

Attachment 5



Southwest Estates

533 Bellevue Avenue, Santa Rosa, CA (Sonoma County)

Assessor's Parcel No. 134-042-025

Initial Study & Mitigated Negative Declaration

Lead Agency:

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

Contact: Lori MacNab, City Planner

Date: June 17, 2008



DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

DATE: June 17, 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**

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:

Southwest Estates

Location:

533 Bellevue Avenue, Santa Rosa, Sonoma County, California, APNs: 134-042-025.

Property Description:

The Southwest Estates project is a 13.02 acre site in Southwest Santa Rosa. The project is near the intersection of Burgess Drive and Bellevue Avenue. The site is bound by Colgan Creek on the south; Bellevue Ranch Subdivision to the north; Elsie Allen High School and Burgess Drive to the west and undeveloped lands to the east. The project site is in an area which is rapidly urbanizing with numerous pending and approved subdivisions along Dutton Meadow to the east of the site. The project site is currently vacant with a large stand of Eucalyptus trees on the southern portion of the property. The property was most likely used as grazing land in the past. The property has two General Plan Designations. The lower third of the site is designated Medium Density Residential and the upper two thirds of the site are designated Low Density/Open Space.

Project Description:

The applicant is proposing to rezone the property from PI (public institutional) to R-1-6 (on the northern two thirds of the property) and to R 3-18 (on the southern third of the property). The portion of the property which is designated Medium Density Residential is proposed as a 4.51 acre Parcel A, which is intended for future development as a multi-family site. The property rezoned to R1-6 will be subdivided into 48 lots intended for single family detached homes. There are three different one and two story floor plans ranging in size from 1,934 to 2,556 square feet. The subdivision is creating five new public streets, one of the new public streets known as Common Way will access several other proposed and approved subdivisions and runs in a

north/south direction with a Class I Bikeway. Common Way will also have a sanitary sewer line in the road which will run under Colgan Creek connecting to a sewer main in Bellevue Avenue. The developer proposes to trench for the sanitary sewer line during a period of low flow (May 15 - October 15). The trench within the creek channel will be about 4 feet wide with an excavator track width of 12 feet. The sanitary sewer line will be approximately 6 feet below the deepest section of the creek channel and 16 feet below the top of bank. After the work is completed the developer is proposing to restore the site to the before condition.

Environmental Issues:

The proposed project was one of 29 pending or possible development projects previously considered under the Southwest Area Projects Subsequent Environmental Impact Report ("Subsequent EIR"), certified by the City in March 2006. The Subsequent EIR focused on developable lands in the southwest quadrant of the City, and served to update the Master EIR prepared in conjunction with the Southwest Santa Rosa Area Plan, approved in 1994. This Southwest Estates project Initial Study cites, where appropriate, mitigation measures contained in the Master EIR and Subsequent EIR which would provide mitigation to potentially significant environmental impacts of the project. A complete listing of the Subsequent EIR mitigation measures (inclusive of those contained in the Master EIR) and the Mitigation Monitoring and Reporting Program is attached to this Initial Study.

The proposed project would result in potentially significant impacts in the areas of aesthetics, agriculture, air quality, biology, cultural resources, geology, hazards/hazardous materials, hydrology, noise, traffic and public services. 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, though in certain cumulative impact issue areas (aesthetics, loss of farmland, loss of foraging habitat for sensitive bird species, traffic and traffic noise) the City adopted a Statement of Overriding Considerations as discussed in the Subsequent EIR. 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 thirty day (30-day) public review period shall commence on June 24, 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 95404 **by July 24, 2008**. The City of Santa Rosa Planning Commission will hold a public hearing on the Initial Study/Mitigated Negative Declaration and project merits on **July 24, 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**

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<i>See Mitigation Measures of the Southwest Area Projects Subsequent Environmental Impact Report Mitigation Monitoring and Reporting Program (attached).</i>	See attached MMRP	See attached MMRP	See attached MMRP	See attached MMRP	<i>See Mitigation Measures of the Southwest Area Projects Subsequent Environmental Impact Report Mitigation Monitoring and Reporting Program (attached).</i>

