hillside area and the applicant is proposing to build homes within the hillside area that are sensitive to the topography and consistent with the City's Hillside Development Standards. The existing drainage swale on the property is proposed to be culverted and carried through the property to be ultimately discharged into Colgan Creek.
- 9. Surrounding Land Uses and Setting:**

The area is in the vicinity of a rapidly urbanizing area, known as Kawana Springs, which is to the north. To the south the land is currently undeveloped but has an approved subdivision known as Kawana Meadows. The lands to the east are unincorporated rural residential lands and are currently used for grazing.
- 10. Other Public Agencies Whose Approval Is Required:**

Permits and/or approvals will be required by the Regional Water Quality Control Board and United States Corps of Engineers for impacts to the seasonal drainage swale and seasonal wetland.



## 1150, 1166 & 1310 Kawana Terrace

Kawana Village subdivision , a subdivision of 4.8 acres of land into a 39 lot subdivision in southeast Santa Rosa



## 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.

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

## DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

Lori S.MacNab

\_\_\_\_\_  
Date



## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

\*Note: Instructions may be omitted from final document.

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

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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Discussion:

The project area is at the foot of Taylor Mountain. The majority of the area is relatively flat and thus its development will not have negative scenic impacts. There is an oak knoll on-site. The applicant is proposing a subdivision which is sensitive to this knoll.

**Setting and Impacts**

The development is subject to compliance with the Santa Rosa Design Guidelines. Further, the multi-family units (duplexes) will be subject to both Preliminary and Final Design Review. Impacts on visual character and quality of the site are expected to be less than significant. Views towards Taylor Mountain will not be impacted by the project. The project will include outdoor lighting, and compliance will be required with the City of Santa Rosa's outdoor lighting standards that ensure that lighting does not generate or cast significant amounts of glare onto adjacent parcels. Further, the visual character of the project site and surrounding lands supports the proposed residential development; the majority of adjoining lands are either developed with residences or planned for urban development.

**Sources:**

- 1) City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).

## II. AGRICULTURE

Would the project: *(In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California 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.)*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

There are no important federal or state farmlands identified within the City limits of the City of Santa Rosa. The project site is not under a Williamson Act contract, nor would the project create a conflict to agricultural uses in the area.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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### Setting and Impacts

The Santa Rosa 2020 General Plan does not identify any Agricultural land within the Urban Growth Boundary. This project is within the UGB and therefore will cause no impact to conversion of agricultural lands. Some lands in the area continue to support grazing operations; these uses will not be impacted by the proposed project, though the lands are planned for urban uses (primarily low density residential development) under the General Plan.

### Recommended Mitigation Measures

None.

- 1) **Sources:** City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030) and **City of Santa Rosa, GIS data base**

## 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

The City of Santa Rosa participates with the Bay Area Air Quality Management District (BAAQMD) to address improvements of air quality. The Pacific Ocean dominates the climate of Sonoma County as the summer winds blow contaminants south toward San Francisco and in the winter periods of stagnant air can occur, especially between storms. Air Quality in Santa Rosa has generally improved as motor vehicles have become cleaner, agricultural and residential burning has been curtailed, and consumer products have been reformulated or replaced.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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Sonoma County is in attainment of federal standards and in compliance with the State Implementation Plan (SIP). The United States Environmental Protection Agency requires that air basins record no more than three exceedances of ozone at a single station, over a three-year period (no more than one exceedance per year, on average). Stations that record four or more exceedances in three years cause the region to violate the standard. According to the BAAQMD, pollutant monitoring results for the years 1996 to 2001 at the Santa Rosa ambient air quality monitoring station indicate that air quality in the project area has generally been good.

Construction-related emissions from the project could cause temporary adverse nuisance impacts to surrounding residential uses. Fine particulate matter associated with fugitive dust is the construction pollutant of greatest concern. Construction equipment would also produce exhaust emissions. BAAQMD-approved standard dust control practices would be required. Dust generated by construction activities will be mitigated through application of standard construction control measures of the City Code and conditioning of the project with those requirements.

