

This notice was posted on 'AUG 21 2007
and will remain posted for a period of thirty days
until Sept 20, 2007

JANICE ATKINSON, Co. Clerk
BY: C. Beinking
DEPUTY CLERK

NOTICE OF NEGATIVE DECLARATION

NAME OF PROJECT: Middle Rincon Subdivision **FILE NUMBER:** MJP06-047

LOCATION OF PROJECT: 117 Middle Rincon Rd

APN: 182-560-031

PROJECT DEVELOPER: Elizabeth Fisher

DESCRIPTION OF PROJECT: The project proposes to subdivide the 0.91 acres into six residential lots for single family development. The proposal maintains the existing single family dwelling but demolishes the residential out-buildings in favor of constructing a new garage for the existing house. The proposed lots range in size from 5,825 square feet to 9,893 square feet for the existing house.

DECLARATION

Based upon the Initial Study, dated August 21, 2007 the Environmental Coordinator finds as follows:

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

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

1. To reduce noise levels within the yards of the homes on the site to an L_{dn} of less than 60 dBA, while also ensuring that daily (non-emergency) operational noise from the adjacent fire station does not disturb these homes, we recommend that a solid noise barrier wall be built with a height of 6 feet above grade be built on the edges of lots 1 and 2 facing the fire station, as shown in Figure 2. To be effective as a

barrier to noise, the walls should be built without cracks or gaps in the face or large or continuous gaps at the base and have a minimum surface weight of 3.0 lbs. per sq. ft. Small, dispersed, gaps in the base of the walls for landscape irrigation or drainage, which do not compose more than 0.5% of the wall area, are acceptable. Acceptable materials include, but are not limited to, masonry block and pre-cast concrete panels. Wood may also be used. For a wood wall to meet these requirements it is recommended that a homogenous sheet material, such as 3/4" plywood, be used as a backing for typical 1" thick (nominal) wood fence slats. Using the plywood ensures the continued effectiveness of the barrier with age, since wood slats alone have a tendency to warp and separate with age allowing gaps to form and the barrier effect of the wall to diminish.

2. Project drawings were reviewed to determine the relative area of exterior walls and windows. Based on this review we recommend that windows with a minimum STC rating of 34 be specified at the new home on Lot 1, that the existing home on Lot 6 be retrofitted with STC 34 windows, and that windows with a minimum STC rating of 32 be specified at the new home on Lot 2 to achieve a maximum sound level of 59 dBA or less within the interiors of the homes on these lots. To allow the residents of the homes on Lots 1, 2, and 6 to close their windows for the purpose of noise control, they will require mechanical ventilation. In our experience a standard central air conditioning system or a central heating system equipped with a 'summer switch', which allows the fan to circulate air without furnace operation in each residence will provide a habitable interior environment and thus allow windows to remain closed for the purpose of noise control.

3. Compliance with City of Santa Rosa Standard Conditions of Approval.

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

Posting Period: August 21, 2007 to September 10, 2007

Submit comments to: Noah Housh
Santa Rosa Department of Community Development
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
Telephone (707) 543-4322, email: nhoush@srcity.org



Middle Rincon Subdivision
117 Middle Rincon Rd, Santa Rosa, CA (Sonoma County)
Assessor's Parcel No. 182-560-031

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: Noah Housh, City Planner

Date: August 21, 2007



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

DATE: August 21, 2007
TO: Public Agencies, Organizations and Interested Parties
FROM: Noah Housh, 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:

Middle Rincon Subdivision

Location:

117 Middle Rincon Rd, Santa Rosa, Sonoma County, California, APNs: 182-560-031.

Property Description:

The subject property is a 0.91 acre site, currently developed with one single family home and multiple accessory structures. This property is zoned R-1-6 and has a General Plan designation of Low Density Residential. The property is a flat lot with a few evergreen trees located in the north western corner and is surrounded on three sides by single family residential units, similar to what is proposed for this development. Directly to the south is a (Sonoma) County parcel which is currently the site of a Rincon Valley Fire Protection District fire station.

Project Description:

The project proposes to subdivide the 0.91 acres into six residential lots for single family development. The proposal maintains the existing single family dwelling but demolishes the residential out-buildings in favor of constructing a new garage for the existing house. The proposed lots range in size from 5,825 square feet to 9,893 square feet for the existing house.

