

RESOLUTION NO. 11778

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE TERRAZZO AT  
FOUNTAINGROVE PROJECT, LOCATED AT 1601 FOUNTAINGROVE PARKWAY;  
ASSESSOR'S PARCEL NUMBER (APN): 173-670-024; FILE NUMBER MJPI 5-002

WHEREAS, the Environmental Coordinator has conducted an initial study on the possible environmental impacts of the proposed Tenazzo at Fountaingrove project, located at 1601 Fountaingrove Parkway, consisting of a 19-unit residential subdivision on a 7.5-acre site requiring Tentative Map approval, a Hillside Development Permit, a Conditional Use Permit, and a Zoning Variance (Project), which study was completed June 27, 2016; and

WHEREAS, the initial study, in its final form, did not identify any significant effects on the environment which would result from the proposed Project provided certain mitigation measures therein identified and listed were adopted and implemented as part of the approved Project; and

WHEREAS, the Environmental Coordinator, based on the Initial Study, determined that any potential environmental effects of the proposed Project will be mitigated by the identified mitigation measure to the point where no significant environmental effects would occur and the Environmental Coordinator, based upon this determination, prepared an Initial Study/Mitigated Negative Declaration (MND) for the proposed Project; and

WHEREAS, a notice of the MND was thereafter duly posted on June 27, 2016, through July 28, 2016, and an opportunity for comments from the public was provided; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determination of the Environmental Coordinator, the Initial Study, the proposed Mitigated Negative Declaration dated June 27, 2016, attached hereto and incorporated herein as Exhibit A, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on September 8, 2016, and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Terrazzo at Fountaingrove Project will not have a significant effect upon the environment provided the mitigation measures listed and identified in

the MND are implemented as part of the approved Project, and hereby approves and adopts the Mitigated Negative Declaration for the Terrazzo at Fountaingrove project.

The Planning Commission further finds that the MND, including the Initial Study, reflects the Planning Commission's independent judgment and analysis. The Planning Commission states that the Director of Planning and Economic Development is the custodian of records of the proceedings upon which the Planning Commission's decision adopting the MND is based and these materials are located in the Department of Planning and Economic Development, Room 3, Santa Rosa City Hall, 100 Santa Rosa Avenue, Santa Rosa, California.

BE IT FURTHER RESOLVED, that the Planning Commission approves and adopts the mitigation measures set forth in the Mitigation Monitoring and Reporting Program dated July 27, 2016, attached hereto and incorporated herein as Exhibit B, and directs staff, as therein identified, to implement and complete the program as part of the approved Project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 9<sup>th</sup> day of September, 2016, by the following vote:

AYES: (5) Chair Cisco, Vice Chair Stanley, Commissioners Duggan, Edmondson, Groninga

NOES: (0)

ABSENT: (2) Commissioners Crocker, Dippel

ABSTAIN: (0)

APPROVED:  CHAIR

ATTEST: 

Exhibit A - Terrazzo at Fountaingrove Initial Study/Mitigated Negative Declaration  
Exhibit B - Terrazzo at Fountaingrove Mitigation Monitoring and Reporting Program



## **Exhibit A**

### **Terrazzo at Fountaingrove**

1601 Fountaingrove Parkway, Santa Rosa, CA (Sonoma County)

Assessor's Parcel No.: 173-670-024

Secondary [Access] Parcel: 173-670-031

Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Santa Rosa  
Planning and Economic Development Department  
100 Santa Rosa Avenue, Rm. 3  
Santa Rosa, CA 95404

Contact: Daniel Stewart, Senior Planner  
*[dstewart@srcity.org](mailto:dstewart@srcity.org)*

Date: **June 27<sup>th</sup> 2016**



**DATE:** June 27, 2016

**TO:** Public Agencies, Organizations and Interested Parties

**FROM:** Daniel Stewart, Senior Planner

**SUBJECT:** NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A MITIGATED  
NEGATIVE DECLARATION

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Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Planning and Economic Development Department of the City of Santa Rosa has prepared an Initial Study on the following project:

**Project Name:**

**TERRAZZO AT FOUNTAINGROVE**

**Location:**

- 1601 Fountaingrove Parkway, Santa Rosa, Sonoma County, California  
APN: 173-670-024 (Primary project site)
- 1525 Fountaingrove Parkway, Santa Rosa, Sonoma County, California  
APN 173-670-031 (Access parcel)

**Property Description:**

The project site is a 7.5 acre sloped, wooded property located along Fountaingrove Parkway surrounded by the Fountaingrove Golf and Athletic Club (FGAC). Vehicular access to the project site is provided by an existing private roadway through the FGAC property that extends from the intersection of Fountaingrove Parkway and Stage Coach Road to the west end of the project site. There is an existing maintenance road that connects from near the Athletic Club parking lot, winds around the hillside property that comprises the project site, and connects to the club's maintenance facility located off Fountaingrove Parkway east of the project site.

The site is located in hilly terrain with a densely wooded hillside, where slopes range from almost flat to greater than 25 percent; the flattest areas are those associated with the existing roadway. The project site is characterized by a coast live oak woodland community, dominated by coast live oak; site trees include mix of California Bay and various species of Oak trees. The site also includes Valley needlegrass grassland, predominantly purple needlegrass and ruderal vegetation.

The site is undeveloped with a few minor exceptions: in addition to the existing gravel access road that connects the Athletic Club to the FGAC maintenance facility, the site has solar panels used by the FGAC.

The Terrazzo project site is located at 1601 Fountaingrove Parkway within the City of Santa Rosa, Sonoma County, California. The project's regional location is shown on Exhibit A. The project is located in northeast Santa Rosa within the resort-area of the Fountaingrove Ranch Planned Development, which is developed with a mixture of private and public recreational uses (Fountaingrove Golf and Athletic Club and Nagasawa Community Park), a senior community care facility and associated employee housing (Varennia), and Fountaingrove Lake. The site is served by transit; a bus stop is located in front of the Fountaingrove Village shopping center approximately 1,640 feet from the project site.

## **Project Description**

Development is proposed on 6.24 acres of the 7.5 acre site. The site would be developed as follows:

The site will have 19 single family lots totaling 6.24 acres, one common lot parcel and private roadway (Parcel A, 1.27 acres in size), and two separate common open space easement management areas totaling 3.32 acres from within the housing lots. The proposal includes 7 single family detached units (Lots 1-7) at the Upper Village, 2 single family detached units (Lots 8-9) and 10 single family attached units (Lots 10-19) at the Lower Village. All units are accessed through the existing Country Club access road and new Emergency Vehicle Access (emergency/maintenance vehicles only) point. The Upper and Lower Villages are connected by a single private access driveway, and a contrasting materially defined street walking pathway. Pedestrian pathways connect the development to Fountaingrove Parkway and to the existing sidewalk network as part of the Fountaingrove Golf and Athletic Club. All pad elevations are above the 100-Year Flood Elevation.