**Setting and Impacts:** The project site is located in an urban area and within convenient proximity to public transit on Petaluma Hill Road. With the implementation of standard City conditions related to dust control (regulated through conditions on the Grading Permit), the potential for construction-period dust (particulate matter) impacts would be less than significant. The cumulative impact is not expected to be significant as the project is not proposed in conjunction with any other approved or planned construction activities in the immediate area, and as the trip generation from project development would be relatively low (estimated at fewer than 400 trips per day).

#### Recommended Mitigation Measures

None.

- 1) (**Sources:** City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).

## 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 Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

a. The project area does not have any federally listed threatened or endangered species present on the property. Special status species, which are species of concern, have been found to likely be present, which include six bat species and two bird species (Oak titmouse and white-shouldered kite). The trees within the project area offer nesting habitat for the birds. Mitigation measures can be taken to reduce the impact to the bird population.

b. The project will have an impact on a riparian habitat along a drainage swale with seasonal waters that drain into Colgan Creek. The project proposes to relocate the existing drainage swale into a culvert. This impact is required to be mitigated with permitting through the Regional Water Quality Control Board.

c. The project area has one small wetland present. The wetland is a seasonal one and measures 30 square feet in size. This finding was substantiated with a field visit with a representative from the Army Corps of Engineers.

d. It is possible that the proposed development may impact the nesting behavior of two species of special status. The mitigation measure noted below will reduce the immediate impact of the development.

e. A tree evaluation and inventory has been completed for the project area. Of the 96 trees which occur on the site, about half will be removed with the construction of the improvements necessary for the subdivision. The tree inventory lists what trees will be removed, which trees are subject to the City of Santa Rosa Tree Removal Ordinance and the required mitigation and specified in the ordinance. The tree removal proposal does not conflict with the City of Santa Rosa's Tree Ordinance.

**Recommended Mitigation Measures**

IV.1 Tree Removals. If any tree work or brush clearing is scheduled to occur during the spring bird nesting season (February-July), a pre-construction nesting bird survey shall be conducted by a qualified biologist within two weeks prior to working on or removing any trees or woody vegetation. If any nests or eggs are

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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found by the survey, the mitigation measures must follow the recommendations of the Preliminary Environmental Assessment dated August 9, 2005, prepared by Diane Renshaw.

IV.2 Drainage Swale and Seasonal Wetland. Mitigate for the loss of approximately 1528 square feet of lost wetland resources. Work with the North Coast Regional Quality Control Board, the US Corps of Engineers and the Sotoyome Resource Conservation District to mitigate this loss and obtain the correct permits.

- 1) (*Sources:* City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030) Preliminary Environmental Assessment, August 9, 2005 prepared by Diane Renshaw, E-mail correspondence with the US Fish and Wildlife Service dated March 16, 2006, Kawana Village Subdivision- Tree Evaluation and Inventory dated September 12, 2005, Revised Wetland Delineation: Request for Jurisdictional Determination, June 16, 2006, Diane Renshaw, Correspondence from Diane Renshaw to the North Coast Regional Quality Control Board, dated January 15, 2008)

## V. CULTURAL RESOURCES

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

### Discussion:

The Archaeological Resource Service completed a Cultural Resources Inventory for a portion of the project area. The findings of the study concluded that there is nothing that conclusively shows there would be any archeological resources within the subdivision area, but since the site is within the vicinity of other known sites, precautions should be taken through the construction phase of the project. The subsequent development of the remainder of the annexation area will be required to complete an initial archeological survey for individual projects.

### **Setting and Impacts**

While no impacts are anticipated to historical/cultural or archaeological resources, a standard condition of project approval will require that improvement plans and building plans contain a note requiring notification of the City in the event of discovery of prehistoric or historic human activities. A qualified archaeologist or historian may be required to conduct further investigations, depending upon the nature of the discovery, prior to further site disturbance activities.