Environmental Issues:

The proposed project would result in potentially significant noise and air quality impacts to the residents living in the proposed homes and neighboring residents respectively. The project impacts would be mitigated to a

less-than-significant level through implementation of recommended mitigation measures and through compliance with existing Municipal Code requirements or City standards. Recommended measures are summarized in the attached Mitigation Monitoring and Reporting Plan (MMRP) and Initial Study/Mitigated Negative Declaration. The Initial Study/Mitigated Negative Declaration document has been prepared in consultation with local, and state responsible and trustee agencies and in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the Initial Study/Mitigated Negative Declaration will serve as the environmental compliance document required under CEQA for any subsequent phases of the project and for permits/approvals required by a responsible agency.

A twenty-day (20-day) public review period shall commence on August 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 September 10, 2007**. The City of Santa Rosa Planning Commission will hold a public hearing on the Initial Study/Mitigated Negative Declaration and project merits on September 27, 2007, in the Santa Rosa City Council Chambers at City Hall (address listed above). Correspondence and comments can be delivered to Noah Housh, project planner, phone: (707) 543-4322, email: nhoush@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)
III. Air Quality					
III. B. 1. Water and sweep during grading	Required as a condition of approval	City departments reviewing project design, improvement, and grading plans	Incorporate as a condition of the project and verify during grading activities.	Deny or revoke grading permit and/or deny issuance of building permit	
III. B. 2. Construction equipment, methods, and materials shall comply with Bay Area Air Quality District requirements	Required as a condition of approval	City departments reviewing project design, improvement, and grading plans	Incorporate as a condition of the project and verify during grading activities.	Deny or revoke grading permit and/or deny issuance of building permit	
III. B. 3. a Bay Area Air Quality Control demolition permit and J-number	Required as a condition of approval	City departments reviewing project design, improvement, and grading plans	Incorporate as a condition of the project and verify during demolition permit application and demolition activities.	Deny issuance of building permit for demolition	
XI. NOISE					
XI. B. 1. Construction of Sound Wall or Fence along entire southern property line.	Required as a condition of approval agreed to by applicant as mitigation measure and	Planning Division and Building Division	Incorporate as a condition of the project and verify during building permit review.	Deny issuance of building permit	

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)
<p>XL B. 2. Implementation of Sound Deadening Construction Materials</p>	<p>made a part of the project. Required as a condition of approval agreed to by applicant as mitigation measure and made a part of the project.</p>	<p>Planning Division and Building Division</p>	<p>Incorporate as a condition of the project and verify during building permit review.</p>	<p>Deny issuance of building permit.</p>	

ENVIRONMENTAL CHECKLIST

1. **Project Title:** Middle Rincon Subdivision
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:** Noah Housh, City Planner
Phone number: (707) 543-4322
Email: nhoush@srcity.org
4. **Project Location:** The site is located in the City of Santa Rosa, Sonoma County, California at 117 Middle Rincon Road, Assessor's Parcel Nos. 182-560-031. (Refer to Exhibit A, "Vicinity Map").
5. **Project Sponsor's Name & Address:** Project Sponsor

Elizabeth Fisher
117 Middle Rincon Rd
Santa Rosa, CA 95409

Sponsor's Representative

Vincent Saunders
130 South Main, Suite 212
Sebastopol, CA 95472
6. **General Plan Designation:** Low Density Residential
7. **Zoning:** R-1-6

8. Description of Project:

The proposed project is the subdivision of a 0.91 acre parcel, currently developed with one single family home (to remain), into six single family residential lots with five new homes. The entitlements requested for this project are a Tentative Map application for the subdivision, a Residential Small Lot Conditional Use Permit to allow the lot sizes to go below 6,000 square feet, an Environmental Assessment application, and a Housing Allocation request for the proposed single family homes. The proposed project will require extensive site grading, construction of a new public lane, the extension of sewer and water services to the new homes, the construction of a sound fence, removal of several existing on-site trees, and the reconstruction of the curb, gutter, and sidewalk to the current City of Santa Rosa Boulevard Street Standard.