V. A qualified archaeological monitor must be on-site during initial ground disturbing activities.

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name

Mitigation Measure

**Implementation
Procedure**

**Monitoring
Responsibility**

**Monitoring / Reporting
Action & Schedule**

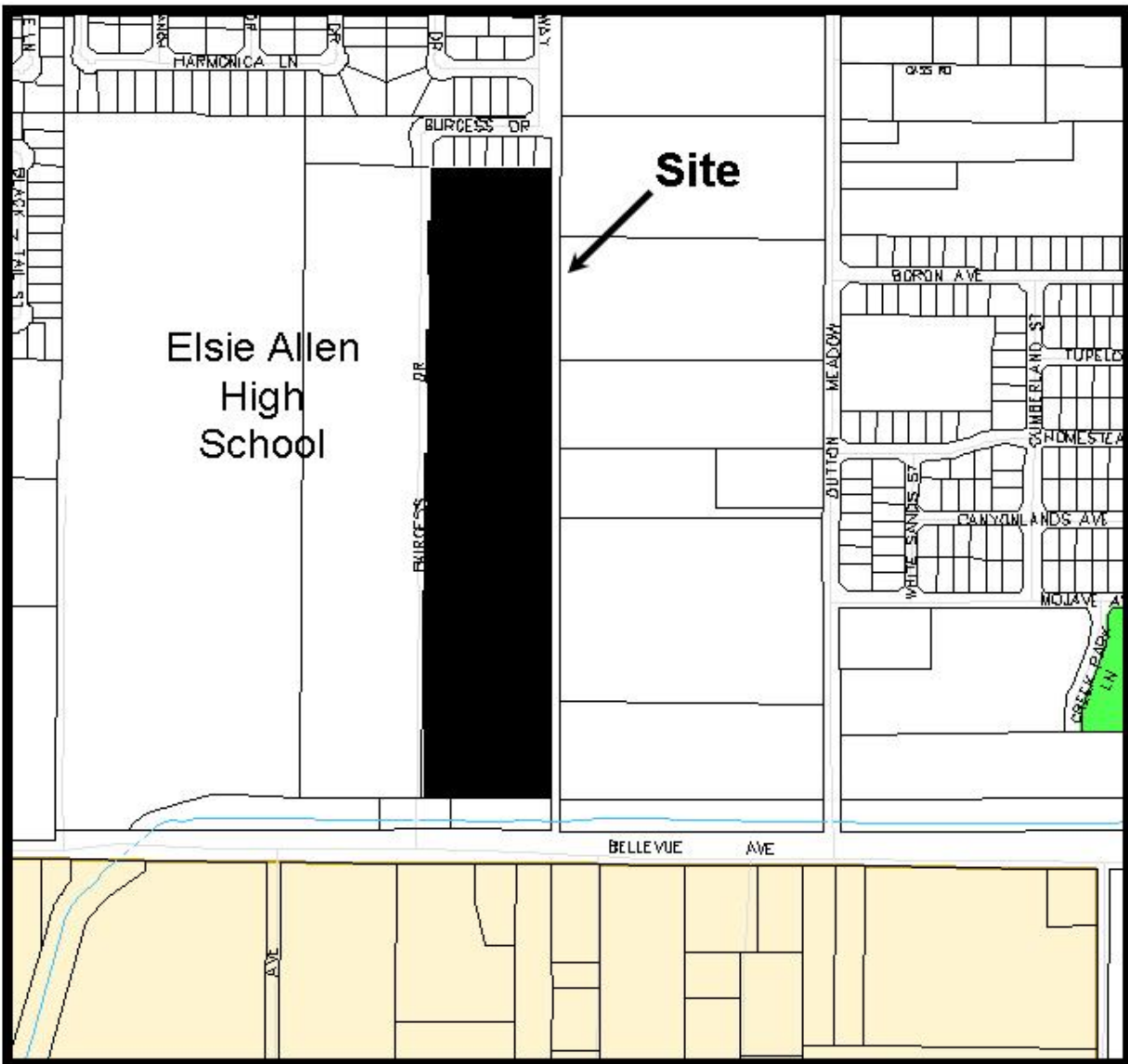
**Non-Compliance
Sanction/Activity**

**Monitoring
Compliance
Record
(Name/Date)**

ENVIRONMENTAL CHECKLIST

1. **Project Title:** Southwest Estates
2. **Lead Agency Name & Address:** City of Santa Rosa
Community Development Department
Planning Division
100 Santa Rosa Avenue
Santa Rosa, California 95404
3. **Contact Person & Phone Number:** 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 533 Bellevue Avenue, Assessor's Parcel Nos. 134-042-025. (Refer to Exhibit A, "Vicinity Map").
5. **Project Sponsor's Name & Address:** David Hunter
Ryder Homes
1425 Treat BLVD
Walnut Creek, CA 94596
6. **General Plan Designation:** Medium Density Residential and Low Density/Open Space
7. **Zoning:** Public Institutional (PI)
8. **Description of Project:** The applicant is proposing to rezone the property from PI (public institutional) to R-1-6 (on the northern two thirds of the property) and to R 3-18 (on the southern third of the property). The portion of the property which is designated Medium Density Residential is proposed as a 4.51 acre Parcel A, which is intended for future development as a multi-family site. The property rezoned to R 1-6 will be subdivided into 48 lots intended for single family detached homes. There are three different one and two story floor plans ranging in size from 1,934 to 2, 556 square feet. The subdivision is creating five new public streets, one of the new public streets known as Common Way will access several other proposed and approved subdivisions and runs in a north/south direction with a class I bikeway. Common Way will also have a sanitary sewer line in the road which will run under Colgan Creek connecting to a sewer main in Bellevue Avenue. The developer proposes to trench for the sanitary sewer line during a period of low flow (May 15 - October 15). The trench within the creek channel will be about 4 feet wide with an excavator track width of 12 feet. The sanitary sewer line will be approximately 6 feet below the deepest section of the creek channel and 16 feet below the top of bank. After the work is completed the developer is proposing to restore the site to the before condition.
9. **Surrounding Land Uses and Setting:** With the exception of Elise Allen High School to the west of the site, the lands surrounding the project site are currently characterized as rural residential. In time however the area will be rapidly urbanizing. There are 5 pending or approved subdivisions with approximately 300 units within one mile of this site.

10. Other Public Agencies Whose Approval Is Required: A number of state and federal agencies, including the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Game (CDFG), the U.S. Army Corps of Engineers (USACE), and the North Coast Regional Water Quality Control Board (NCRWQCB) have regulatory authority over special status species and/or sensitive habitats in the vicinity of the proposed project, and have been consulted in the process of addressing required mitigation for the project (Southwest Projects Subsequent EIR, SCH# 2004062031).



Southwest Estates