Potentially  
Significant  
Impact

Less-Than-  
Significant With  
Mitigation  
Incorporation

Less-Than-  
Significant  
Impact

No  
Impact

### Recommended Mitigation Measures

V. If cultural resources are encountered during grading, stop work and have a qualified cultural resource consultant evaluate the situation and record the resources found.

(Sources: A Cultural Resources Evaluation of Three Parcels on Kawana Terrace, date January 21, 2005)

## VI. GEOLOGY AND SOILS

Would the project:

e. 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.

☐☐☐☒

ii) Strong seismic ground shaking?

☐☒☐☐

iii) Seismic related ground failure, including liquefaction?

☐☐☒☐

iv) Landslides?

☐☐☐☒

f. Result in substantial soil erosion or the loss of topsoil?

☐☐☐☒

g. 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?

☐☐☒☐

h. 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?

☐☐☒☐

i. 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?

☐☐☐☒

#### Discussion:

The City of Santa Rosa is subject to geological hazards related primarily to seismic events (earthshaking) due to presence of active faults. The project site is generally flat and does not contain evidence of any geologic activities such as faulting and landsliding, but is located in an area considered to be susceptible to violent groundshaking during an earthquake on the Rodgers Creek Fault.

#### **Setting and Impacts**

The applicant prepared a Preliminary Geotechnical Investigation for the proposed project (Kleinfelder, Inc., April 2005). The Study addressed geologic conditions and hazards at the project site, and provided recommendations for site development involving grading, foundation systems, drainage, construction of retaining walls and streets, and related improvement issues.

The project site is not located within any Alquist Priolo Special Study Zone as depicted in the General Plan 2010 (Figure 12-2), but may be impacted by violent groundshaking during an earthquake on the Rodgers Creek Fault, located approximately one mile east of the project site. Since the project site is generally flat, only minimal grading activities will occur and there are no anticipated adverse impact related to landslides. A mitigation measure is attached that requires the developer to implement construction findings of the Kleinfelder report. Additionally, application of City and UBC construction standards will also address any potential impacts related to possible area seismic activity and presence of expansive soils, making impacts from geologic hazards less than significant. The project will include connection to City sewer systems for wastewater disposal, and therefore will not include use of a septic system.

#### **Recommended Mitigation Measures**

VI.1 Geotechnical Report Compliance. The developer shall adhere to the recommendations of the Kleinfelder Preliminary Geotechnical Report prepared for the Kawana Terrace project (April 2006), including findings for grading, foundation construction, drainage, retaining wall and street construction.

- 1) **Sources:** City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030). Geotechnical Investigation Kawana Terrace Subdivision, Kleinfelder, Inc. Job Number 54232, April 2005)

## **VII. 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials,   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |



	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

**Setting and Impacts**

The proposed construction and use of the residential units is not expected to result in significant use or storage of hazardous materials. The project site is not listed on any sites maintained by the State of California (Regional Water Control Board, Department of Toxic Substances Control, and Integrated Waste Management Board). The project site is located one-quarter mile south of the Kawana Elementary School; however, the project is not expected to create an impact to the School since the proposed construction and residential use of the project site will not include the substantial use or storage of hazardous materials. The Fire Department has imposed a condition requiring a Phase I study of the current site conditions prior to undertaking any development. The project site is not located near within two miles of the Sonoma County Airport or Santa Rosa Air Center. Emergency access will be available through street connections to Kawana Terrace and Petaluma Hill Road, and through planned connections to Franz Kafka Avenue and Farmers Lane to the south. A fire station is also planned adjoining the project site, at the intersection of Kawana Terrace/Franz Kafka Avenue.

**Recommended Mitigation Measures**

NONE

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
1) ( <i>Sources:</i> City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030))				

## VIII. HYDROLOGY AND WATER QUALITY

Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
flood flows?				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The project will be served by City water and wastewater services. Storm drainage improvements will be constructed on site, connecting to City systems. The project site is not located in a 100-year floodplain.