9. Surrounding Land Uses and Setting:

The proposed project site is surrounded on by properties designated for residential use. The General Plan designation for all of the surrounding properties on the west side of Middle Rincon is Low Density Residential while the zoning designation is a mix of City and County properties. Across Middle Rincon on the east side the

properties are designated Very Low Density Residential by the General Plan. These properties are also a mix of both City and County zoning. Approximately one block east on Sonoma Highway is Whited Elementary School.

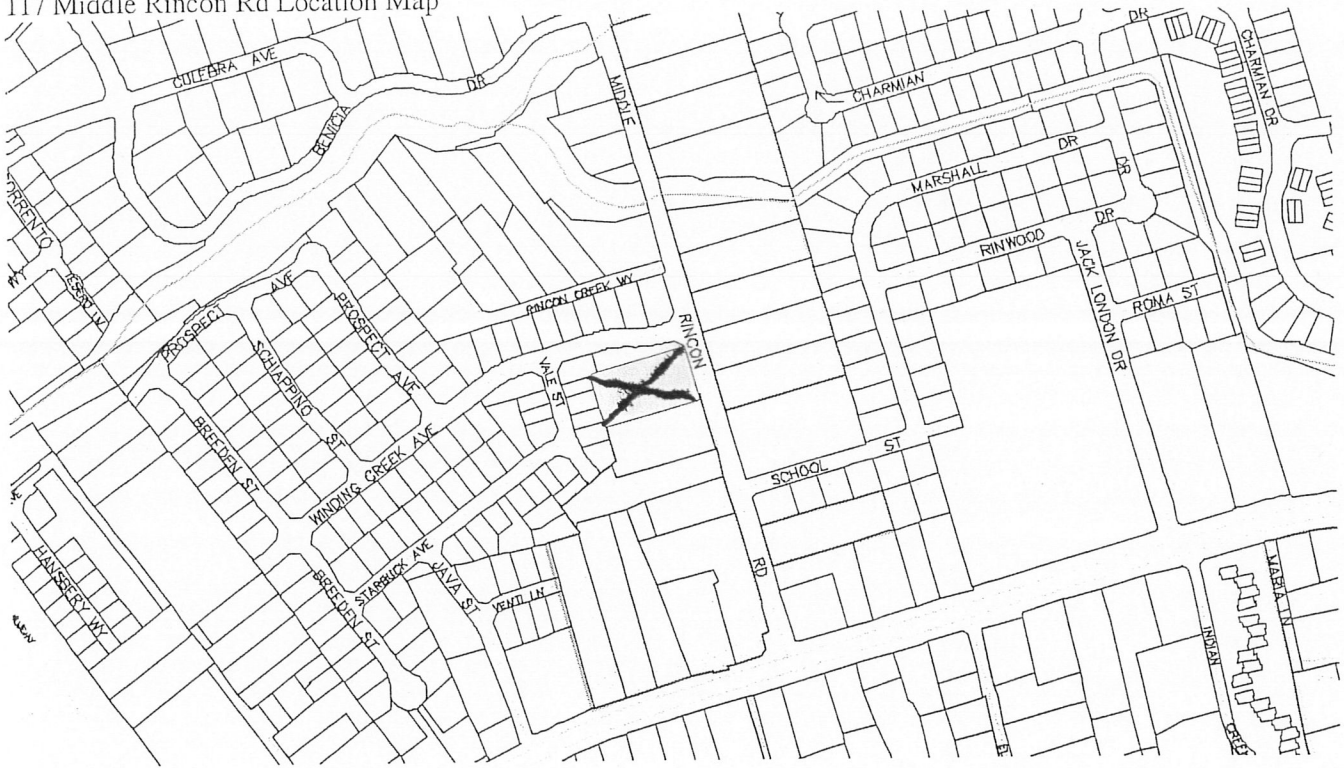
The property directly to the south of this one is currently being used by the Rincon Valley Fire Protection District as a fire station. This site is identified by the General Plan as a future City of Santa Rosa Fire Station location. The property directly across the street is designated for residential uses and is currently the site of the International Church of the Four Square Gospel. To the north and west, are single family homes on lots smaller than 6,000 square feet. The property is in a transition location as properties go from the newer small lot subdivisions to the west to the larger, established, half acre lots (required by the General Plan designation) on the east side of Middle Rincon.