48 unit single family 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 checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input checked="" 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

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

c. Degradation of Visual Character

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

The project involves conversion of undeveloped land to an urban condition. This impact was identified as a significant and unavoidable cumulative impact in the Southwest Santa Rosa Redevelopment Plan EIR (Impact 3.1.6-1). This project contributes marginally to this impact. Southwest Santa Rosa Redevelopment Plan EIR Mitigation 3.1.6-1 indicated below reduces this impact to the degree feasible, but it remains significant and unavoidable.

d. New Source of Substantial Light or Glare

The project would involve the construction of 48 single-family residences. While the project would result in some additional light and glare similar to most residential development, the additional light and glare would not be substantial.

Mitigation Measures:

None. The City adopted a Statement of Overriding Considerations under the Southwest Area Plan Master EIR in 1994 addressing change in visual character of the area related to conversion of rural and semi-rural lands to urban use.

(*Sources: 1, 2, 4, 5*)

II. AGRICULTURE

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:

The site is categorized as “Locally Important Farmlands” on the Sonoma County Important Farmlands Map (1996).ⁱ There are no lands under Williamson Act contracts in the project vicinity (agricultural preserve lands subject to enforceable restrictions).ⁱⁱ

The Master EIR (April 1994) identified: “The loss of up to 168 acres of Farmland of Local Importance as designated by the State Department of Conservation and Sonoma County” as a Significant and Unavoidable Impact. A Statement of Overriding Considerations was adopted for this impact. The Southern Gardens project site consists of 1.99 acres of this overall 168 acres.

The project area is within the City limits and the Urban Growth Boundary and is designated for residential development.

Mitigation Measures:

None identified as necessary pursuant to the Southwest Area Plan Subsequent EIR, citing the Area Plan's Master EIR Statement of Overriding Considerations adopted by the City in 1994 for conversion of project site agricultural lands to urban use.

(Sources: 1, 3, 4, 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 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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. 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.

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

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. Air quality impacts stemming from project construction were addressed through the Master EIR for the Southwest Area Plan, with a range of mitigation measures imposed.

Setting and Impacts: The Master EIR for the Southwest Area Plan identified several mitigation measures (3.2.4-1, 3.2.4-3 and 3.2.4-4) that would reduce construction-related, vehicular and toxic air contaminant emissions to less-than significant levels. The mitigations require the project developer to ensure compliance with Bay Area Air Quality Management District (BAAQMD) construction and emission standards while also imposing limitations on construction activities that may impact air quality. The Subsequent EIR found that no new mitigation was necessary for implementation of individual projects.