**Setting and Impacts**

The project is not expected to result in a violation of waste quality or waste discharge standards. The project site has one seasonal drainage swale which collects and conveys surface runoff from neighboring properties to the east. The US Corps of Engineers has determined that they have jurisdiction over this water course. The project proposes to construct a series of underground pipes to collect storm drainage and convey waters to City systems, along with construction of a V-channel open drainage interceptor along the south edge of the site. Small bio-swales would be used to collect storm waters on each lot for conveyance to the storm drain system. The project will include standard conditions to connect the on-site storm drain basins to City storm drainage systems, obtain a storm water discharge (NPDES) permit from the Regional Water Quality Control Board, and to implement best management practices as a means of reducing potential grading/drainage and downstream sedimentation impacts (consistent with City Standard Storm Water Mitigation Plan Guidelines). These storm drainage system improvements will primarily be on-site, and would not substantially alter site or area drainage patterns. The project site is not located within a 100-year floodplain. The project therefore would not present a flooding danger to project residents. No water wells would be utilized as part of the project as the residential development would be required to connect to City water services.

**Recommended Mitigation Measures**

VIII. Drainage Swale and Seasonal Wetland. Mitigate for the loss of approximately 1528 square feet of lost wetland resources. Work with the North Coast Regional Quality Control Board (RWQCB), the US Corps of Engineers and the Sotoyome Resource Conservation District to mitigate this loss and obtain the correct permits.

**Source** (Revised wetland Delineation: Request for Jurisdictional Determination, prepared by Diane Renshaw June 16, 2006)

**IX. LAND USE AND PLANNING**

Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
mitigating an environmental effect?				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

This project area is currently in the process of being annexed into the City of Santa Rosa City limits. The City has taken final action of the annexation and the item is now before LACFO.

**Setting and Impacts**

The property has been prezoned R-1-6.

The proposed 39-unit residential subdivision is consistent with the General Plan, which recognizes the potential for the subdivision of the lands. The Medium Low Residential designation allows densities of 8.0 to 13.0 units per gross acre, and provides for attached residential developments, though detached single-family residential lots may also be permitted.

Applicable General Plan policies include:

*Section 2.4, Medium Low Density Land Use Designation: Development at the mid-point of the density range is desirable but not required.*

*LUL-A-4: Require development in County areas within the Santa Rosa Urban Growth Boundary to be built to City of Santa Rosa standards to ensure consistency upon annexation.*

*LUL-E-2: As part of planning and development review activities, ensure that projects, subdivisions, and neighborhoods are designed to foster activities. (This includes use of different housing types and locations to accommodate a diverse range of needs, and use of quiet, neighborhood streets to accommodate pedestrians and bicyclists.)*

*LUL-F-1: Do not allow development at less than the minimum density prescribed by each residential land use classification.*

*LUL-F-3: Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood.*

The proposed development would include detached and attached single-family residential units. The overall project density of approximately 8.2 units per gross is within the General Plan's prescribed density range of 8.0 to 13.0 units per gross acre, but is below the midpoint of the density range. This is attributable the portion of the site which is within a hillside area and the predominant use of single-family detached residences instead of attached units and an average lot size of over 4,000 square feet. The General Plan states that development is desirable at the mid-point of the density range, though not required. The proposed development plan and use of single-family attached and detached residential units would not be out of character with the general area.

The project site is located along public streets (Kawana Terrace) and does not divide this established residential neighborhood. The proposed interior street (Rafael Street) will ultimately be extended to the east as the adjoining lands develop, connecting to Meda Avenue and Farmers Lane.

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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The project would not result in a conflict with any habitat conservation or natural community conservation plans.

#### Recommended Mitigation Measures

None.

- 1) (*Sources:* City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).

## X. MINERAL RESOURCES

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### Discussion:

The project site does not contain any locally- or regionally-significant mineral resources.