An intensively planted landscape buffer is planned within the common open space management area slope easement at the lower village, which is intended to screen the lower lot houses 10-19 (south of the private drive) from existing uses at the Athletic and Golf Club, including the swimming pool and spa area. Land beyond private yards (which are in the immediate vicinity of each house) will be contained in the common open space management area slope easement areas (Common Open Space Easement Management Area I is .44 of an acre in size, Common Open Space Easement Management Area II is 2.48 acres in size, and Common Open Space Easement Management Area III is 0.41 of an acre in size.) managed by a Home Owner's association. The Upper Village has 42 total parking spaces (6 per dwelling unit), and the Lower Village has 57 spaces or 4.75 per dwelling unit for a total parking availability of 99 spaces.

The Terrazzo project involves five requested entitlements:

- **Tentative Parcel Map:** Subdivide an existing 7.5 acre parcel into an upper village, a lower village, and common open space easement management areas. The upper and lower village combined total area is 6.24 acres. The upper village consists of 7 single family 3 Bedroom detached housing lots ranging in size from 16,700 sft to 34,500 sf, totaling 4.26 acres. The lower village consists of 2 single family 2 bedroom detached housing lots ranging from 12,400 sft to 15,800 sf, and 10 single family 2 bedroom family attached housing lots ranging from 4,800 sf to 9,600 sf, totaling 1.97 acres. The map includes one common lot parcel and private roadway 1.27 acres in size (Parcel A). The plan also includes one .44 acre common area open space easement management area connecting the lower village lots, and one 2.48 acre common open space easement management area connecting the upper village lots, totaling 3.32 acres from within the housing lots.
- **Conditional Use Permit:** Establish development standards and allow construction of 19-unit single family attached and detached resort residences and associated improvements.
- **Hillside Development Permit:** To allow development on a site with slopes that exceeds 10 percent.
- **Design Review:** To allow construction of a 19-unit single family attached and detached residential project and associated site improvements.
- **Zoning Variance:** To allow reduced side yard setbacks to reduce grading and the number of trees to be removed.

## **Environmental Issues**

The proposed project would not result in potentially significant impacts that cannot be mitigated to a level of non-significance. The Initial Study/Mitigated Negative Declaration document has been prepared in consultation with local, state, and Federal responsible and trustee agencies, 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 permits/approvals required by a responsible agency.

**A 30-day (thirty-day) public review period** shall commence on **June 28, 2016**. Written comments must be sent to the City of Santa Rosa, Planning and Economic Development Department, 100 Santa

Rosa Avenue, Room 3, Santa Rosa CA 95402 by **July 27, 2016.** The City of Santa Rosa Planning Commission will hold public hearings on the L-utial Study/Mitigated Negative Declaration and project merits on **July 28, 2016** at or after 4:00 p.m. in the Council Chambers, City Hall, 100 Santa Rosa Avenue, Santa Rosa. **Correspondence and comments can be delivered to Daniel Stewart, Senior Planner, phone: (707)543-4322, email: [dstewart@srcity.org](mailto:dstewart@srcity.org).**



## ENVIRONMENTAL CHECKLIST

1. **Project Title:** Terrazzo at Fountaingrove
2. **Lead Agency Name & Address:** City of Santa Rosa  
Planning and Economic Development Department  
Planning Division  
100 Santa Rosa Avenue  
Santa Rosa, California 95404
3. **Contact Person & Phone Number:** Daniel Stewart, Senior Planner  
Phone number: (707) 543-4322  
Email: [dstewart@srcity.org](mailto:dstewart@srcity.org)
4. **Project Location:** The site is located in the City of Santa Rosa, Sonoma County, California at 1601 Fountaingrove Parkway, Assessor's Parcel No. 173-670-024; secondary parcel 173-670-031.  
(Refer to Exhibit A, "Vicinity Map").
5. **Project Sponsor's Name & Address:** Project Sponsor  
  
Fountaingrove/Terrazzo General Partnership  
Hugh Futrell Corporation  
200 Fourth Street, Suite 240  
Santa Rosa, CA 95401
6. **General Plan Designation:** Parks and Recreation with Resort symbol
7. **Zoning:** Fountaingrove Ranch Planned Development
8. **Description of Project:**

The Terrazzo project involves five requested entitlements:

  - **Tentative Parcel Map:** Subdivide an existing 75 acre parcel into an upper village, a lower village, and common open space easement management areas. The upper and lower village combined total area is 6.24 acres. The upper village consists of 7 single family 3 Bedroom detached housing lots ranging in size from 16,700 sf to 34,500 sf, totaling 4.26 acres. The lower village consists of 2 single family 2 bedroom detached housing lots ranging from 12,400 sf to 15,800 sf, and 10 single family 2 bedroom family attached housing lots ranging from 4,800 sf to 9,600 sf, totaling 1.97 acres. The map includes one common lot parcel and private roadway 1.27 acres in size (Parcel A). The plan also includes one .44 acre common open space easement management area connecting the lower village lots, and one 2.48 acre common open space easement management area connecting the upper village lots, totaling 3.32 acres from within the housing lots.
  - **Conditional Use Permit:** Establish development standards and allow construction of 19-unit single family attached and detached resort residences and associated improvements.
  - **Hillside Development Permit:** To allow development on a site with slopes that exceeds 10 percent.
  - **Design Review:** To allow construction of a 19-unit single family attached and detached residential project and associated site improvements.
  - **Zoning Variance:** To allow reduced side yard setbacks to reduce grading and the number of trees to be removed.

## Development Plan

Development is proposed on 6.24 acres of the 7.5 acre site. The site would be developed as follows:

The site will have 19 single family lots totaling 6.24 acres, one common lot parcel and private roadway (Parcel A, 1.27 acres in size), and two separate common open space easement management areas totaling 3.32 acres from within the housing lots. The proposal includes 7 single family detached units (Lots 1-7) at the Upper Village, 2 single family detached units (Lots 8-9) and 10 single family attached units (Lots 10-19) at the Lower Village. All units are accessed through the existing Country Club access road and new Emergency Vehicle Access (emergency/maintenance vehicles only) point. The Upper and Lower Villages are connected by a single private access driveway, and a contrasting materially defined street walking pathway. Pedestrian pathways connect the development to Fountaingrove Parkway and to the existing sidewalk network as part of the Fountaingrove Golf and Athletic Club. All pad elevations are above the 100-Year Flood Elevation.

An intensively planted landscape buffer is planned within the common open space management area slope easement at the lower village, which is intended to screen the lower lot houses 10-19 (south of the private drive) from existing uses at the Athletic and Golf Club, including the swimming pool and spa area. Land beyond private yards (which are in the immediate vicinity of each house) will be contained in the common open space management area slope easement areas (Common Open Space Easement Management Area I is .44 of an acre in size, Common Open Space Easement Management Area II is 2.48 acres in size, and Common Open Space Easement Management Area III is 0.41 of an acre in size.) managed by a Home Owner's association. The Upper Village has 42 total parking spaces (6 per dwelling unit), and the Lower Village has 57 spaces or 4.75 per dwelling unit for a total parking availability of 99 spaces. Floor Plans include a mixture of two and three bedroom units. The table below summarizes the unit types and parking requirements for each, as well as the overall parking requirements.

