



Montgomery Creek

4743 Montgomery Drive, Santa Rosa, CA (Sonoma County)
Assessor's Parcel No. 031-140-023

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 MacNab, City Planner

Date: June 21, 2007

This notice was posted on JUN 21 2007
and will remain posted for a period of days
until July 21, 2007.

JANICE ATKINSON, Co. Clerk

BY: Carrie Anderson
DEPUTY CLERK



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

DATE: May 24, 2007
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

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:

Montgomery Creek

Location:

4743 Montgomery Drive, Santa Rosa, Sonoma County, California, APNs: 031-140-023.

Property Description:

The subject property is a long narrow lot bounded by Montgomery Drive on the southern edge and Santa Rosa Creek on the northern edge. There are 27 trees identified on the relatively flat site. One older ranch style home exists on the property close to Montgomery Drive. The size of the site totals approximately 1.15 acres, and is located within the R-1-6 (Single-Family Residential) Zoning District.

Project Description:

The applicant is proposing to construct a small lot subdivision on a 1.15 acre parcel abutting Santa Rosa Creek on Montgomery Drive. The proposal includes moving and retaining an existing single family home and constructing six detached single family homes. In all, the proposal will create seven new lots and six new homes. The proposed lot sizes will range from 2,921 square-feet to 8,480 square-feet. Five of the lots will have a 2-story homes and one lot will have a custom built home. As part of the proposal, approximately 11 of the 27 trees on site will be removed.

Environmental Issues:

The proposed project would result in potentially significant impacts in Biological Resources and Noise. 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.

wenty (20-day) public review period shall commence on **June 21, 2007**. 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 July 11, 2007**. The City of Santa Rosa Planning Commission will hold a public hearing on the Initial Study/Mitigated Negative Declaration and project merits on **July 12, 2007 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**

MITIGATION MONITORING AND REPORTING PROGRAM

Montgomery Creek

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
IV. BIOLOGICAL RESOURCES					
<i>IV.1: The project developer shall comply with all grading, landscaping and pruning provisions contained in the February 12, 2007 Tree Preservation and Mitigation Report (prepared by John C. Meserve, Horticultural Associates), consistent with requirements of the City's Tree Ordinance. This shall include, but not be limited to the following:</i>					
<i>a. Install temporary protective fencing at the edge of the dripline or at the edge of the approved construction line prior to grading on the site. Fencing shall be maintained for the duration of construction. The project Arborist shall approve all fence locations prior to placement. No fencing shall be removed without the project Arborist's approval.</i>	Protective fencing plans shall be shown on grading permit plans prior to permit issuance. Tree-planting, pruning, irrigation and maintenance plans shall be included with Improvement Plans for site development, and required improvements installed prior to issuance of the first occupancy permit.	Planning Division	Incorporate as a condition of project approval.	Deny issuance of project grading permit.	
<i>b. Maintain existing grade within the fenced portion of the dripline. Route drainage swales and underground work outside the dripline where possible.</i>					
<i>IV.2: The total trunk diameter of native trees to be removed is 136 inches. Per the requirements of the Tree Ordinance, the total trunk diameter is divided by 6 and multiplied by 2 to determine the total number of trees required as mitigation. A total of 45 native trees are therefore required to be planted as mitigation. The total trunk diameter of non-native trees to be removed is 89.5 inches which will result in 30 ornamental trees required as mitigation. A fee of \$100 per replacement tree may be</i>	All tree removals shall be included on grading permit plans prior to permit issuance. Plans for site development, and installed prior to issuance of the	Planning Division	Incorporate as a condition of project approval.	Deny issuance of project grading permit.	

MITIGATION MONITORING AND REPORTING PROGRAM

Montgomery Creek

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<i>paid in-lieu of planting replacement trees onsite to the City of Santa Rosa Department of Recreation and Parks.</i>	first occupancy permit.				
<i>IV.3: To avoid a "take" of passerines and raptors, the following measures are required:</i>	Mitigation shall be listed on grading plans.	Planning Division	Incorporate as condition of project approval.	Deny issuance of project grading permit.	

a. Grading or removal of nesting trees shall be conducted between August 15th and February 14th, outside the nesting season.

b. If grading between August 15th and February 14th is infeasible and groundbreaking must occur within the breeding season, a pre-construction nesting bird (both passerine and raptor) survey of the trees shall be performed by a qualified biologist within 7 days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.

c. If bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the nest tree(s) until the young have fledged, as determined by a qualified biologist.

d. The radius of the required buffer zone can vary depending on the species, (i.e. 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with the California Department of Fish and Game.