Recommended Mitigation Measures

MM 3.2.4-1 (implementation of BAAQMD standards for controlling air pollution during construction)

MM 3.2.4-3 (tree planting program, native landscaping) and

MM 3.2.4-4 (control and notify of toxic air emissions during construction)

All from the Southwest Area Plan Master EIR will be included in the Southwest Estates conditions of approval.

(Sources: 1, 4)

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 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of | <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
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?				
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:

Sensitive Natural Habitat

The Southwest Santa Rosa Redevelopment Plan EIR Impact 3.2.3-6 indicates that development within the Southwest Plan area will result in loss of grassland foraging area for sensitive bird species known to occur within the Southwest Plan Area. Specifically within Southwest Estates wild and slender oats (*Avena Fatua* and *A. Barata*), ripgut brome (*bromus diandrus*) and soft chess (*Bromus hordaceus*) are found. "Development within the Southwest Plan Area will result in loss of grassland foraging area for loggerhead shrike, a CDFG Species of Special Concern, and loss of foraging area for several sensitive raptor species, including sharp-shinned hawk, golden eagle and white-tailed kite. Human activity, noise, and disturbance adjacent to grasslands in the Southwest Plan Area could result in degradation of grassland habitat to the extent that it would become unusable." A Statement of Overriding Considerations was adopted by the City Council for the loss of grassland foraging area for sensitive bird species on June 21, 1994 (Resolution 21804) (Significant and Unavoidable Cumulative Impact as identified in Impact 3.2.3-6 of the Southwest Santa Rosa Redevelopment Plan EIR).

Colgan Creek

The proposed sanitary sewer line running under Colgan Creek does not pose a significant environmental impact. The streambed in its current condition lacks any structural habitat diversity. This reach of Colgan Creek is a flood control channel owned by the Sonoma County Water Agency. Portions of the channel are grass lined and portions of the channel are concrete lined or have banks supplemented with riprap. The majority of this reach is fully exposed to the sun and has virtually no functioning riparian tree corridor. Only three species of fish were found in this reach: the mosquito fish, three spine stickleback and California roach. The California roach is the only species of special status. The construction of the sewer line will happen during a low flow period when the drainage channel is likely to be dry and there will be no impact to fish population. The current water temperatures of the flood channel make it unlikely that steelhead or Coho salmon would be found in the creek.

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

The City of Santa Rosa has developed a restoration plan for this reach of Colgan Creek. Once the creek is restored it will have much more aquatic and riparian diversity than it has now. The proposed sewer line is expected to be installed prior to the creek restoration. The sewer line is proposed to be trenched deep enough that it will not interfere with the creek restoration plans.

Special Status Plants

Surveys for special-status plant species were conducted in 1992, 1998 and 1999 for the Southwest Estates site and the findings in all years were negative. Based on these surveys, the project is assumed to have no impact on endangered or other special-status plant species.

California Tiger Salamander

Approximately 12.80 acres of gross California Tiger Salamander (CTS) habitat would be affected by the project, including both wetland and upland habitat. The Southwest Estates project will have no impacts on known CTS breeding ponds.

Mitigation Measures:

Recommended Mitigation Measures

An extensive range of mitigation measures are contained in the Southwest Area Plan Subsequent EIR which are applicable to the Southwest Estates project, reducing potential biological impacts to levels of insignificance:

- MM 3.6-1a (Replace trees in accordance with City Code 17-24).
- MM 3.6-2a (Avoid or minimize impacts to wetlands resources to the maximum extent practicable).
- MM 3.6-2b (Preserve and create new wetland habitat offsite).
- MM 3.6-2c (Transfer mitigation responsibilities to new property owners).
- MM 3.6-2d (Obtain appropriate permits for filling of wetlands).
- MM 3.6-3 (Preserve/enhance California tiger salamander aestivation habitat). This focuses on off-site mitigation efforts, to be coordinated with the U.S. Fish and Wildlife Service, to create contiguous or connected preserve areas outside of the existing urban growth boundaries of the Santa Rosa Plain.
- MM 3.6-3b (Design new roadways to minimize impacts to CTS).
- MM 3.6-6a and 6b (Provide protection of nesting migratory birds; incorporate pre-construction survey requirements into grading plans). Requires pre-construction surveys prior to tree removals.
- MM 3.6-8a (Perform onsite monitoring during construction). Responds to CTS habitat issues.
- MM 3.6-8b (Protect California tiger salamander during construction).
- MM 3.6-8c (Prepare a Biological Resources Management Implementation Plan).
- MM 3.6-11a (Protect water quality during construction).
- MM 3.6-11b (Implement NPDES permit requirements).
- MM 3.6-12 (Create California tiger salamander habitat outside of the Southwest Plan Area). Responds to potentially significant cumulative impacts to CTS.