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

Bay Area Air Quality Control

EXHIBITS

117 Middle Rincon Rd Location Map



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 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 checked="" 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

Noah Housh, 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
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I. AESTHETICS

Would the project:

- a. Have a substantial adverse effect on a scenic ☐ ☐ ☐ ☒

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

Discussion:

The project site is not classified or considered to have significant scenic qualities, nor is Middle Rincon classified as a Scenic Roadway under the General Plan. The visual character of the project site and surrounding lands supports the proposed residential use. Frontage improvements including curb, gutter, planter strip, and sidewalk are required as a condition of approval.

Setting and Impacts

This area of Middle Rincon Road is characterized by a mix of large lots (approximately 0.5-1 acre) developed with small single family homes and more modern homes developed on smaller traditional residential lots. As the General Plan designation for this area allows residential development at up to 8 units per acre, the previous development pattern is changing and residential development, based on the new density, has been occurring. The project site itself is a 0.91 acre section that is bordered by newer, denser development to the north and west, and older, less dense development pattern to the south and east. This setting allows the proposed development to act as a transition from the newer development pattern, to the more traditional existing development.

Because the requested lot size is just below the required 6,000 square foot required for the R-1-6 subdivision standards a Conditional Use Permit is required. This CUP has specified development criteria for Small Lot subdivisions including required outdoor usable space requirements, architectural detail including both upper and story elements, and specific setback requirements. Furthermore, the architecture and neighborhood context of the proposed homes will be reviewed as a part of the project evaluation by the Planning Commission.

Recommended Mitigation Measures

Aesthetic Impacts will be mitigated to a less than significant level by the implementation of current City of Santa Rosa development criteria and requirements.

(Sources: 1 & 5)

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II. AGRICULTURE

Would the project: *(In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.)*

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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?

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Discussion:

The City of Santa Rosa GIS information system identifies this property as "Urban and Built Up Lands," and the possibility of any agricultural use on this property would be limited to recreational and hobby agricultural practices as the City of Santa Rosa zoning code specifically limits agricultural uses on residential properties.

Setting and Impacts

The Santa Rosa 2020 General Plan does not identify any Agricultural land within the Urban Growth Boundary (UGB). This Middle Rincon Subdivision project is located within the UGB, and is planned for urban development pursuant to both the General Plan and Zoning Code. No impacts to agricultural lands were identified by this analysis.

Recommended Mitigation Measures

None.

(Sources: 1)

III. AIR QUALITY

Would the project: *(Where available, the significance criteria established by the*

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
<i>applicable air quality management or air pollution control district may be relied upon to make the following determinations.)</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non – attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The City of Santa Rosa participates with the Bay Area Air Quality Management District (BAAQMD) to address improvements of air quality. 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. Air quality impacts stemming from project construction would be considered in the air pollution control plans prepared by the Bay Area Air Quality Management District, which regulates air quality and programs within the San Francisco Air Basin. Additionally, subsequent to adoption of the Area Plan in 1996, the City adopted new regulations restricting use and installation of fireplaces and wood burning stoves, and requiring clean burning appliances in new and replacement units.

Setting and Impacts

As the project site is surrounded by residential development and will require the site to be substantially graded, there is a potential for fugitive airborne dust particles and construction vehicle emissions to impact the surrounding properties. These potential impacts will be mitigated through the implementation of City of Santa Rosa grading permit conditions of approval, as well as pollution control plans prepared by the Bay Area Air Quality Control District.

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Recommended Mitigation Measures

1. The developer shall water soils, cover soils, and sweep streets as necessary during construction.
2. Construction equipment, methods, and materials shall comply with Bay Area Air Quality District requirements regarding adequate maintenance of construction vehicles, the use of asphalt paving materials, and impacts to existing air quality.
3. Attain a Bay Area Air Quality Control demolition permit and J-number for any and all demolition of on-site structures.

(Sources: 1 & 5)

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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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preservation policy or ordinance?

- 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?

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Discussion:

Vegetation on the project site is ornamental or dominated by non-native annual and perennial grasses. The site is within an area designated in the Santa Rosa Natural Diversity Database as an area where federal listed plants have not been found and where listed plants are not expected to occur. The site is not within the border of the California Tiger Salamander potential range.