Unit Type	No. of Units	Parking Provided				Required Parking 1 Covered space plus 1.5 visitor spaces per unit, or 2.5 Total per Unit
		Garages	Driveway	Street	Totals	Totals
2BD (Lower village units)	12	24	24	9	57	12 Covered 18 Uncovered
3BD (Upper Village Units)	7	21	21	0	42	7 Covered 10.5 Uncovered
Total Parking Provided: 45 Covered, 54 uncovered					99 spots provided	19 Covered 29 Uncovered 48 Total Required

**The 12 unit Lower Village (Lots 8-19) range in size from 4,800 sqft to 15,800 sqft, and include:**

- Private yards and terraces, two car garages, full driveways, and common guest parking (9 spaces along north side of private drive).
- Two single family detached houses (Lots 8 and 9) with a shared driveway.
- Ten single family attached houses connected at lower level and served by individual driveways.
- Lots 10-19 attached housing units are specially designed with existing topography to step down hill. Houses will be two stories high on the north side and 3 stories on south sides.
- A variety of elevation treatments including gable roofed, hipped roof, flat roofs, and stepped houses.



- A lower level room beneath an exterior stairwell connects all houses.

***The 7 Unit Upper Village (Lots 1-7) range in size from 16,700 sft to 34,500 sf, and include:***

- Three car garages, guest parking within private auto courts, and private yards.
- Larger lots with larger houses sited to preserve the existing trees and character of the wooded knoll.
- Seven lots of varied shapes and sizes.
- A variety of elevation treatments including gable roofed, hipped roof, flat roofs, and stepped houses.
- Great care was taken in the design and placement of the houses to keep the roof ridges below the canopy of the surrounding trees, and to minimize the visibility of the upper village from the surrounding neighborhoods.
- A contiguous site retaining/foundation wall weaves between the existing rocks and trees and connects each lot.

**Use Permit Provisions**

The Conditional Use Permit for the project will establish the use, building setbacks, building height, lot coverage, and all other development standards consistent with the Fountaingrove Ranch Policy Statement. The applicant is proposing the following development standards:

No. of Housing Units:	19
Second Units:	None
Minimum Lot Size:	.11 acre
Density:	2.5 DU/AC
Parking:	99 Spaces
Permitted Uses:	Single or Multifamily Resort Residential Home occupations Child day care (small family day care home)
Height:	Varies - See Sheets AS, A7, and AS of Development Plan (Exhibit C)

**Tree Removal**

The project parcel has approximately 350 trees. The project involves the removal of 98 of the approximate 350 trees. Thirty of the 98 trees slated for removal are bay laurel, and the remaining are mostly Oaks. Fifty of the trees proposed for removals are City of Santa Rosa heritage size trees. The total cumulative diameter of removal in inches is 1752. The total diameter of 1752 divided by 6 = 292, multiplied by 2 = 584 replacement trees to replace the removed trees, according to the updated tree inventory letter, dated January 22, 2015. Please see appendix E.1.

**9. Property Description:**

The project site is a 7.5 acre sloped, wooded property located along Fountaingrove Parkway surrounded by the Fountaingrove Golf and Athletic Club (FGAC). Vehicular access to the project site is provided by an existing private roadway through the FGAC property that extends from the intersection of Fountaingrove Parkway and Stage Coach Road to the west end of the project site. There is an existing maintenance road that connects from near the Athletic Club parking lot, winds around the hillside property that comprises the project site, and connects to the club's maintenance facility located off Fountaingrove Parkway east of the project site.

The site is located in hilly terrain with a densely wooded steep hillside. Slopes range from almost flat to greater than 25 percent; the flattest areas are those associated with the existing roadway. The project site is characterized by a coast live oak woodland community, dominated by coast live oak; site trees include a mixture of California

Bay and varies species of Oak trees. The site also includes Valley needlegrass grassland, predominantly purple needlegrass and ruderal vegetation.

The site is undeveloped with a few minor exceptions: in addition to the existing gravel access road that connects the Athletic Club to the FGAC maintenance facility, the site has solar panels used by the FGAC.

#### Surrounding Uses

North: Resort (Golf course and maintenance facility associated with Fountaingrove Golf and Athletic Club)

West: Resort (Parking lot associated with Fountaingrove Golf and Athletic Club; roadways leading to other Club facilities)

East: Fountaingrove Parkway (two lanes near project site plus median, designated Scenic Corridor)

South: Resort (Swimming pools and recreation center associated with Fountaingrove Golf and Athletic Club)

Exhibit B - Location Map and Aerial Photograph provides an aerial photograph of the project site and surrounding area.