(Sources: 1, 4, 5, 7)

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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 Southwest Area Projects EIR did not complete CEQA review for cultural resources for the Southwest Estates Project. The City referred this project to the Northwest Information Center for comment. The Northwest Information Center stated that a previous study S-14423 (Babal and Padon, 1992) had been completed and found that there is the possibility of containing unrecorded archeological sites and has made recommendations.

Recommended Mitigation Measures

V.

1. A qualified archaeological monitor must be on-site during initial ground disturbing activities.

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:				
o 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Seismic related ground failure,	<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
including liquefaction?				
o Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.

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), and is situated outside of areas characterized as subject to violent groundshaking during an earthquake due to proximity to the Rodgers Creek fault. Since the project site is generally flat, only minimal grading activities will occur and there will be no impact related to landslides.

The Southwest Area Plan Master EIR addressed potential impacts of seismic events, grading and erosion, and potential for presence of expansive soils. The mitigations require preparation of geotechnical engineering studies analyzing site soil conditions, seismic-resistant residential designs, preparation of roadway design plans based on soils conditions, and use of erosion control measures during construction. These requirements of the EIR, which are also required by the City as standard practice, will be incorporated as conditions of approval for the Southwest Estates project. No additional mitigation measures were identified as being necessary for the project under the Subsequent EIR. 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

Mitigation Measures:

MM 3.2.1-3: Require site-specific soil suitability analysis and stabilization procedures and design criteria for foundations, as recommended by a California-registered soil engineer during the design phase for each site where the existence of unsuitable soil conditions is known or suspected.

Potentially
Significant
Impact

Less-Than-
Significant With
Mitigation
Incorporation

Less-Than-
Significant
Impact

No
Impact

Master EIR Mitigation Measure 3.2.1-3: If grading or construction are to occur during the wet season, require an erosion and sediment transport control plan, designed by an erosion control professional, or landscape architect or civil engineer specializing in erosion control. (See full text of the Mitigation Measure, Master EIR pp. 3.2.1-19 and 3.2.1-20).

(Sources: 1, 6)

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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 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 | <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
response plan or emergency evacuation plan?				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are 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:

Residential developments do not typically include use or storage of hazardous materials. A Phase I environmental analysis was performed at a general level for all properties included under the Southwest Area Plan Subsequent EIR, including Southwest Estates.

Setting and Impacts

The project site is located within a mile of the Meadowview Elementary School and is adjacent to Ellsie Allen High School; the project is not expected to create an impact to the schools due to distance from the school sites and since the proposed construction and residential use of the project site will not include the use or storage of hazardous materials. The project site is not located near within two miles of the Sonoma County Airport. The project site is not located in an area containing wildland vegetation, and is not subject to wildland fire hazards.

Mitigation

MM 3.4-2a, requires notification of local and state agencies in the event hazardous materials are encountered during construction activities.

MM 3.4-2c and 2d, requires Phase II and Phase II investigations and remediation work, as may be necessary, prior to project construction. A related mitigation requires placement of remediation notes on grading plans.

(Sources: 1, 5)

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

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 to connect site drainage on each of the lots to City systems. The project site is not located in a 100-year floodplain.

Setting and Impacts

The Master EIR for the Southwest Area Plan addressed impacts of increased runoff on local creek capacity and City systems; water quality related to storm water runoff; construction erosion; and related issues. A series of mitigation measures were imposed that would reduce these potential impacts to levels of insignificance, and will be incorporated as project conditions of approval. Mitigation Measures 3.2.2-1 through 3.2.2-5 focus on:

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
<ul style="list-style-type: none"> Drainage improvements and coordination with local agencies. Water quality control measures to be implemented during site grading. Installation of appropriate catch-basins, debris screens and similar measures. Appropriate groundwater recharge. 				