The project site contains 5 redwood trees, 0 of which are Heritage trees in healthy condition. All existing redwood trees are below 6 inches in diameter and are exempt from any mitigation requirements required by the City of Santa Rosa tree ordinance.

Setting and Impacts

The project site is outside the proposed critical habitat for the Tiger Salamander. The California Department of Fish and Game were notified of the project and have not responded. The California Natural Diversity Database does not list any threatened, endangered or significant plants or animals on the project site. The project is not expected to have a significant effect on the CTS or other plant or animal species and/or habitat.

Tree removal for the proposed development includes 5 small redwoods, of which 0 are subject to the City of Santa Rosa's Tree Ordinance Heritage Tree designation because the dimensions are too small to be seen as significant. 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

Mitigation of impacts to trees will be accomplished by complying with the City's tree ordinance. This requires a minimum of a one to one replacement of the removed trees..

(Sources: 1 & 5)

V. CULTURAL RESOURCES

Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

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

On November 17, 2007 this project was referred to the Northwest Information Center (NWIC) as part of the standard referral process for subdivision applications in the City of Santa Rosa. The Northwest Information Center responded with a comment indicating no record of any Cultural Resources Studies having been completed previously was available and the site had the possibility of containing unrecorded archaeological remains. Based on this response, a study was required as part of the project CEQA analysis.

Setting and Impacts

On May 3, 2007 a Cultural Resource Survey of the 117 Middle Rincon property was completed by Eileen Steen of Tom Origer and Associates. This survey included analysis of existing historic records and maps, a physical survey of the property, and project referral to local Native American Tribes. Analysis of the archaeological base maps at the NWIC indicated no portions of the project site had been subjected to a formal cultural resource survey and no cultural resource studies had been completed adjacent to the study area. The Cultural Resource Report found there are no local, state, or federally recognized historic properties within the study area. Field surveys of the site, conducted by Eileen Steen, found no cultural resources, or evidence of said resources, within the study area, therefore no site specific mitigation is needed to bring potential impacts to cultural resources to a level less than significant. Because there is the possibility that buried archaeological deposits could be present, and accidental discovery could occur, the mitigation measure indicated below is required to bring the potential impacts to a level below significant.

Recommended Mitigation Measures

1. The Public Improvement Plans and Building Plans shall contain the following note: *"In the event that any remains of prehistoric or historic human activities are encountered during project-related activities, work in the immediate vicinity of the finds shall halt and the contractor shall immediately notify the project superintendent and the City of Santa Rosa liaison. Work shall not resume until a qualified archaeologist or historic archaeologist, as appropriate, approved by the City of Santa Rosa, has evaluated the situation and made recommendations for treatment of the resource, which recommendations are carried out. If human burials are encountered, the contractor must also contact the County Coroner."*

(Sources: 1 & 5)

VI. GEOLOGY AND SOILS

Would the project:

- e. Expose people or structures to potential substantial adverse effects, including the risk

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
of loss, injury, or death involving:				
a. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Seismic related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 landslide.

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 ground-shaking during an earthquake due to proximity to the Rodgers Creek fault. Since the project site is generally flat, no grading activities will occur on slopes and there will be no impact related to landslides.

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The City of Santa Rosa Engineering and Building Department Standard Conditions of Approval 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 mitigations will be incorporated as conditions of approval for the Middle Rincon Subdivision project. No additional mitigation measures were identified as being necessary for the project. 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

1. City of Santa Rosa Engineering and Building Department Standard Conditions of Approval Mitigation Measures will be included as project conditions of approval for the Middle Rincon Subdivision project.

(Sources: 1 & 5)

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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"/> |

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

The Fire Department has required a Phase 1 study of the current conditions prior to development. The proposed use does not include the storage of hazardous materials, therefore the impact is expected to be less than significant.

Setting and Impacts

This project site is not identified by the City of Santa Rosa GIS mapping system as a location affected by contaminants and the required Phase I study will identify any unknown contaminants if any are on site.

Recommended Mitigation Measures

None beyond standard conditions.

(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 type="checkbox"/>	<input checked="" 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"/>
c. Substantially alter the existing drainage	<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
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?				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 projects site is located within 500 feet of the South Fork of Austin Creek. This site is identified by the FEMA as a location with Moderate to Low risk of flooding. 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

City of Santa Rosa Engineering Conditions of Approval address impacts of increased runoff on local creek capacity and City systems; water quality related to storm water runoff; construction erosion; and related issues. A

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series of mitigation measures are imposed that reduce these potential impacts to levels of insignificance, and will be incorporated as project conditions of approval. These measures focus on:

- 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.