MITIGATION MONITORING AND REPORTING PROGRAM

Montgomery Creek

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>e. To delineate the buffer zone around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.</p> <p>f. After the fencing is in place there will be no restrictions on grading or construction activities outside the prescribed buffer zones.</p>					
<p>IV.4: To ensure compliance with the Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Game (CDFG) the following is required:</p> <p>a. The outfall shall be designed to meet the standards of the RWQCB and CDFG prior to any construction activities or outfall placement into Santa Rosa Creek, which includes, but is not limited to, placing the outfall above the high water mark with an energy dissipater to prevent erosion downstream of the outfall.</p> <p>b. To offset any impacts from construction, a combination of corrective grading, slope stabilization, water quality control, erosion control, and revegetation may be required as part of the permit conditions with the Army Corps of Engineers, the RWQCB and the CDFG.</p>	<p>Mitigation shall be listed on grading plans.</p>	<p>Planning Division</p>	<p>Incorporate as condition of project approval.</p>	<p>Deny issuance of project grading permit.</p>	
<p>IV.5: To avoid potential "take" of roosting bats or bats in torpor, the following measures are required:</p>	<p>Mitigation shall be listed on grading plans.</p>	<p>Planning Division</p>	<p>Incorporate as condition of project approval.</p>	<p>Deny issuance of project grading permit.</p>	

MITIGATION MONITORING AND REPORTING PROGRAM

Montgomery Creek

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>a. The oak tree at the southwest corner of the lot (tree #18) shall not be removed, or:</p> <p>1. If the oak tree (#18) must be removed, it shall not be removed between October 15th and February 15th to avoid impacts to wintering bats, which are largely inactive while in torpor.</p> <p>2. Trees surrounding the oak (#18) shall be removed 105 days prior to removal of the oak. This will reduce the quality of habitat surrounding the tree and create a disturbance that may cause bats roosting in the oak to abandon the tree.</p> <p>3. The oak (#18) shall be removed in two stages over two consecutive days: On Day 1, branches identified by a qualified bat biologist will be removed. On Day 2, the remainder of the tree may be removed without supervision. Removal of branches without cavities will create a disturbance that should be suitable to cause roosting bats to abandon the tree.</p>					
<p>IV.6: To avoid potential "take" of roosting bats, the following measures are required:</p> <p>a. Move or demolish the existing garage during the winter (October 15 – February 15) when there is the least likelihood of bats being present under the Spanish tiles. Alternatively, the tiles alone may be removed during winter to remove the</p>	<p>Mitigation shall be listed on grading plans.</p>	<p>Planning Division</p>	<p>Incorporate as condition of project approval.</p>	<p>Deny issuance of project grading permit.</p>	

MITIGATION MONITORING AND REPORTING PROGRAM

Montgomery Creek

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p><i>potential roost habitat, and the remainder of garage may be moved later.</i></p> <p>b. <i>If moving or demolishing the existing garage must occur during the roosting season, a bat biologist shall first remove the Spanish tiles, before the moving of the garage.</i></p>					
XI. NOISE					
<p><i>XI.1: Provide a noise barrier, as described in the Environmental Noise Assessment, prepared by Fred M. Svinth, Illingworth & Rodkin, Inc., dated October 27, 2006, to reduce sound levels in the rear yard of the existing residence on lot 1 to 60 dBA.</i></p>	<p>The required noise barrier shall be shown on grading plans and Improvement Plans prior to issuance.</p>	<p>Planning Division</p>	<p>Incorporate as a condition of project approval.</p>	<p>Deny issuance of project grading permit.</p>	
<p><i>XI.2: Provide double-paned thermal insulating windows and mechanical ventilation for the existing residence on lot 1, as described in the Environmental Noise Assessment, prepared by Fred M. Svinth, Illingworth & Rodkin, Inc., dated October 27, 2006.</i></p>	<p>Required residential improvements shall be included with each building permit prior to issuance, with verification of improvements prior to issuance of occupancy permits.</p>	<p>Planning Division</p>	<p>Incorporate as a condition of project approval.</p>	<p>Deny issuance of project building permit.</p>	

ENVIRONMENTAL CHECKLIST

1. **Project Title:** Montgomery Creek
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 4743 Montgomery Drive, Assessor's Parcel Nos. 031-140-023. (Refer to Exhibit A, "Vicinity Map").
5. **Project Sponsor's Name & Address:** Project Sponsor