#### Setting and Impacts

The development of the project site with residential uses will not create an adverse impact upon locally- or regionally-significant resources since there are no such resources located on the project site.

#### Recommended Mitigation Measures

None.

- 1) (*Sources:* City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).

## XI. NOISE

Would the project result in:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

#### Discussion:

The project would result in short-term noise impacts related to construction of the proposed infrastructure system (roads and utilities) and the 39 residential units. Residential uses do not typically generate substantial sources of noise. Vehicle noise stemming from the project's proximity to Petaluma Hill Road is the most significant source of potential noise generation near the project site.

#### **Setting and Impacts**

As prescribed by the City's Noise Element of the General Plan, exterior noise limits of 60 dBA DNL (a measure of day/night noise level averages) are normally considered acceptable for residential uses. Interior noise levels for residential units is limited to 45 dBA DNL. Noise Element policies call for noise assessments for projects that may violate these standards, and for developer inclusion of noise design measures in project proposals to reduce impacts from noise. The primary noise source for this project is from traffic utilizing Petaluma Hill Road; however, the closest residences in the project would be situated approximately 500 feet from the edge of the roadway, resulting in greatly diminished noise levels at the site. Noise levels at the project site would therefore be expected to comply with Noise Element standards.

In addition to the traffic-related noise impacts described above, the project will result in short-term noise impacts related to site grading and construction activities. Standard City conditions of project approval limit the hours of construction to 7 a.m. to 7 p.m. Monday through Friday and 8 a.m. to 6 p.m. Saturdays. No construction is permitted on Sundays and holidays. The project site is not located near a public or private airport, and therefore would not be subject to air-traffic related noise impacts.

#### **Recommended Mitigation Measures**

None.

- 1) (*Sources:* City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).)

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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## XII. POPULATION AND HOUSING

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### Discussion:

The project would not induce substantial or unplanned levels of residential growth. The General Plan land use designations of Medium Low Density Residential anticipates residential use upon annexation of the lands to the City.

### **Setting and Impacts**

The project site's General Plan designations support the proposed residential development. The addition of the proposed 39 residential units does not constitute a significant increase in City housing development. The housing units on the site would be removed to facilitate the residential development.

### **Recommended Mitigation Measures**

None.

- 1) (*Sources:* City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030))

## XIII. 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

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

**Setting and Impacts**

Fire protection services will be provided by the City of Santa Rosa. The Fire Marshall has reviewed plans for the proposed project and imposed standard conditions of approval. The City plans construction of a new fire station adjoining the project site in three years, at the intersection of Franz Kafka Avenue/Kawana Terrace. Other standard Fire Department conditions of approval would apply, including provision of a fire flow analysis to ensure adequate water pressure and flow rates. Police protection services will be provided by the City Police Department. 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).

**Recommended Mitigation Measures**

None.

- 1) **Sources:** City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).

**XIV. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

No on-site park or recreational facilities are proposed with the project, and the developer would be required to make impact fee payments to the City for park and recreational facility improvements.

**Setting and Impacts**

The project would be required to make impact fee payments to the City's Recreation and Parks system to address increased demand on park facilities resulting from the creation of 39 new residences. Fee payments are required at time of building permit issuance, and standard City conditions will apply requiring planting of street trees. The General Plan Public Services and Facilities Element anticipates construction of an approximately 25-acre



Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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Community Park just east of the project site, at the base of Taylor Mountain, while a smaller Neighborhood Park is anticipated by the Kawana Elementary School to the north.

### Recommended Mitigation Measures

None.

- 1) (*Sources:* City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).)

## XV. TRANSPORTATION/TRAFFIC

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Result in inadequate emergency access?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Result in inadequate parking capacity?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion:

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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The project is located on Kawana Terrace, a local street that in turn will connect to Kawana Springs Road (a local collector) and Petaluma Hill Road (a regional/arterial street). The project will result in additional vehicle traffic along local roadways.