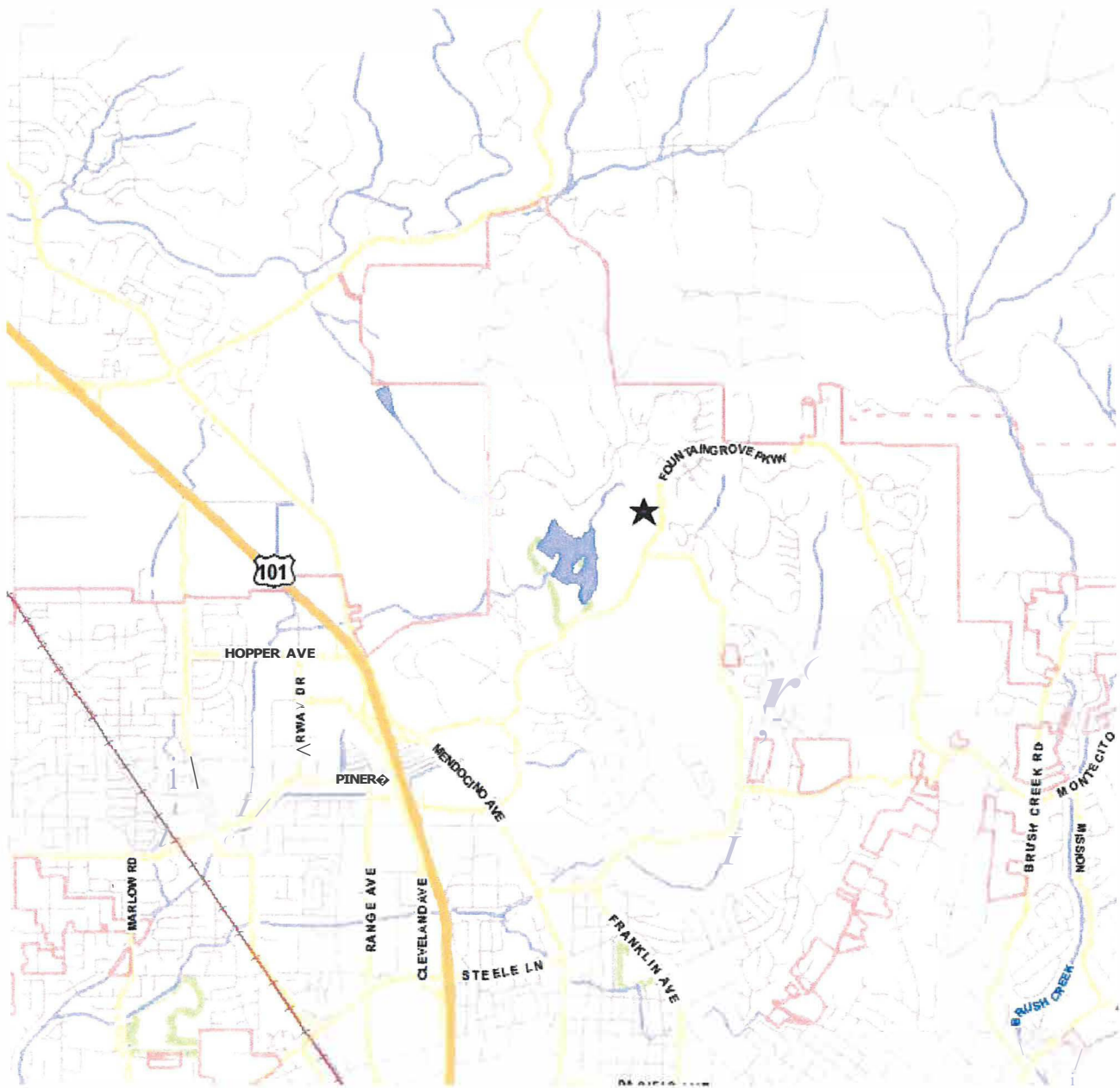
#### General Plan and Zoning

The project site is part of 248-acre area within Fountaingrove that is designated Parks and Recreation with Resort symbol on the Santa Rosa General Plan 2035 land use diagram. An area of the project site is designated as Ridgeline per Figure 7.3 of the General Plan, and Fountaingrove Parkway adjoining the site is a designated scenic road and a major arterial. Figure 7-2 of the General Plan indicates that the site is near an area where rare plants may occur.

Since 1972, the Fountaingrove Ranch has been zoned PD Planned Development, based on a development plan and Policy Statement prepared for the then-2,000 acre ranch property. The Fountaingrove Ranch Planned Community District (FRPCD) was amended in 1981 and again in 1992. The Policy Statement for the FRPCD identifies basic development objectives for the area, establishes a development framework, and establishes procedures for the future provision of more specific development standards at subsequent development stages. One of the objectives of the FRPCD Policy Statement was to provide, within Fountaingrove, a destination resort and complementary recreation facilities; up to 400 units of resort accommodations are allowed per the Policy Statement.

In the Fountaingrove Ranch Planned Community District, development standards are determined by Use Pennit. For sites exceeding 10 percent slope, a Hillside Development Pennit is also required by the Zoning Code to ensure that projects are designed in accordance with the standards of Section 20-32 of the Zoning Code.

## EXHIBIT A - REGIONAL LOCATION OF PROJECT SITE



The Tenazzo at Fountaingrove Project Site is located at 1601 Fountaingrove Parkway within the northeast area of the City of Santa Rosa, Sonoma County, California.



**EXHIBIT B- LOCATION MAP AND AERIAL PHOTOGRAPH**



1601 Fountaingrove Parkway, Santa Rosa



*(Complete plan set on file at the City of Santa Rosa Planning and Economic development)*





Lot 9 Roof Plan  
Custom House

Lot 8 Roof Plan  
Custom House



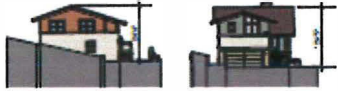
Lot 9 South Elevation

Lot 8 South Elevation



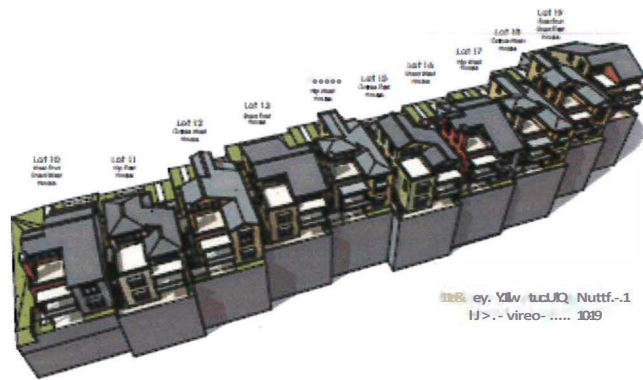
Lot 9 East Elevation

Lot 8 East Elevation

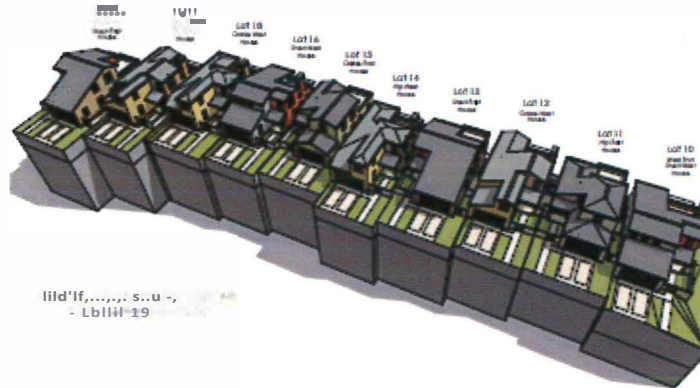


Lot 9 West Elevation

Lot 8 West Elevation



Lot 10 through Lot 19  
Custom Houses



Lot 10 through Lot 19  
Custom Houses



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**TERRAZZO**

TERRAZZO

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**Lower Village**

Lower Village

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**Elevations Lots 8&9**

Elevations Lots 8&9

1:16

**A-8**

A-8



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 in the checklist on the following pages.

- Terrazzo at Fonntai1tgrove*

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

## DISCUSSION:

### Scenic Road

Fountaingrove Parkway is designated as a Scenic Road in the Santa Rosa 2035 General Plan. The scenic roads designation applies to highways and streets in the City which provide opportunities for enjoyment of unique natural and man-made scenic resources. The Fountaingrove Parkway scenic road is not regulated by specific zoning code standards, but the visual impacts of new development upon the scenic characteristics of Fountaingrove Parkway must be evaluated carefully through the development review process.

Several General Plan Policies pertain to scenic roads, including:

- T-G Identify, preserve, and enhance scenic roads throughout Santa Rosa in both rural and developed areas.
- T-G-4 Respect natural topography and landscaping during alignment of scenic roads. Protect land through careful grading.
- T-G-5 Retain existing trees and vegetation along scenic roads, as possible. Enhance roadway appearance through landscaping, using native plant material.
- T-G-6 Provide large setbacks from scenic roads, as possible, to avoid encroachment of buildings on the view of the roadway.
- T-G-13 Plant graded areas to avoid erosion and maintain a pleasing appearance.
- T-G-15 Require that scenic road rights-of-way are wide enough to preserve natural vegetation. Provide appropriate construction setbacks to retain views along the corridor.

### Conclusion

Based on review of the project plans and visual simulations, it is concluded that the project has been designed to preserve existing topography alongside Fountaingrove Parkway, which consists of a mixture of natural and manmade slopes, provide additional landscaping between Fountaingrove Parkway and the project access road, and orient development away from the road. The project design sensitively develops the wooded hillside and

ridge that is part of the 7.5 project parcel, which means that these scenic features will be visible and blend in with the new development.

### **Methodology:**

Three-dimensional visual simulations were submitted with the project plans to depict the appearance of the proposed project as viewed from Fountaingrove Parkway, pursuant to Section 20-50.100 of the Zoning Code. The visual simulations, which are included as Appendix C, provide three dimensional views from Fountaingrove Parkway and from the Thamos Lake Harris Drive that show how the development and related site alteration will appear in the context of the roadway system.