Montgomery Creek, LLC
P.O. Box 14517
Santa Rosa, CA 95402

Sponsor's Representative

Bruce Aspinall & Associates
703 2nd Street, Suite 200
Santa Rosa, CA 95404
6. **General Plan Designation:** Low Density Residential
7. **Zoning:** R-1-6 (Single-Family Residential)
8. **Description of Project:**

The applicant is proposing to construct a small lot subdivision on a 1.15 acre parcel abutting Santa Rosa Creek on Montgomery Drive. The proposal includes moving and retaining an existing single family home and constructing six detached single family homes. In all, the proposal will create seven new lots and six new homes. The proposed lot sizes will range from 2,921 square-feet to 8,480 square-feet. Five of the lots will have a 2-story homes and one lot will have a custom built home. As part of the proposal, approximately 11 of the 27 trees on site will be removed.

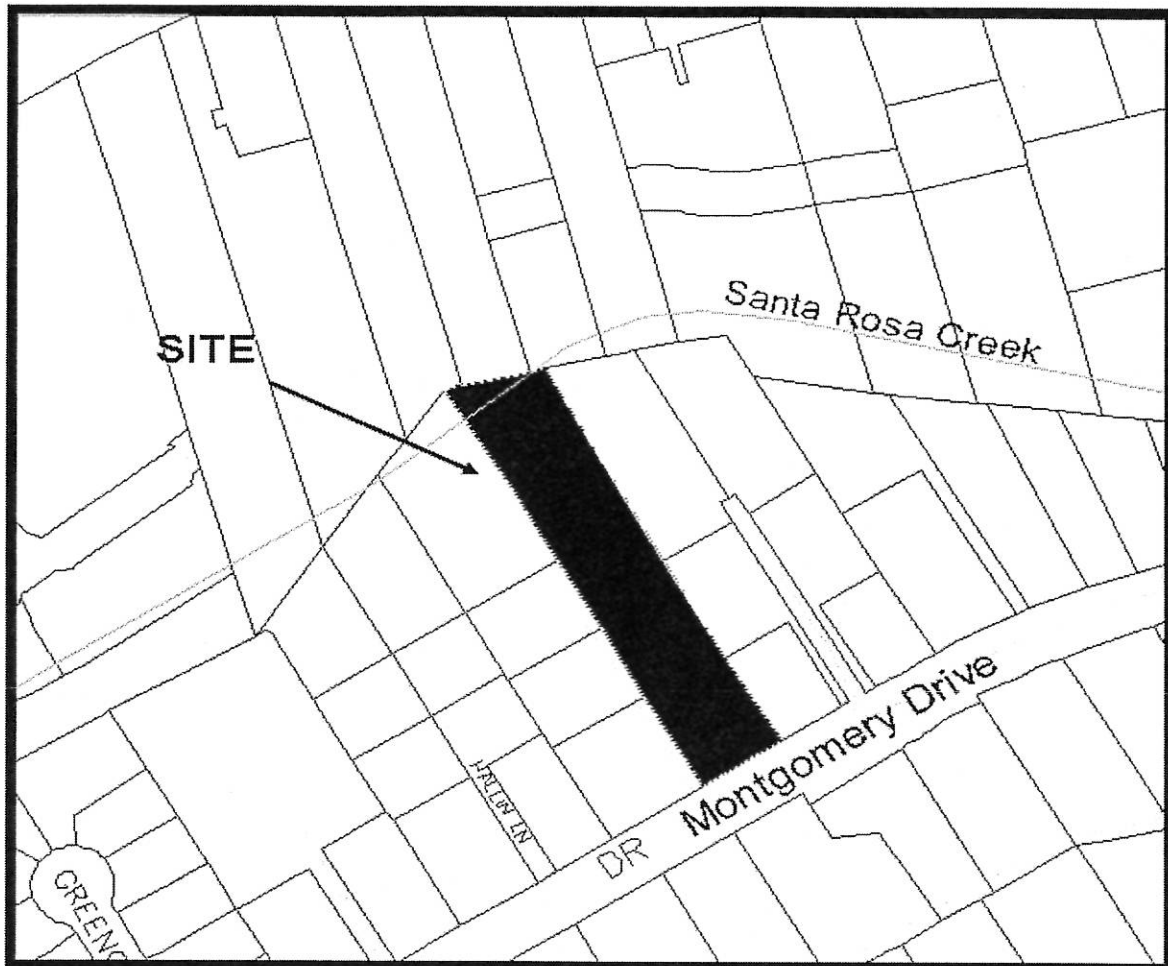
9. Surrounding Land Uses and Setting:

The subject property is surrounded by properties within the Single-Family Residential (R-1-6) Zoning District, and the Santa Rosa Creek runs along the northern edge of the property. All of the surrounding properties are developed with single-family residences. The neighborhood is characterized by ranch style homes along a scenic drive. In the immediate vicinity lots range from 7,500 square-feet to 13,500 square-feet.