No new potential impacts to water quality and hydrology were identified in the Subsequent EIR, and no new mitigation measures are necessary. The project site is not located within a 100-year floodplain and 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. While Mitigation Measures 3.2.2-1 through 3.2.2-5 of the Southwest Area Plan Master EIR could apply to the Southwest Estates project, the “mitigations” are standard conditions of approval and are already incorporated in the project conditions.

(Sources: 1, 4)

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

Discussion:

The Master EIR for the Southwest Area Plan determined that specific planned projects would be consistent with the Area Plan or reviewed for consistency through the City permitting process.

Setting and Impacts

Applicable General Plan policies include:

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

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

The proposed 48-unit residential project is consistent with the General Plan Designation of Low density Residential/Open Space and Medium Density residential. The project would result in a density of 5.7 dwelling units/gross acre, within the prescribed range of the General Plan. The character of the project will be in keeping with the general area. The project site is located along a public street (Burgess Drive) that does not divide the established neighborhood. The project would not result in a conflict with any habitat conservation or natural community conservation plans.

Recommended Mitigation Measures

None.

(Sources: 1, 2)

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.

(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 applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of persons to or generation of excessive ground borne vibration or ground | <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
borne noise levels?				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 Master EIR prepared for the Southwest Area Projects identified and evaluated two sources of noise: construction noise and cumulative traffic noise resulting from project development.

Setting and Impacts

The project will result in short-term noise impacts related to site grading and construction activities. The Master EIR included mitigation measures (3.2.5-1(a), (b) and (c) which limit construction hours and use of equipment. Potential cumulative impacts related to traffic noise will be mitigated through Master EIR Mitigation Measure 3.2.5-2, which requires residential development to meet noise standards of the General Plan and Area Plan Community Design Policies. The Master EIR found, however, that application of Mitigation Measure 3.2.5-3 (requiring retrofitting of existing residential land uses and construction of noise attenuation walls or berms as a means of reducing cumulative noise impacts resulting from all development considered under the Southwest Area Plan) was remote, and a Statement of Overriding Considerations was adopted.

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

MM 3.2.5-1(a-c) (construction hours and management) from the Southwest Area Plan EIR applies to this project. A Statement of Overriding Considerations was adopted with the Master EIR regarding cumulative vehicle traffic noise.

(Sources: 1, 4)

XII. POPULATION AND HOUSING

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

Discussion:

The project would not induce substantial or unplanned levels of residential growth. The site was duly considered for the proposed levels of residential development (density) as part of the update to the City's General Plan.

Setting and Impacts

The project site's General Plan designation of Residential Medium Low Density Residential supports the proposed residential development. The existing residence located on the project site would be demolished, replaced by the new residential units. The loss of the single existing residence is not considered a substantial housing impact.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<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
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Department will also impose standard conditions of approval, including requirements for submittal of a Phase I Environmental Site Assessment. Additionally, police and fire mitigation measures (3.3-6 and 3.3-7 of the Subsequent EIR, implementing the Community Services District Program and funding of a new fire station) apply to the Southwest Estates project. Evidence of school impact fees would be made to the applicable school district offices (Santa Rosa City Schools and Bellevue Union School District) prior to City issuance of any building permits, which is also identified as Mitigation Measure 3.3-3 of the Master EIR. Parks impacts would be addressed through mitigation and payment of City impact fees (see discussion below under item XIV). Electrical and gas facilities would be constructed by the project developer, with service provided by Pacific Gas and Electric Company.

Recommended Mitigation Measures

MM 3.3-6 (Community Services District Program) and 3.3-7 (SWAP Infrastructure Fee) of the Subsequent EIR apply to the Southwest Estates project.

(Sources: 1, 4, 5)

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

Setting and Impacts

At the closest point the project site is within approximately one-quarter mile of the City's Southwest Community Park, which is accessible to project residents by foot and bicycle. The project is also in close proximity to land designated as a neighborhood park in the General Plan. 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 the new residences. Fee payments are required at time of building permit issuance. These requirements are addressed under the Master EIR through Mitigation Measure 3.3-4, which requires land

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

dedication and park development or payment of an in-lieu fee to the City. However, this requirement is a standard condition of approval.

Recommended Mitigation Measures

None.

(Sources: 1, 4)

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

Discussion:

The project is located off of Burgess Drive, across from Elise Allen High School. The project will result in additional vehicle traffic along local roadways. The Southwest Area Plan Subsequent EIR evaluated traffic impacts of the project and those associated with other Area Plan developments.