Visual changes were measured by four factors for the purpose of evaluating the potential visual impacts of the proposed project:

- Visual contrast between existing conditions and post-project conditions
- Scenic view obstruction
- Degradation of the visual quality of the area
- An increase in light and glare such that it would be a safety hazard or a nuisance to surrounding land uses

View obstruction would be considered significant if the Project would obstruct foreground or middleground views of the viewed area seen from sensitive viewing areas. Degraded visual quality would be considered significant if the Project severely alters or displaces specific scenic resources composed of striking landform features, aesthetic water bodies, mature stands of native/cultural trees (e.g., historic hedgerows), or historic structures. Visual impacts would be considered to be significant overall if any one of the three measures of significance is identified.

#### *Visual Contrast*

Existing views of the site from vehicles and pedestrians heading easterly on Fountaingrove Parkway consist of existing development including the Varena community care facility and the existing structures at the Fountaingrove Golf and Athletic Club, including the fenced tennis courts. The project introduces new development that will be visible from Fountaingrove Parkway. However, great care was taken in the design and placement of the houses to keep the roofridges below the canopy of the surrounding trees and to minimize the visibility of the upper village from the surrounding neighborhoods and adjacent roadways. Great care was also taken to shield the lower village from the resort complex, and to help obscure the lower village from Fountaingrove Parkway. The lower village will be visible, but largely obscured by the existing tree groves and new plantings between Fountaingrove Parkway, FGAC, and the development.

Visual analysis has shown that the new development will not be readily visible from vehicles and pedestrian traveling westerly on Fountaingrove Parkway until the viewer is immediately in front of the project site, and at that point the new development is set back from the Fountaingrove Parkway and the natural characteristics of the site (trees and hillside) are still visible. The project utilizes warm natural colors and textures to blend in with surrounding natural vegetation. Based on this analysis, it is concluded that the project will not result in a high level of visual contrast as viewed from Fountaingrove Parkway.

#### *Scenic View Obstruction*

As discussed above, the project would not result in a significant impact to scenic views as the key scenic characteristics of the site (wooded hillside, foreground vegetation) would be retained.

#### *Visual Quality*

As described above, degraded visual quality would be considered significant if the Project severely alters or displaces specific scenic resources composed of striking landform features, aesthetic water bodies, mature stands of native/cultural trees (e.g., historic hedgerows), or historic structures. The project preserves existing scenic resources such as the wooded hillside, requires minimal tree removal, and does not affect water bodies or historic

structures. Based on this analysis, it is concluded that the project would not result in a significant impact to visual quality.

#### *Light and Glare*

The project includes new lighting as part of the project. As a standard condition of Design Review, the project would be required to shield all light sources from view and to demonstrate that lighting will be adequate for safety on site and will not spillover onto adjacent properties.

#### **CONCLUSION: LESS-THAN-SIGNIFICANT IMPACT**

**STANDARD MEASURES:** A standard condition of approval regarding exterior lighting requirements will be placed on the Project. Conformance review shall occur at design review and the building permit stage.

#### **MITIGATION MEASURES: NONE REQUIRED.**

Sources: City of Santa Rosa General Plan 2035  
Project Plans  
Project Visual Simulations - Existing and Post-Project Conditions

<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Convert Prime Fannland, Unique Fannland, or Fannland of Statewide Importance (Fannland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	D	D	D	[g]
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	D	D	D	[g]
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), Timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	D	D	D	[g]
d. Result in the loss of forest land or conversion of forest land to non-forest use?	D	D	[g]	D

**DISCUSSION:** The site is not fannland, is not located near fannland, and is not under Williamson Act contract; therefore, the project will have no impact on agricultural resources. The project site is not within a timberland preservation zone and will have no impact on designated forest lands.

**CONCLUSION: NO IMPACT.****MITIGATION MEASURES: NONE REQUIRED.**

**Source** City of Santa Rosa General Plan 2035

<b>III. AIR QUALITY</b>				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	D	D		D
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	D	D		D
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)?	D	D		D
d. Expose sensitive receptors to substantial pollutant concentrations?	D		D	D
e. Create objectionable odors affecting a substantial number of people?	D	D		D

**DISCUSSION:**

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

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 and private recreation uses. Fine particulate matter associated with fugitive dust is the construction pollutant of greatest concern. Construction equipment would also produce exhaust emissions. The BAAQMD approved standard dust control practices and standard practices to reduce exhaust emissions would be required as a standard condition of approval. Dust and exhaust generated by construction activities will be mitigated through

application of standard construction control measures of the City Code and conditioning of the project with those requirements.

The 19 new residential resort single family homes would generate approximately 182 new vehicle trips per day, and would not be expected to result in adverse air quality impacts. With the implementation of standard City conditions related to dust control measures stemming from project construction activities, the potential for construction-period dust (particulate matter) impacts would be less than significant.

## **CONCLUSION: LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

### **MITIGATION MEASURES:**

The Project shall include the following measures recommended by the Bay Area Air Quality Management District (BAAQMD) as best management practices to reduce construction particulate matter emissions (i.e., PM10 and PM2.5) and equipment exhaust. Implementation of this measure would represent Best Management Practices recommended by BAAQMD, and would reduce the potential impact of construction-period fugitive dust and construction-period emissions to less than significant.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- A publicly visible sign shall be posted with the telephone number and person to contact at the District regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- All portable construction equipment (e.g., compressors, welders or generators) used at the site for more than two days shall meet U.S. EPA standards for particulate matter emissions or equivalent. Particulate emission reductions could be achieved, if needed, by using equipment that is alternatively fueled.

Implementation of Mitigation Measure would represent Best Management Practices recommended by BAAQMD, and therefore, reduce the potential impact of construction-period fugitive dust to a less-than-significant level and also reduce construction period emissions.

**Sources**      BAAQMD Website and Significance Thresholds, 2010  
City of Santa Rosa 2035 General Plan  
City of Santa Rosa Climate Action Plan, adopted June 2012  
Project Traffic Study



#### IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	D		D	D
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?	D		D	D
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?	D	D	D	
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?	D	D		D
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	D	D		D
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?	D	D		D

#### DISCUSSION:

There are no wetlands or waterways in the vicinity of the project site; therefore, there would be no impacts to these resources. The site is surrounded by development (golf course and athletic club, Fountaingrove Parkway) on all sides and is therefore not expected to substantially affect wildlife corridors. As described in the Terrazzo at Fountaingrove Tree Inventory, prepared by arborist Denise Kelly, many of the trees on the site are in fair and/or poor condition due to fire damage sustained during a significant wildfire in 1964. (See Appendix D)

### *Candidate, Sensitive, or Special Status Species*

The applicant's botanist consulted with the United States Fish and Wildlife Service in May 2009 and received a list of federal endangered and threatened species that may occur on or near the project site. Focused plant surveys were conducted in May 2009 and no special status (endangered or threatened) species were found on site. A compliance review of the 2009 study was completed in May of 2015, and it was determined that there are no new listings of special-status plant species of the plant species that have been identified at the site, and that no additional mitigation measures are required since the original 2009 analysis. Both the original study and the 2015 compliance letter can be found in Appendix D1 and D2. Rare plants that are known to occur in the area include *Ceanothus confusus* (Rincon Ridge Ceanothus) and *Arctostaphylos stanfordiana* (Stanford Manzanita). The field surveys found two specimens of Stanford Manzanita, which is not a special status plant species; *Ceanothus* was not found.