10. Other Public Agencies Whose Approval Is Required: (e.g., permits, financing approval, or participation agreement.)

- Regional Water Quality Control Board
- Army Corps of Engineers
- California Department of Fish and Game

EXHIBITS



4743 Montgomery Drive
Montgomery Creek Subdivision



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

Date

Lori MacNab, City Planner

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
I. AESTHETICS				
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The proposed single-family residential project meets the objectives of the City's Design Review Guidelines. Specifically, each of the proposed lots provides a private yard for the new residence, no more than one half of the lot widths has a standard 18-foot curb cut with a 16-foot driveway (half of the lots have a semi-recessed front yard parking apron with a 14-foot wide curb cut and a 12-foot driveway), and the proposed homes include single story elements such as porches, covered entries, and second stories that are setback from the first floor.

The stretch of Montgomery Drive in front of the project site is designated as a Scenic Road in the Santa Rosa 2020 General Plan. Scenic Roads (Transportation Element Section 5-3) apply to those highways and streets in the City which provide opportunities for enjoyment of unique natural and man-made scenic resources. The aesthetic values of these areas are protected by careful regulation of new development of lands adjoining the Scenic Roads.

Setting and Impacts

Because this property is located on a relatively flat site, surrounded by single-family residential developments, and the proposed new residences will be located to the rear of the existing residence (which will remain), impacts on visual character and quality of the site, as they relate to the Scenic Road designation, are expected to be less than significant. Although 11 of the approximately 27 existing trees will be removed, and although the property is located directly adjacent to Santa Rosa Creek, because the development is subject to compliance with the Santa Rosa Design Guidelines, as well as creek setbacks (as set forth in the Santa Rosa Zoning Code), impacts on visual character and quality of the site are expected to be less than significant.

Because this flat site is surrounded by single-family residential development, coupled with the fact that the applicant has designed the proposed residences to fit into an existing grove of trees adjacent to Santa Rosa Creek, minimizing the amount of trees to be removed, the project will not substantially degrade the existing visual character or quality of the site and its surroundings.

The City of Santa Rosa Zoning Code (Code) Section 20-30.080 requires that all outdoor lighting fixtures be limited to a maximum height of 14 feet, or the height of the nearest building, whichever is less. In addition, the Code also requires that lighting fixtures be shielded or recessed to reduce light bleed to adjoining properties, and that each light fixture be directed downward and away from adjoining properties and public rights-of-way, so that no on-site light fixture directly illuminates an area off the site. With these requirements in place, the proposed project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. A standard condition of approval regarding exterior lighting requirements will be placed on the project, therefore, reducing the potential impacts to less than significant.

Recommended Mitigation Measures

None.

(Sources: 2 and 3)

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.)*

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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 since none occur in the area.

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.

Recommended Mitigation Measures

None.

(Sources: 1 and 5)

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 checked="" type="checkbox"/>	<input 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	<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
ozone precursors)?				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 when 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.

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. The 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. 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.

Recommended Mitigation Measures

None.

(Sources: 1)

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 | <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
regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
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 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The U.S Department of Fish and Wildlife and the California Department of Fish and Game were notified of the project and have not responded to the project referral.

The project site is outside the proposed critical habitat for the California Tiger Salamander (CTS), and is not expected to have a significant effect on the CTS.

The applicant provided a Tree Preservation and Mitigation Report (February 12, 2007, John C. Meserve, Horticultural Associates) which evaluated potential tree impacts related to project development. Tree removal for the proposed development includes 11 of the 27 trees evaluated on the site.

The applicant also provided a Habitat Assessment Report (December 13, 2006, Trish and Greg Tatarian, Wildlife Research Associates), which evaluated potential impacts to Santa Rosa Creek, as well as special-status plant and animal species.

The proposed project is located adjacent to Santa Rosa Creek. Although the project will meet the required creek setbacks, as outlined in the Santa Rosa Zoning Code, the project may be within the Army Corps of Engineers and the California Regional Water Quality Control Board jurisdictions, and a permit from both agencies may be required.