The project will construct a road called Common Way which will run in a North/South direction and have several subdivisions feeding into it. Common Way will also have a Class I bike lane running the length of it.

Setting and Impacts

The Subsequent EIR evaluated existing traffic conditions in the project area, including existing level of service readings at local street intersections, as well as projected traffic impacts of the project and those under consideration in the EIR. A wide range of potentially significant impacts were noted in the EIR, including impacts to the local street system (including to Hearn Avenue, and the intersections of Hearn Avenue/Dutton Meadow and Dutton Meadow/Burgess Drive), presence of increased truck traffic during construction activities, increased demand for transit services, increased demand for pedestrian and bicycle travel, and cumulative traffic impact upon local streets and stretches of US 101. In response, the Subsequent EIR includes extensive use of mitigation measures to reduce traffic impacts to levels of insignificance, though a Statement of Overriding Considerations was adopted in response to the cumulative US 101 traffic impact. The project is required to contribute toward the mitigations through payment of area impact fees.

Parking for each residential lot will be provided on-site (garage and driveway parking) and in the form of street parking. The project is not located near a public or private airport, and would not impact air traffic patterns or safety.

Recommended Mitigation Measures

An extensive range of mitigation measures are contained in the Southwest Area Plan Subsequent EIR which are applicable to this project, reducing potential traffic impacts to levels of insignificance.

For most of the mitigations which involve substantial area-wide improvements, the developer will be required to pay the City impact fees for use in constructing the required traffic improvements. (Noted is the City's adoption of a Statement of Overriding Considerations for potentially significant cumulative traffic impacts to US 101.) In the case of certain mitigations, such as improving bike and pedestrian travel and improving the residential street environment, the project will construct on-site public improvements (bike lanes, sidewalks) that fulfill the required mitigation.

- MM 3.2-1 (Implement traffic improvements on City streets).
- MM 3.2-5a (Implement Construction Traffic Management Plan).
- MM 3.2-5b (Promote safety of school-age children during construction).
- MM 3.2-9 (Improve Residential Street Environment). This will focus on street design and use of traffic chokers, speed humps, use of all-way stops and similar measures on local streets.
- MM 3.2-10 (Add auxiliary lanes to US 101).
- MM 3.2-11 (Improve transit services).
- MM 3.2-13 (Improve Bicycle and Pedestrian Travel). Requires use of a well-connected internal circulation system to improve pedestrian and bicycle travel.
- MM 3.2-15 (Comply with Santa Rosa parking requirements).

(Sources: 1, 4, 5)

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

Discussion:

The developer will be required to install on- and related off-site improvements in connecting to City water and sewer systems. Storm drainage improvements will be necessary to respond to the installation of impervious surfaces in the project.

Setting and Impacts

The project will be served with water from the Sonoma County Water Agency (SCWA). SCWA prepared a water supply assessment for the Subsequent EIR, consistent with requirements of SB 610 (for project with 500 or more residential units). The assessment and EIR found that the City will be supplied with sufficient water to meet the present and future need of all projects under the Southwest Area Plan (a demand of approximately 520 acre feet/year). A mitigation measure of the Subsequent EIR (MM 3.3-1) was imposed to ensure all residences connect to the City water supply; while MM 3.3-8a and 8b require the implementation of water conservation measures and development of alternative sources of water. The City's Utility Division has indicated that all water system improvements must be installed consistent with City Design Standards.

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

Sewer services would be provided by the City. The project would be required to connect to City wastewater collection and treatment systems. Mitigation measures of the Subsequent EIR (MM 3.3-2 and MM 3.3-9) addresses potential wastewater conveyance line capacity issues. They require developer payment of sanitary sewer connection fees to fund additional infrastructure system upgrades to serve the Southwest Area Plan properties.

New storm drainage facilities will be required to accommodate runoff from the proposed project (see discussion above under Item VIII, including mitigation measures); 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. The Subsequent EIR found that adequate landfill capacity exists at County facilities to support the project.

Recommended Mitigation Measures

MM 3.3-1 (connect to City water supply)

MM 3.3-2 (Sanitary Sewer Collection Fee)

MM 3.3-8a and 8b (water conservation)

(Sources: 1, 5)

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?

☐
☒
☐
☐

Discussion:

Approximately 12.80 acres of gross California Tiger Salamander (CTS) habitat would be affected by the project, including both wetland and upland habitat. The Subsequent EIR has prescribed a wide range of mitigation measures responding to the wetlands habitat, including requirements for preservation and creation of new wetland habitat offsite, and protection of California Tiger Salamander aestivation habitat (see Section IV, Biology). The project site does not contain examples of California history or prehistory.