### *Tree Preservation and Removal*

The project parcel has approximately 350 trees, mostly Coast Live Oak, Bay Laurel, and Oregon White Oak. The project involves the removal of 98 of the approximate 350 trees. Thirty of the 98 trees slated for removal are bay laurel, and the balance are mostly Oaks. Fifty of the trees proposed for removals are City of Santa Rosa heritage size trees. 584 replacement trees will replace the removed trees, according to the updated tree inventory letter, dated January 22, 2015. Please see appendix E.1. Removed trees would be replaced with new trees consistent with the Tree Replacement Program requirements of Chapter 17 of the City Code: each six inches or fraction thereof of the diameter of a tree approved for removal requires replacement with two trees of the same genus and species as the removed tree (or another species, if approved by the Planning Director), each of a minimum 15-gallon container size, shall be planted on the project site, provided however, that an increased number of smaller size trees of the same genus and species may be planted if approved by the Director, or a fewer number of such trees of a larger size if approved by the Director.

There are trees proposed for preservation that could be impacted by construction activities unless tree preservation measures are implemented during construction. Standard conditions of approval would require protection of preserved trees during and post construction.

### *Raptors and Bats*

Existing trees may provide habitat for nesting raptors and bats. Mitigation has been included to ensure that raptors and bats are not impacted by project construction activities.

## **CONCLUSION: LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

**STANDARD MEASURES:** The project will be conditioned to comply with the tree protection measures specified in Chapter 17 of the City Code.

### **MITIGATION MEASURES:**

- Prior to commencement of on-site work, the applicant shall hire a qualified biologist to prepare a raptor survey to determine whether active nests are present on the project site and to ensure that raptors are protected during project activities. If nesting raptors are found the trees with nests shall not be removed during nesting season and the project developer shall consult and obtain approval for buffer areas from the California Department of Fish and Game prior to commencement of other tree removal. The results of the raptor survey, and copies of CDFG approvals if required, shall be provided to Planning and Economic Development prior to the issuance of grading permits for the project.
- Prior to commencement of any on-site work, the applicant shall hire a qualified bat biologist to complete bat surveys to determine whether there are any existing active bat roosts. The biologist's report should identify the measures necessary to ensure that bats are protected during project activities and the project developer shall implement those measures.

- Prior to issuance of a grading pennit, approval of the Improvement Plan, and/or issuance of a building pennit, the appiicant shall provide a letter report to the City of Santa Rosa Planning and Economic Development summarizing the results of the raptor and bat surveys and explaining how the project constrction activities will comply with the recommendations of the biologist/ornithologist. If grading work is to occur within the raptor nesting season (between Febrnary 15 and August 15) or during seasonal periods of bat activity as determined by the bat biologist, the report shall also include the results of the pre-constrction surveys including an exhibit indicating which trees have active nest and/or are considered habitat trees for bats. The identified trees shall not be removed during raptor nesting season or during seasonal periods of bat activity, as applicable. The biologist(s) shall be present prior to commencement of on-site constrction work to ensure that sensitive trees (trees with active nests and/or that are identified as habitat trees for bats) are clearly marked, and shall instrnct construction personnel on the specific measures necessary to comply with the mitigation.

**Sources** Site visits, Special Status Species Survey & Database Search, Terrazzo at Fountaingrove, June 4, 2009, Compliance Letter Dated May 13th, 2015 by Wiemeyer Ecological Services, and Tree Inventory dated June 25, 2009 and updated August 2009 and January 2015 by Denise Kelly, Certified Arborist - See Appendix D; Tentative Map

<b>V. CULTURAL RESOURCES</b>				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	D	D	D	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	D	D		D
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	D	D		D
d. Disturb any human remains, including those interred outside of fonnal cemeteries?	D	D		D

## DISCUSSION:

The site is vacant and there is no evidence that it was previously developed. A Cultural Resources Survey was conducted Tom Origer and Associates, dated August 14, 2009, including contact with Native American tribes, archival study/research, and a field reconnaissance survey. The report concluded that no prehistoric or historical archaeological sites were found within the study area and no further study is needed, except that the project site has the potential to contain buried archaeological deposits. The report noted the existence of two stone alignments in the northwest area of the 7.5 acre parcel. The report states that the dry-laid stone alignments run generally east/west, ranging in height from two to 2.5 feet. Many of the stones had been displaced and lay along the edge of the alignments. The archaeologist concluded that the stone alignments are in poor condition and have poor integrity. Based on this evaluation, the archaeologist did not recommend that these features be preserved. However, project construction would not impact these features as they are located outside of the constrction area. See Appendix F for DPR fonn documenting the stone alignments.

In order to ensure that the project will not negatively impact unknown buried archaeological deposits, if they are discovered during construction, the project will comply with State and Federal law pertaining to accidental discoveries. Mitigation has been included requiring that a qualified archaeologist provide a brief training to construction personnel prior to commencement of construction activities. The consulting archaeologist did not recommend site monitoring during construction.

**CONCLUSION: LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

**STANDARD MEASURES:**

- If cultural resources are discovered during the Project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the culturally affiliated tribe shall be retained by the Project sponsor to investigate the find, and make recommendations as to treatment and mitigation of any impacts to those resources.
- If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.
- 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."

**MITIGATION MEASURE:**

- Prior to commencement of on-site construction activities, a qualified archaeologist shall provide a brief training for construction personnel regarding cultural resources. The purpose of the training is to ensure that construction staff are trained to recognize potential resources.
- A qualified archaeological monitor or tribal monitor will be present and monitor all earth-disturbing activities within native soils, and will have the authority to stop and redirect grading activities, to evaluate any tribal cultural resources discovered on the property. Such evaluation will be done in consultation with the appropriate tribe.

**Source** Project Cultural Resources Report

<b>VI. GEOLOGY AND SOILS</b>				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	D	D		D
ii)	Strong seismic ground shaking?	D	D		D
iii)	Seismic related ground failure, including liquefaction?	D	D		D
iv)	Landslides?	D	D		D
b.	Result in substantial soil erosion or the loss of topsoil?	D	D		D
Would the project:		Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
c.	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?	D		D	D
d.	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?	D		D	D
e.	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?	D	D	D	

## 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 located in an area considered to be susceptible to very violent groundshaking during an earthquake on the Rodgers Creek Fault.

The project site is not located within any Alquist Priolo Special Study Zone as depicted in the General Plan 2035 (Figure 12-3), but is in an area noted as "Areas of Relatively Unstable Rock on Slopes Greater than 15%" on the diagram. The site may be impacted by groundshaking during an earthquake on the Rodgers Creek Fault.

A geotechnical report, Preliminary Geotechnical Investigation for Proposed Terrazzo at Fountaingrove, was prepared for the project by PJC & Associates in 2009, updated in October 2014 and updated again in May 2016. The report noted that the site includes an isolated deposit of very weak and compressible artificial fill at the north end of the site (outside of the project construction area), compressible and highly expansive soils, surface soils that are prone to earth slumps and downward creep, and hard bedrock conditions; however, the artificial fill and hard bedrock are outside the boundaries of the project construction area because they are located on the proposed remainder parcel. The report concluded that the project is feasible from a geotechnical standpoint provided that various recommendations are followed. The entire report is included as Appendix G.