Setting and Impacts

A Habitat Assessment Report (Report) for the 4743 Montgomery Drive property was prepared by Trish and Greg Tatarian, Wildlife Research Associates, dated December 13, 2006. The Report concludes that, while the Santa Rosa Creek is considered a movement corridor for a wide variety of species, the site will have a standard 30-foot buffer from the top of bank to protect the integrity of the riparian corridor. Therefore, migration of wildlife such as deer and raccoon will not be impeded along the Creek by this development. The Report also states that one special status plant community, Valley needlegrass grassland, has been reported on the Santa Rosa topographic quadrangle; however, no suitable habitat to support this community occurs on the site. Further, no special-status plant species are considered to occur within the 1.15-acre study area due to residential landscaping occurring on the site. Finally, the Report states that a total of 30 special-status animal species were evaluated for their potential to occur within the study area. None of the special-status species that were evaluated have a high potential for occurrence at the project site; however, several species are considered to have a low potential for occurrence within or adjacent to the study area based on the habitats present.

With regard to potential impacts to Santa Rosa Creek itself, the above-noted Report concludes that, although no wetlands or waters of the U.S. occur within the proposed development area, Santa Rosa Creek is located on the northern border of the property, and the project proposes an outfall into the Creek. Rivers and streams and their adjacent habitats are protected under the Porter-Cologne Act of the Regional Water Quality Control Board (RWQCB). A Waste Discharge Requirement Permit is required for all activities that result in direct or indirect impacts to Waters of the State to ensure maintenance and promotion of stable waterways. In addition, the Report states that an Army Corps of Engineers permit will be required, along with a 401 water quality certification form the State RWQCB, which also includes any work within a waters of the State. Lastly, the Report states that any work within the drainage would require a Streambed Alteration Agreement from the California Department of Fish and Game. The mitigation measures described below will reduce impacts to Santa Rosa Creek and any special-status animal species to less than significant.

With regard to proposed tree removal, the project proposes the removal of 11 trees, four of which are protected by the City's Tree Ordinance (including three California bay trees and one California buckeye). Mitigations described below will reduce removal of trees to a less than significant impact. Monitoring of trees to be saved (as described in the mitigation measure below) will reduce the impacts to saved trees to less than significant.

Recommended Mitigation Measures

The following mitigation measures will reduce potential impacts to biological resources to less than significant levels:

IV.1: The project developer shall comply with all grading, landscaping and pruning provisions contained in the February 12, 2007 Tree Preservation and Mitigation Report (prepared by John C. Meserve, Horticultural Associates), consistent with requirements of the City's Tree Ordinance.

IV.2: The total trunk diameter of native trees to be removed is 136 inches. Per the requirements of the Tree Ordinance, the total trunk diameter is divided by 6 and multiplied by 2 to determine the total number of trees required as mitigation. A total of 45 native trees are therefore required to be planted as mitigation. The total trunk diameter of non-native trees to be removed is 89.5 inches which will result in

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30 ornamental trees required as mitigation. A fee of \$100 per replacement tree may be paid in-lieu of planting replacement trees onsite to the City of Santa Rosa Department of Recreation and Parks.

IV.3: To avoid a "take" of passerines and raptors, the following measures are required:

- a. Grading or removal of nesting trees shall be conducted between August 15th and February 14th, outside the nesting season.*
- b. If grading between August 15th and February 14th is infeasible and groundbreaking must occur within the breeding season, a pre-construction nesting bird (both passerine and raptor) survey of the trees shall be performed by a qualified biologist within 7 days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.*
- c. If bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the nest tree(s) until the young have fledged, as determined by a qualified biologist.*
- d. The radius of the required buffer zone can vary depending on the species, (i.e. 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with the California Department of Fish and Game.*
- e. To delineate the buffer zone around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.*
- f. After the fencing is in place there will be no restrictions on grading or construction activities outside the prescribed buffer zones.*

IV.4: To ensure compliance with the Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Game (CDFG) the following is required:

- a. The outfall shall be designed to meet the standards of the RWQCB and CDFG prior to any construction activities or outfall placement into Santa Rosa Creek, which includes, but is not limited to, placing the outfall above the high water mark with an energy dissipater to prevent erosion downstream of the outfall.*
- b. To offset any impacts from construction, a combination of corrective grading, slope stabilization, water quality control, erosion control, and revegetation may be required as part of the permit conditions with the Army Corps of Engineers, the RWQCB and the CDFG.*

IV.5: To avoid potential "take" of roosting bats or bats in torpor, the following measures are required:

- a. The oak tree at the southwest corner of the lot (tree #18) shall not be removed, or:*
 - 1. If the oak tree (#18) must be removed, it shall not be removed between October 15th and February 15th to avoid impacts to wintering bats, which are largely inactive while in torpor.*