### Setting and Impacts

The projected level of service resulting from the development of the project would result in changes to LOS on Petaluma Hill Road. An estimated 390 vehicle trips per day would result from the project. The project is also not expected to add significant traffic to adjacent neighborhoods. The City Traffic Engineer has also reviewed the proposed Tentative Map and has determined that it would not generate a significant amount of traffic or present adverse impacts to traffic along local streets. The City's Engineering Department has proposed a wide range of conditions for project approval, requiring frontage improvements and for construction of the project interior streets. Project emergency vehicle access improvements are also required by the Engineering and Fire Departments, which will include a condition requiring the construction of the segment of Rafael Street from the west edge of the project site to its intersection with Franz Kafka Avenue to provide multiple means of ingress/egress.

Parking for each residential lot will be provided on-site (garage and driveway parking). Project street designs and encroachment onto City streets do not present traffic issues since all designs will be required to meet City standards. Kawana Terrace includes a Class I bicycle lane along Kawana Springs Road (to the north) per the General Plan, which will not be impacted by the project.

The project is not located near a public or private airport, and would not impact air traffic patterns or safety.

### Recommended Mitigation Measures

None.

- 1) (*Sources:* City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).)

## XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Have sufficient water supplies available to   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

The project will be served by City water and sewer services; adequate water supplies and wastewater treatment plant capacity are available for the project. Existing wells and septic systems on the project site will be required to be abandoned, consistent with City and County Environmental Health standards. New storm drainage facilities will be required to accommodate runoff from the proposed project (see discussion above under Item VIII); standard City conditions will require compliance with the Storm Water Mitigation Plan Guidelines, use of best management practices and submittal of storm drainage plans to the Regional Water Quality Control Board. Adequate landfill capacity exists at County facilities to support the project.

**Setting and Impacts**

As noted above, adequate City water and sewer services are available to support the project. The project developer will be required to file improvement plans demonstrating adequate storm drainage.

**Recommended Mitigation Measures**

None.

- 1) (**Sources:** City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).

**XVII. 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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

periods of California history or prehistory?

**Discussion:**

The project site has a small wetland and a drainage swale that are under the Corp or sensitive wildlife habitat. The project developer will be required to replace the planned removal of trees that are protected by standards of the City's Tree Ordinance. Additional non-native trees will also be required to be replaced. Any tree removals and the planned relocation of the drainage swale into a pipe are also subject to mitigation measures under the Biology section. The project site is not known to contain examples of endangered plant or animal species or California history or prehistory.

**Recommended Mitigation Measures**

None.

- 1) (**Sources:** City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030) Revised Wetland Delineation: Request for Jurisdictional Determination, June 16, 2006, Diane Renshaw).

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐
☐
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**Discussion:**

The project does not have the potential to create impacts which are individually limited but cumulatively considerable. The environmental effects of the project are generally negligible and will be mitigated through standard City construction standards and practices and, in the case of biological resources, through mitigation measures contained in this Initial Study. Traffic impacts are not anticipated to result in adverse cumulative conditions; the City has adopted circulation policies as part of its General Plan Transportation Element that regulate traffic movement and require construction of project improvements to ensure traffic safety. Long-term traffic impacts related to General Plan build out (2025 scenario) and cumulative traffic conditions will be addressed by ongoing City efforts to pursue alternative transportation modes, including increased use of public transit and other Transportation Systems Management methods.

**Recommended Mitigation Measures**

None.

- (**Sources:** City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030))

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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**Discussion:**

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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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. Mitigation measures have been incorporated to ensure response to potential geological hazards related to ground shaking.

**Recommended Mitigation Measures**

None.

**Sources:** City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030)

## DETERMINATION FOR PROJECT

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

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

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

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Signature

Date

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Printed Name

Title

### REPORT AUTHORS AND CONSULTANTS

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City of Santa Rosa, Community Development Department.

Brian Millar, PMC

### Attachments:

*Kawana Village Site Plan*

*Kawana Village Development Plan*