A mitigation measure requiring the applicant to comply with all recommendations contained in the Geotechnical Report has been included in this document, which would bring any potential soils impacts to a level of less than significant. In addition, application of City and UBC construction standards will address any potential impacts related to possible area seismic activity and presence of expansive soils. The project will include connection to City sewer systems for wastewater disposal, and therefore will not include use of a septic system.

## **CONCLUSION: LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

### **MITIGATION MEASURES:**

The applicant shall adhere to all recommendations listed in the Preliminary Geotechnical Investigation for Proposed Terrazzo at Fountaingrove, prepared by PJC & Associates dated April 10, 2009, and the updated Addendum to that report dated October 20, 2014 and again May 16, 2016, and with subsequent recommendations from additional design-level studies that shall be completed as part of the Building Permit process.

**Source** Project Geotechnical Report and 2014 Addendum, General Plan

<b>VII. GREENHOUSE GAS EMISSIONS</b>				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	D	D	<del>NI</del>	D
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	D	D	<del>NI</del>	D

## **DISCUSSION**

### **Global Climate Change**

According to the US Environmental Protection Agency, climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of Greenhouse Gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through the combustion of fossil fuels (i.e., fuels containing carbon) in conjunction with other human activities, appears to be closely associated with global warming. State law defines GHG to include the following: carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride (Health and Safety Code, section 38505(g).) The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, recognizes that California is the source of substantial amounts of GHG emissions. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra



snow pack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems. In order to avert these consequences, AB 32 establishes a state goal of reducing GHG emissions to 1990 levels by the year 2020 (a reduction of approximately 25 percent from forecast emission levels) with further reductions to follow.

#### *Screening Criteria*

Planning and Economic Development staff consulted the Bay Area Air Quality Management District's screening criteria for initial project review purposes because the criteria provides a conservative indication of whether the proposed project could result in potentially significant air quality impacts by identifying the types of projects that would result in less than 1,100 MT CO<sub>2</sub> per year. These screening criteria have been used by the City of Santa Rosa as reliable guidance for the initial evaluation of projects and staff finds it appropriate to continue to rely on them to determine whether or not projects require a more comprehensive GHG analysis with detailed air quality assessment.

Table 3-1 (Criteria Air Pollutants and Precursors and GHG Screening Level Size) identifies sample projects (screening levels) that are generally representative of new development on greenfield sites without any form of mitigation measures taken into consideration. In addition, the screening criteria do not account for project design features, attributes, or local development requirements that could also result in lower emissions. For projects that are mixed-use, infill, and/or proximate to transit service and local services, emissions would be less than the greenfield type project that these screening criteria are based on. The screening criteria developed for greenhouse gases were derived by BAAQMD using the default emission assumptions in URBEMIS and using off-model GHG estimates for indirect emissions from electrical generation, solid waste and water conveyance. The Terrazzo project has no other significant sources of GHG emissions not accounted for in this methodology.

#### *Significance Threshold*

Projects with GHG emissions above the 1,100 MT CO<sub>2</sub> year are considered to result in a significant impact for CEQA purposes, unless mitigation can be identified to reduce impacts to below the threshold. In the case of the Terrazzo project, in 2012, staff evaluated Table 3-1 and determined that the 2012 project's 66 resort residential condominium units were similar to the "condo/townhouse, general" land use category, which state that up to 78 units of condo/townhouse would result in less than 1,100 MT CO<sub>2</sub> year. The determination to utilize this land use category in the original analysis as based upon consideration of the full list of land use types and finding the condo/townhouse category to be the closest match, and that the original Traffic Study for the project identified the residential condo/townhouse land use as appropriate for evaluating the trip generation rates of the proposed project. The current traffic study for the updated project identified the single family detached housing residential land use as appropriate for evaluating trip generation rates. The current project is significantly smaller (19 Units) and estimated far fewer trips, so the potential impacts are considered much smaller than the 2012 analysis, which also produced a less than significant impact.

It is noted that the project is different than typical greenfield development as future residents of the project will be members of the adjoining Fountaingrove Golf and Athletic Club and as such will have convenient access to private recreational facilities and dining facilities in close proximity. Further, future residents will be within a short walking distance of the Fountaingrove Village Center which provides a variety of shops and services.

**Table 3-1 Criteria Air Pollutants and Precursors and GHG Screening Level Sizes (Excerpt)**

<b>Land Use Type</b>	<b>Operational Criteria Pollutant Screening Size</b>	<b>Operational GHG Screening Size</b>	<b>Construction Criteria Pollutant Screening Size</b>
Single-family	325 du (NOX)	56 du	114 du (ROG)
Apartment, low-rise	451 du (ROG)	78 du	240 du (ROG)
Apartment, mid-rise	494 du (ROG)	87 du	240 du (ROG)

Apartment, high-rise	510 du (ROG)	91 du	249 du (ROG)
Condo/townhouse, general	451 du (ROG)	78 du	240 du (ROG)
Condo/townhouse, high-rise	511 du (ROG)	92 du	252 du (ROG)

#### Santa Rosa Climate Action Plan (CAP)

The Project has been designed to be in compliance with the City's Climate Action Plan's measures to reduce the Project's contribution of GHG's. Compliance with these measures is discussed below.

**Policy 1.1.1 - Comply with CAL Green Tier 1 Standards:** The Project is designed to comply with State Energy requirements for Title 24, City of Santa Rosa's Cal Green requirements and CAL Green Tier 1 Standards in effect at time of permit submission. Such standards have been incorporated into building placement, site development, building design and landscaping.

**Policy 1.4.2- Comply with the City's Tree Preservation Ordinance (Santa Rosa Code Section 17-24.020.** All 98 trees removed for development will be mitigated for through replacement; consistent with the Tree Preservation Ordinance.

**Policy 1.4.3 - Provide public and private trees in compliance with the Zoning Code:** As shown on the Landscape Plan, the Project includes trees. The Landscape design is in compliance with the Santa Rosa Zoning Code, Santa Rosa Design Guidelines, and Water Efficient Landscape Ordinance.

**Policy 3.2.2 - Improve non-vehicular network to promote walking, biking:** The Project is designed to promote walking and biking through pedestrian pathways and proximity to services and amenities.

**Policy 4.1.2 - Install bicycle parking consistent with regulations:** There are no regulations that require formalized bicycle parking in single family residential areas, however, the Project provides garages that can serve to house bicycles.

**Policy 4.5.1 - Install facilities for residents that promote telecommuting:** All houses will have internet access available.

**Policy 6.1.4 - Increase diversion of construction waste:** The contractor will divert all possible construction waste and prepare a Construction Waste Management Plan for recycling and disposal of construction wastes.

**Policy 7.1.1 - Reduce potable water for outdoor landscaping:** As shown on the plan, Project landscaping will utilize low water use native plants. Landscape irrigation utilizes drip systems using a smart controller. The Project will be compliant with the City of Santa Rosa's Water Efficient Landscape Ordinance.

**Policy 7.1.3 - Install Real time water meters:** A dedicated or common water meter is proposed to supply water to the irrigation system. Irrigation system design and real time metering will be shown on final landscaping and irrigation plans. The City provides the water meters. The City of Santa Rosa has data logging equipment that can collect real time data from City-issued water meters.