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2. *Trees surrounding the oak (#18) shall be removed 105 days prior to removal of the oak. This will reduce the quality of habitat surrounding the tree and create a disturbance that may cause bats roosting in the oak to abandon the tree.*
3. *The oak (#18) shall be removed in two stages over two consecutive days: On Day 1, branches identified by a qualified bat biologist will be removed. On Day 2, the remainder of the tree may be removed without supervision. Removal of branches without cavities will create a disturbance that should be suitable to cause roosting bats to abandon the tree.*

IV.6: To avoid potential "take" of roosting bats, the following measures are required:

- a. *Move or demolish the existing garage during the winter (October 15 – February 15) when there is the least likelihood of bats being present under the Spanish tiles. Alternatively, the tiles alone may be removed during winter to remove the potential roost habitat, and the remainder of garage may be moved later.*
- b. *If moving or demolishing the existing garage must occur during the roosting season, a bat biologist shall first remove the Spanish tiles, before the moving of the garage.*

(Sources: 1, 6, and 8)

V. CULTURAL RESOURCES

Would the project:

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| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 Sonoma State University Northwest Information Center has reviewed the proposed project, and determined that the area has a low possibility of containing unrecorded archaeological site(s). In addition, a previous study in the area (#S-11376 – Beard 1989) identified no cultural resources. As a result, no further studies are recommended at this time.

Setting and Impacts

While no impacts are anticipated to historical/cultural or archaeological resources, due to the prevalence of archaeological and historical sites in the Santa Rosa area many sites have the potential to reveal historical

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resources that were unknown prior to the commencement of construction activities. 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.

Recommended Mitigation Measures

None.

(Sources: 1 and 7)

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.

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ii) Strong seismic ground shaking?

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iii) Seismic related ground failure, including liquefaction?

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iv) Landslides?

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

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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?

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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?

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	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 groundshaking during an earthquake on the Rodgers Creek Fault.

Setting and Impacts

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 groundshaking during an earthquake on the Rodgers Creek Fault. Since the project site is generally flat, only minimal grading activities will occur and there are no anticipated adverse impact related to landslides. Application of City and UBC construction standards will address any potential impacts related to possible area seismic activity and presence of expansive soils. 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

None.

(Sources: 1 and 4)

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

environment?

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| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

Residential developments do not typically include use or storage of hazardous materials.

Setting and Impacts

The proposed construction and use of the six new residential units, and the use of the one existing single-family residence, which will remain, 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 approximately 1,700 feet from the Whited (Douglas L.) Elementary School; however, the project is not expected to create an impact to the Schools since the proposed construction and residential use of the project site will not include the use or storage of hazardous materials. The Fire Department will impose a condition requiring a Phase I study of the current site conditions prior to undertaking any development. The project site is not located within two miles of the Sonoma County Airport or Santa Rosa Air Center. Emergency access will be available through a street connection to Montgomery Drive. The project site is not located in an area containing wildland vegetation, and is not subject to wildland fire hazards.

Recommended Mitigation Measures

None.

(Sources: 1 and 4)

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

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|-------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Violate any water quality standards or waste | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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discharge requirements?

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)?

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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?

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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?

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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?

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f. Otherwise substantially degrade water quality?

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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?

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h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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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?

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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, allowing drainage from the site to Montgomery Drive, which will connect 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 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

None.

(Sources: 1)

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 mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site has a General Plan Land Use designation of Low Density Residential (LDR), and, with the approval of a Conditional Use Permit for a small lot subdivision, the project will conform with the current Single-Family Residential (R-1-6) zoning.

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Setting and Impacts

The proposed residential project is consistent with the General Plan, which recognizes the potential for the subdivision of the lands. The LDR designation allows densities of 2.0 to 8.0 units per gross acre, and provides for single-family developments, as is proposed for the subject property.

The proposed development would include detached single-family residential units, complementing the area's other single-family residential uses. The overall project density of approximately 6.3 units per acre provides an attractive housing product for this southeast neighborhood that meets overall General Plan housing objectives.

The project site is located along public streets (Montgomery Drive) and does not divide this established residential neighborhood. The project would not result in a conflict with any habitat conservation or natural community conservation plans.

Recommended Mitigation Measures

None.

(Sources: 1 and 3)

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?
- 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?

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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.

(Sources: 1)

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

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	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
applicable standards of other agencies?				
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input 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 noise impacts related to construction of the proposed residential units. Residential uses do not typically generate substantial sources of noise. Vehicle noise from the project's frontage on Montgomery Drive is the most significant source of potential noise generation near the project site.