Recommended Mitigation Measures

See Section IV, Biology.

- 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)?

Discussion:

The project has the potential to create impacts which are individually limited but cumulatively considerable, as discussed in the following issue areas:

Aesthetics: The City adopted a Statement of Overriding Considerations under the Southwest Area Plan Master EIR in 1994 addressing change in visual character of the area related to conversion of rural and semi-rural lands to urban use.

Agriculture: The Master EIR included a Statement of Overriding Considerations with respect to the cumulative loss of 168 acres of farmland resulting from the development of the 29 projects considered under the Southwest Area Projects Plan.

Noise: Potential cumulative impacts related to traffic noise will be mitigated through Master EIR Mitigation Measure 3.2.5-2, which requires residential development to meet noise standards of the General Plan and Area Plan Community Design Policies. The Master EIR found, however, that application of Mitigation Measure 3.2.5-3 (requiring retrofitting of existing residential land uses and construction of noise attenuation walls or berms as a means of reducing cumulative noise impacts resulting from all development considered under the Southwest Area Plan) was remote, and a Statement of Overriding Considerations was adopted.

Traffic: Traffic impacts of this project, when considered in conjunction with the planned or approved projects also evaluated under the Southwest Area Projects Subsequent EIR, could result in adverse cumulative environmental conditions, including: impacts to the local street system (including to Hearn Avenue, and the intersections of Hearn Avenue/Dutton Meadow and Dutton Meadow/Burgess Drive); presence of increased truck traffic during construction activities; increased demand for transit services; increased demand for pedestrian and bicycle travel; and cumulative traffic impact upon local streets and stretches of US 101. In response, the Subsequent EIR includes extensive use of mitigation measures to reduce traffic impacts to levels of insignificance, though a Statement of Overriding Considerations was adopted in response to the cumulative US 101 traffic impact.

Recommended Mitigation Measures

See Aesthetics, Section I; Noise, Section XI; and Traffic, Section XVI.

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

☐
☒
☐
☐

Discussion:

The project does not present potentially significant impacts which may cause adverse impacts upon human beings, either directly or indirectly which cannot be mitigated, with the exception of noise impacts. The Master EIR found that application of Mitigation Measure 3.2.5-3 (requiring retrofitting of existing residential land uses and construction of noise attenuation walls or berms as a means of reducing cumulative noise impacts resulting from all development considered under the Southwest Area Plan) was remote, and a Statement of Overriding Considerations was adopted for cumulative noise impacts. All other environmental impact areas of the project on human beings, either directly or indirectly, can be mitigated to levels of insignificance through the application of project mitigation measures in combination with applicable mitigation measures contained in the Subsequent EIR in the areas of air quality, geology/geologic hazards, hydrology, noise (for project construction and general noise measures), public services (including fire and police protection), traffic and provision of necessary public utilities.

Potentially
Significant
Impact

Less-Than-
Significant With
Mitigation
Incorporation

Less-Than-
Significant
Impact

No
Impact

Recommended Mitigation Measures

See Section III (Air Quality); Section VI (Geology); Section VII (Hazards and Hazardous Materials), Section VIII (Hydrology); Section XV (Traffic); and Section XVI (Utilities).

(Sources: 1, 4, 5)

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 Zoning Code (Title 20 of the City of Santa Rosa's City Code)
- 3) California Department of Conservation Division of Land Resource Protection Farmland Mapping and Monitoring Program, Important Farmland in California, 2002.
- 4) Southwest Area Plan Master Environmental Impact Report, 1994.
- 5) Southwest Area Plan Subsequent Draft and Final Environmental Impact Report, 2005, CH2MHill.
- 6) Letter from Northwest Information Center, dated March 26, 2007, File # 06-1437
- 7) City of Santa Rosa Citywide Creek Master Plan, November 2007

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

Lori MacNab, City Planner

City of Santa Rosa, Community Development Department.

ATTACHEMENTS

- *Mitigation Measures/Mitigation Monitoring and Reporting Program of the Southwest Area Plan Subsequent Environmental Impact Report, 2006.*

ⁱ Important Farmlands Map, California Department of Conservation – Division of Resource Protection, 1996.

ⁱⁱ Sonoma County Agricultural Preserve Lands Subject to Enforceable Restrictions, Sonoma County Planning Department, May 2000.