No new potential impacts to water quality and hydrology were identified 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.

Recommended Mitigation Measures

None beyond standard conditions.

(Sources: 1 & 5)

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

Discussion:

The proposed project is consistent with the existing General Plan land use designation of Low Density Residential (2-8 units per acre). The density of 6.59 units per acre is below the maximum of 8 units per acre and is consistent with this designation asl. The project is also consistent with the current zoning of R-1-6; therefore, it is not expected that land use in the area will be adversely affected.

H-A-5: Promote conservation and rehabilitation of the existing housing stock, and discourage intrusion of non-compatible uses into residential neighborhoods, which would erode the character of established neighborhoods or lead to use conflicts.

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

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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.

Setting and Impacts

The proposed 6-unit residential project is consistent with the General Plan, which designates the site for Low Density Residential development. The project would result in a density of 6.59 dwelling units/gross acre, within the prescribed range of the General Plan. The project site zoning of R-1-6 with a Small Lot Conditional Use Permit allows the reduced lot sizes proposed in the project. The character of the project will be in keeping with the general area, including the previously approved Winding Creek residential subdivision to the west. The project site is located along a public street (Middle Rincon Road) that does not divide the established neighborhood. The project would not result in a conflict with any habitat conservation or natural community conservation plans and is fully compliant with the land use designations for the site.

Recommended Mitigation Measures

None.

(Sources: 1 & 5)

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 Measure

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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 borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 proposes 6 single-family homes on the site. The City of Santa Rosa considers single-family residential land uses "normally acceptable" in respective noise environments of 60 dBA L_{dn} or less and "conditionally acceptable" in noise environments between 55 dBA L_{dn} and 70 dBA L_{dn} . In noise environments greater than 70 dBA L_{dn} but less than 75 dBA L_{dn} , residential land uses are considered "normally unacceptable" and in noise environments exceeding 75 dBA L_{dn} , all residential land uses are considered "clearly unacceptable".

The goal of the City of Santa Rosa's General Plan Noise and Safety Element is to "Maintain an acceptable community noise level to protect the health and comfort of people living, working and/or visiting in Santa Rosa, while maintaining a visually-appealing community." The following Noise and Safety Element policies are applicable to the proposed project:

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[NS-B-1] Do not locate noise-sensitive uses in proximity to major noise sources.

[NS-B-2] Encourage residential developers to provide buffers other than sound walls, where practical. Allow sound walls only when projected (2020) noise levels at a site exceed land use compatibility standards in Figure 12-1. In some established neighborhoods and subdivisions, sound walls may provide the only alternative to reduce noise to acceptable community standards. The Design Review Process shall evaluate sound wall esthetics and landscaping to ensure attractiveness along with functionality.

[NS-B-3] Prevent new stationary and transportation noise sources from creating a nuisance in existing developed areas. Use a comprehensive program of noise prevention through planning and mitigation, and consider noise impacts as a crucial factor in project approval. The Land Use Compatibility Standards specify normally acceptable levels for community noise in various land use areas.

[NS-B-4] Require new projects in the following categories to submit an acoustical study, prepared by a qualified acoustical consultant:

- All new projects proposed for areas with existing noise above 60dBA DNL (L_{dn}). Mitigation shall be sufficient to reduce noise levels below 45 dBA DNL (L_{dn}) in habitable rooms and 60dBA DNL (L_{dn}) in private and shared recreational facilities. Additions to existing housing units are exempt.
- All new projects that could generate noise whose impacts on other existing uses would be greater than those normally acceptable (as specified in the Land Use Compatibility Standards).

Setting and Impacts

While the primary influence on the site's noise environment is traffic on Middle Rincon Road the proposed project is located directly north of an existing fire station operated by the Middle Rincon Fire Protection Service. Although the fire station is in an island of Sonoma County jurisdiction, it is identified by the City of Santa Rosa General Plan as a permanent fire station location. Because of the close proximity of the proposed project to the existing fire station, noise impacts associated with the day-to-day operations of the fire station are inevitable. A sound study was completed to identify these impacts and recommend mitigation to bring these impacts to a level less than significant. To evaluate the existing noise environment on the project site a twenty-four (24) hour noise measurement were conducted on the project site.