Setting and Impacts

Within the City's Noise Element of the General Plan, noise limits of 60 dBA DNL (a measure of day/night noise level averages) is considered normally acceptable. 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 applicant's noise consultant prepared an Environmental Noise Assessment (Fred M. Svinth, Illingworth & Rodkin, Inc., October 27, 2006) to address noise conditions.

Existing Noise Conditions

The primary noise source for this project is traffic from Montgomery Drive. The Environmental Noise Assessment (Assessment) evaluated the existing environment on the project site during one 24-hour period and one short-term spot noise measurement, over a 24-hour period beginning at 4 p.m. on Wednesday, October 11, 2006 and ending at 4 p.m. on Thursday, October 12, 2006.

The long-term measurement was made in the branches of an existing tree, approximately 27 feet from the centerline of Montgomery Drive, at a height of approximately 12 feet above the existing ground level. The daytime and nighttime average noise levels ranged from 65 to 73 dBA and 53 to 68 dBA, respectively with an average daytime average of 70 dBA and average nighttime of 62 dBA. The Assessment concludes that the average day-night noise level at this location was calculated to be 71 dBA.

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The short-term noise measurement was conducted simultaneously with the long-term measurement at an elevation of 5 feet above ground level, 65 feet from the centerline of Montgomery Drive, which is the approximate setback of the southernmost façade of the existing residence (in its proposed new location). This measurement yielded an average noise level 4 dBA below that measured at the long-term position during the same period of time. Based on this finding, the Assessment estimates that the existing day-night noise level at the southernmost façade of the existing home will be 67 dBA. Based on the barrier effect provided by the existing home, and the increased distance from Montgomery Drive, the Assessment concludes that the rear yard outdoor use areas of all other lots would be exposed to a day-night noise level of below 60 dBA.

Future Noise Impacts

The Assessment found the following potential noise impacts, which will, with the implementation of the mitigation measures described below, be mitigated to a level of insignificance:

1. Exterior environmental noise levels in the yard of the existing residence on lot 1 will exceed a day-night noise level of 60 dBA.
2. Noise levels at the Montgomery Drive façade of the existing residence on lot 1 will exceed 60 dBA day-night noise levels, possibly resulting in interior noise levels in excess of 45 dBA day-night noise levels in the residences interior.

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

XI.1: Provide a noise barrier, as described in the Environmental Noise Assessment, prepared by Fred M. Svinth, Illingworth & Rodkin, Inc., dated October 27, 2006, to reduce sound levels in the rear yard of the existing residence on lot 1 to 60 dBA.

XI.2: Provide double-paned thermal insulating windows and mechanical ventilation for the existing residence on lot 1, as described in the Environmental Noise Assessment, prepared by Fred M. Svinth, Illingworth & Rodkin, Inc., dated October 27, 2006.

(Sources: 1 and 9)

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)?

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- b. Displace substantial numbers of existing

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Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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housing, necessitating the construction of replacement housing elsewhere?

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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Discussion:

The project would not induce substantial or unplanned levels of residential growth. The General Plan land use designation of Low Density Residential anticipates residential use.

Setting and Impacts

The project site's General Plan designation supports the proposed residential development. The addition of the proposed six new residential units does not constitute a significant increase in City housing development. The applicant has requested six residential allotments for 2007 under the provisions of the City's Growth Management program, all of which would be under the Reserve A entitlement category.

Recommended Mitigation Measures

None.

(Sources: 1)

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?

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- b. Police protection?

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- c. Schools?

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- d. Parks?

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- e. Other public facilities?

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Discussion:

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

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Setting and Impacts

Fire protection services will be provided by the City of Santa Rosa. The Fire Department has reviewed plans for the proposed project and imposed standard conditions of approval. Other standard 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's 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.

(Sources: 1)

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?
- b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

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Discussion:

No on-site park or recreational facilities are proposed with the project. The project site is approximately 1,260 feet north of the City's Howarth Memorial Park and the Spring Lake County Park, both of which are accessible to project residents by foot and bicycle by going east on Montgomery Drive, or west on Montgomery Drive and south on Summerfield Road.

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 six new residences. Fee payments are required at time of building permit issuance.

Recommended Mitigation Measures

None.

(Sources: 1)

XV. TRANSPORTATION/TRAFFIC

Would the project:

- a. Cause an increase in traffic, which is substantial in relation to the existing traffic

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	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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)?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input 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:

The project is located on Montgomery Drive, classified in the General Plan as a regional/arterial street. The six new single-family home, and one existing single-family home, project will result in a minimal amount of new vehicle traffic along Montgomery Drive.