Based on measurements and information Illingworth & Rodkin has gathered from studies of other Fire Stations, we would expect the Station to receive an average of one to two calls per day, with each call including the sound of sirens and the trucks themselves as they exit and enter the station after going to and coming back from emergencies. Fire trucks are typically started every morning for a mandatory operational check required by the Department of Motor Vehicles. This typically takes 5 to 10 minutes for each engine.

Noise measurements conducted at similar fire stations during the morning equipment checkout indicate that maximum noise levels at a distance of 50 feet from the activity can reach 80-85 dBA. This would produce maximum noise levels at the long-term measurement location of between 71 and 76 dBA. Due to the expected infrequency of fire emergencies, this noise is not expected to increase the L_{dn} of the project site, but the maximum

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noise produced by sirens could cause sleep disturbance of the residents in the homes on Lots 1, 2, and 6 due to their close proximity to the Fire Station and Middle Rincon Road.

Recommended Mitigation Measures

1. To reduce noise levels within the yards of the homes on the site to an L_{dn} of less than 60 dBA, while also ensuring that daily (non-emergency) operational noise from the adjacent fire station does not disturb these homes, we recommend that a solid noise barrier wall be built with a height of 6 feet above grade be built on the edges of lots 1 and 2 facing the fire station, as shown in Figure 2. To be effective as a barrier to noise, the walls should be built without cracks or gaps in the face or large or continuous gaps at the base and have a minimum surface weight of 3.0 lbs. per sq. ft. Small, dispersed, gaps in the base of the walls for landscape irrigation or drainage, which do not compose more than 0.5% of the wall area, are acceptable. Acceptable materials include, but are not limited to, masonry block and pre-cast concrete panels. Wood may also be used. For a wood wall to meet these requirements it is recommended that a homogenous sheet material, such as 3/4" plywood, be used as a backing for typical 1" thick (nominal) wood fence slats. Using the plywood ensures the continued effectiveness of the barrier with age, since wood slats alone have a tendency to warp and separate with age allowing gaps to form and the barrier effect of the wall to diminish.
2. Project drawings were reviewed to determine the relative area of exterior walls and windows. Based on this review we recommend that windows with a minimum STC rating of 34 be specified at the new home on Lot 1, that the existing home on Lot 6 be retrofitted with STC 34 windows, and that windows with a minimum STC rating of 32 be specified at the new home on Lot 2 to achieve a maximum sound level of 59 dBA or less within the interiors of the homes on these lots. To allow the residents of the homes on Lots 1, 2, and 6 to close their windows for the purpose of noise control, they will require mechanical ventilation. In our experience a standard central air conditioning system or a central heating system equipped with a 'summer switch', which allows the fan to circulate air without furnace operation in each residence will provide a habitable interior environment and thus allow windows to remain closed for the purpose of noise control.

(Sources: 1 & 2)

XII. POPULATION AND HOUSING

Would the project:

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

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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 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 Low Density Residential supports the proposed residential development. The existing residence located on the project site would be retained and incorporated with the new residential units.

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 will also impose standard conditions of approval, including requirements for submittal of a Phase I Environmental Site Assessment, provision of a fire flow analysis to ensure adequate water pressure and flow rates, installation of fire hydrants, and construction of approved fire apparatus access roads to within 150 feet of all exterior portions of first-story buildings. Police protection services will be provided by the City Police Department, who will impose conditions regarding use of security night lighting, use of secure construction features, and landscape design that incorporates safety design features. Evidence of payment 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. Parks impacts would be addressed through mitigation and payment of City impact fees. Payment of all applicable fees at time of building permit issuance is a Condition of Approval. Electrical and gas facilities would be constructed by the project developer, with service provided by Pacific Gas and Electric Company.

Recommended Mitigation Measures

None.

(Sources: 1 & 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?

☐☐☐☒

- 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.

Setting and Impacts

The project site is located one half mile east of Rinconada Park and one half mile west of Tanglewood Park, both of which are accessible to project residents by foot and bicycle. 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.