Setting and Impacts

Access to the site will be provided to the project through a new street via Montgomery Drive, which will provide access to all seven residences. The trip generation rate for detached single-family residences is 9.57 trips per day, with 2 peak PM trips. It is anticipated that Montgomery Drive can accommodate this additional traffic.

The City Traffic Engineer has 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 Montgomery Drive. Since all of the proposed driveways will be off of the new street, it is not expected that this project will have a significant effect on traffic in the area. The City's Engineering Division will include a wide range of conditions for project approval, requiring frontage improvements on Montgomery Drive and for construction of the project interior streets. Project emergency vehicle access improvements are also required by the Engineering Division and Fire Department.

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Parking for each residential lot will be provided on-site (garage and driveway parking); parking would only be permitted in garages, driveways and in the three designated parking spaces on the new street. Project street designs do not present traffic issues since all designs will be required to meet City standards.

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

Recommended Mitigation Measures

None.

(Sources: 1)

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 serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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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. 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.

(Sources: 1)

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 periods of California history or prehistory?

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Discussion:

The project site is outside the proposed critical habitat for the California Tiger Salamander (CTS), and is not expected to have a significant effect on the CTS.

The applicant provided a Tree Preservation and Mitigation Report (February 12, 2007, John C. Meserve, Horticultural Associates) which evaluated potential tree impacts related to project development. Tree removal for the proposed development includes 11 of the 27 trees evaluated on the site. Mitigation measures described in the Biological Resources section of this Initial Study will reduce removal of trees, and will reduce the impacts to saved trees, to a less than significant impact.

The applicant also provided a Habitat Assessment Report (December 13, 2006, Trish and Greg Tatarian, Wildlife Research Associates), which evaluated potential impacts to Santa Rosa Creek, as well as special-status plant and animal species. None of the special-status species that were evaluated have a high potential for occurrence at the project site; however, several animal species are considered to have a low potential for occurrence within or adjacent to the study area based on the habitats present. With regard to potential impacts to Santa Rosa Creek itself, the above-noted Report concludes that, although no wetlands or waters of the U.S. occur within the proposed development area, Santa Rosa Creek is located on the northern border of the property, and the project

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proposes an outfall into the Creek. The mitigation measures described in the Biological Resources section will reduce impacts to Santa Rosa Creek and any special-status animal species to less than significant.

The Sonoma State University Northwest Information Center has reviewed the proposed project, and determined that the area has a low possibility of containing unrecorded archaeological site(s). In addition, a previous study in the area (#S-11376 – Beard 1989) identified no cultural resources. As a result, no further studies are recommended at this time.

Recommended Mitigation Measures

None.

(Sources: 1, 6, 7, and 8)

- 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, cultural resources and noise, 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: 1, 6, 7, 8, and 9)

- 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:

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.

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Recommended Mitigation Measures

None.

(Sources: 1)

APPENDIX

SOURCE REFERENCES

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

- 1) City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).
- 2) City of Santa Rosa Design Guidelines, September 2002
- 3) City of Santa Rosa Code – Title 20, Zoning Code, adopted August 3, 2004, and revised March 1, 2004 and October 11, 2005
- 4) City of Santa Rosa GIS Map Site (<http://imaps.ci.santa-rosa.ca.us/>)
- 5) California Department of Conservation Division of Land Resource Protection Farmland Mapping and Monitoring Program, Important Farmland in California, 2002.
- 6) Habitat Assessment for the 4743 Montgomery Drive Property, Santa Rosa, Sonoma County, CA, prepared by Trish and Greg Tatarian, Wildlife Research Associates, dated December 13, 2006.
- 7) Letter from the Northwest Information Center, Sonoma State University, regarding cultural resources, prepared by Jillian E. Guldenbrein, dated August 3, 2006.
- 8) Tree Preservation and Mitigation Report, prepared by John C. Meserve, Horticultural Associates, dated February 12, 2007
- 9) Environmental Noise Assessment, Montgomery Creek Residential Subdivision, Santa Rosa, California, prepared by Fred M. Svinth, Illingworth & Rodkin, Inc., dated October 27, 2006.

DETERMINATION FOR PROJECT

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

- ☐ could not have a Potentially Significant Effect on the environment. A Negative Declaration will be prepared.
- ☒ could have a Potentially Significant Effect on the environment; however, the aforementioned mitigation measures to be performed by the property owner (authorized agent) will reduce the potential environmental impacts to a point where no significant effects on the environment will occur. A Mitigated Negative Declaration will be prepared.

Signature

Date

Printed Name

Title

REPORT AUTHORS AND CONSULTANTS

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City of Santa Rosa, Community Development Department.