Recommended Mitigation Measures

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None.

(Sources: 1 & 5)

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> |

Discussion:

The City Traffic Engineer has reviewed the proposed land use and has determined that it would not generate an unusual amount of traffic. As the project is proposing to construct only 6 homes, it is not expected that this project will have a significant effect on traffic in the area and no traffic study was required.

Setting and Impacts

Middle Rincon Road is classified by the City of Santa Rosa General Plan as a Two Lane Regional/Aerial street and is slated to remain as such (until 2020) per the traffic model used to analyze the General Plan

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designations. The project is conditioned to improve the street to the Boulevard Standard by widening the side walk and installing a planter strip with street trees. The site circulation was not expected to add unnecessary traffic to adjacent neighborhoods. No mitigations are proposed.

Recommended Mitigation Measures

None.

(Sources: 1 & 5)

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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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Impact

The project will be served with water from the Sonoma County Water Agency (SCWA). The project is located within the service area of existing public service agencies. According to each of these City of Santa Rosa agencies there is adequate staffing, equipment, and facilities to serve the proposed project. The City's Utility Division has indicated that all water system improvements must be installed consistent with City Design Standards.

Setting and Impacts

The project will install new storm drain, sewer, and water facilities. No capacity issues have been identified. The construction of said systems will comply with the Regional Water Quality Control Board and SUSMP policies and requirements. Site drainage improvements will be necessary to respond to the installation of impervious surfaces in the project.

Recommended Mitigation Measures

None.

(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:

The project site does not contain examples of California history or prehistory, The project site is outside the proposed critical habitat for the Tiger Salamander. The California Department of Fish and Game were notified of the project and have not responded. The California Natural Diversity Database does not list any threatened, endangered or significant plants or animals on the project site.

Setting and Impacts

The project is not expected to have a significant effect on the CTS or other plant or animal species and/or habitat.

Recommended Mitigation Measures

None.

(Sources: 1)

Potentially
Significant
Impact

Less-Than-
Significant With
Mitigation
Incorporation

Less-Than-
Significant
Impact

No
Impact

- 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:

Setting and Impacts

Conditions of approval require that this project completely mitigate the project specific impacts.

Recommended Mitigation Measures

(Sources: 1,2,3,4,5)

- 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.

The Noise Impact Analysis found that while some of the sound impacts have the potential to be significant, application of the recommended Mitigation Measures 1 and 2 (requiring the installation of the sound wall/fence and the use of sound deadening construction materials) would bring the potential impacts from noise to a level less than significant.

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 Standard Conditions of Approval.

Setting and Impacts

Recommended Mitigation Measures

No additional mitigation measure beyond the Standard Conditions of Approval and those required in the above analysis are required.

(Sources: 1, 2, 3, 4, 5)

Potentially
Significant
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Less-Than-
Significant With
Mitigation
Incorporation

Less-Than-
Significant
Impact

No
Impact

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) Noise impact analysis prepared by Fred Svinth, Assoc. AIA of Illingworth & Rodkin, INC.
- 3) Phase I environmental assessment/hazards analysis to be completed as mitigation requirement and condition of approval.
- 4) Cultural Resource Survey prepared by Tom Origer and Associates.
- 5) City of Santa Rosa Standard Conditions of Approval.

PROJECT SPONSOR'S INCORPORATION OF MITIGATION MEASURES

As the project sponsor or the authorized agent of the project sponsor, I, KEN CAVEN, undersigned, have reviewed the Initial Study for the Middle Rincon Subdivision and have particularly reviewed all mitigation measures and monitoring programs identified herein. I accept the findings of the Initial Study and mitigation measures and hereby agree to modify the proposed project applications now on file with the City of Santa Rosa to include and incorporate all mitigation measures and monitoring programs set out in this Initial Study.

[Signature] Aug 21, 2007
Property Owner (authorized agent) Date

DETERMINATION FOR PROJECT

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

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

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

Noah Housh 8/21/07
Signature Date

Noah Housh City Planner
Printed Name Title

REPORT AUTHORS AND CONSULTANTS

Noah Housh, City Planner

City of Santa Rosa, Community Development Department.

Attachments:

Illingworth & Rodkin, Inc. Environmental Noise Assessment

Tom Origer & Associates Cultural Resource Survey