**Policy 9.1.2- Provide outdoor outlets for charging lawn equipment:** The Project will have outdoor outlets to allow for accessible charging locations.

**Policy 9.1.3 - Install low water use landscapes:** Low water use native plants will be used to landscape the site. Plant materials and locations are shown on the Project landscape plans. The Project will be compliant with the City of Santa Rosa's Water Efficient Landscape Ordinance.

**Policy 9.2.1 - Minimize construction equipment idling time to 5 minutes or less:** The developer will condition contractor agreements to limit construction equipment idling time to 5 minutes or less, consistent with the City's Standard Measures for Air Quality.

Policy 9.2.2 - Maintain construction equipment per manufacturer's specifications: The developer will condition contractor agreements to provide for that all equipment used at the site to be maintained in accordance with the manufacturer's instructions.

Policy 9.2.3 - Limit Green House Gas (GHG) construction equipment by using electrified equipment or alternate fuel: The developer will include provisions in contractor agreements encouraging the use of electrified equipment or equipment using alternative fuels.

Based on the above analysis and the fact that the updated 2016 project is much smaller in scope (19 Units as opposed to the original 66 units), it is concluded that the project would have a less-than-significant impact related to greenhouse gas emissions.

# **CONCLUSION: LESS THAN SIGNIFICANT IMPACT**

(Source: BAAQMD's CEQA Air Quality Guidelines, updated May 2011.)

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	D	D		D
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?	D	D		D
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	D	D	D	
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?	D	D	D	

Would the project	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	D	D		D
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?	D	D		D
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	D	D		D
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?	D		D	D

#### DISCUSSION:

Residential projects do not typically involve routine use, transport, or emission of hazardous materials. The site is not included on a list of hazardous materials sites. The project site is located within two miles of Sutter Medical Center which involves use of emergency helicopters but there are no expected land use impacts as the project site is surrounded by similar resort and residential development.

The project site is within the Wildland Urban Interface Zone. Planning and Economic Development staff consulted with Fire Department staff and a Vegetation Management Plan is recommended to address how the site is to be maintained free of dead plant material and debris to minimize fire risk. This has been included as a mitigation measure.

#### CONCLUSION: LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

#### MITIGATION MEASURE:

A Vegetation Management Plan shall be submitted to the Fire Department for review and approval concurrent with Building Permit application.

Source: City GIS, Communication with Fire Department Staff Mark Pedroia

# IX - POTENTIAL EFFECTS ON WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	D	D		D
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)?	D	D		D
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?	D	D		D
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?	D	D		D
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?	D	D		D
f. Otherwise substantially degrade water quality?	D	D		D
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?	D	D	D	
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	D	D		D

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?	D	D		D
j. Inundation by seiche, tsunami, or mudflow?	D	D		D

## DISCUSSION:

The project will be served by City water and wastewater services. Storm drainage improvements will be constructed on site, including drainage areas and other features to assist on-site infiltration of storm water. The SUSMP plan includes detention methods, but most runoff is not detained. The majority of project runoff drains to a private storm drainage system in the Fountain Grove Golf Course. From there, remaining runoff is directed to the existing stormwater drainage system in the public streets that surround the site, which will connect to City systems." The closest water bodies to the project are the headwaters of Piner Creek in the middle of the FGAC golf course approximately 400 feet from the project site, and the headwaters of the west branch of Paulin Creek approximately 1,000 feet southeasterly of the project site at the intersection of Stagecoach Road and Parker Hill Road. See Appendix H for the entire Standard Urban Storm Water Mitigation Plan, by Carlile and Macy.

The project site is not located in a 100-year floodplain. No water wells would be utilized as part of the project as the residential development would be required to connect to City water services. The project is not expected to result in a violation of waste quality or waste discharge standards. The project will include standard conditions to connect the on-site storm drain basins to City storm drainage systems, obtain a storm water discharge (NPDES) permit from the Regional Water Quality Control Board, and to implement best management practices as a means of reducing potential grading/drainage and downstream sedimentation impacts consistent with the LID Stormwater Treatment Requirements. These storm drainage system improvements will primarily be on-site, and would not substantially alter site or area drainage patterns. The public and private storm drain systems that the project will connect to discharge to the west branch of Paulin Creek. The City's Public Works department has reviewed the proposed stormwater drainage and treatment plan and found that the project meets City standards.

## CONCLUSION: LESS THAN SIGNIFICANT IMPACT

## MITIGATION MEASURES: NONE REQUIRED.

Source: City GIS, Project Standard Urban Storm Water Mitigation Plan.

X. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Physically divide an established community?	D	D		D
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)	D	D		D



adopted for the purpose of avoiding or mitigating an environmental effect?				
--	--	--	--	--

## DISCUSSION:

The project would not physically divide an established community because it is located within the planned resort area in Fountaingrove and will provide new resort residences that are physically and practically integrated with the adjacent Fountaingrove Golf and Athletic Club (FGAC) due to design and the fact that all future residents of the project will be members of the FGAC, unless an individual is prohibited or excluded by FGAC for breaking club policy or procedures. The proposed resort residential condominium land use is consistent with the Fountaingrove Ranch Policy Statement, which provides the zoning regulations for development of the site and surrounding area. The existing zoning allows up to 400 resort units within the Resort/Golf Area of the Fountaingrove Ranch Planned Community District. The Hillside Development Pennit and Design Review processes will ensure that the project is consistent with the City's zoning code requirements for Hillside Development and the Design Guidelines.

### General Plan and Zoning Consistency

The project site is located within the approximate 248-acre area of Fountaingrove that is designated Parks and Recreation with a Resort symbol on the General Plan land use diagram. The project includes resort residential uses consistent with this land use designation and the site's Planned Development zoning.

The site is zoned Planned Development (Fountaingrove Ranch Planned Community District) and is within the Resort/Golf Course area which is governed by Section V (Land Use), Subsection E (Resort/Golf Course Area) of the Fountaingrove Ranch Policy Statement. Permitted uses include hotels, motels, and similar transient habitation uses including condominium or other ownership resort units. Resort accommodations shall not exceed 400 units in that Area.

The proposed resort residential units have been designed to integrate with the existing private club (FGAC). All residents will access the homes by driving, walking, or biking through the FGAC access roadway. All vehicular access to the project is through the FGAC and all future residents will be members of the FGAC, unless prohibited on an individual basis. Further, all of the properties within the resort-area of the Fountaingrove Ranch Planned Development were evaluated and the proposed project's 19 units fit within the 400 unit maximum for resort accommodations, even if the existing senior community care facility's care units and employee housing units are counted as resort units for the purposes of the analysis (See Appendix B). Based on this analysis, staff concludes that the proposed project is consistent with the zoning for the site.

### Hillside Development

For sites exceeding 10 percent slope, a Hillside Development Pennit is also required to ensure that projects are designed in accordance with the standards of Chapter 20-32 of the Zoning Code, which includes hillside development standards that are intended to preserve and enhance Santa Rosa's scenic character, conserve the City's open spaces and significant natural features, respect natural features in the design and construction of hillside development, and design hillside development to be sensitive to existing terrain, views, and significant natural landforms and features.

Per the Zoning Code, development proposed on a hillside that has significant natural landforms or features shall:

1. Minimize the alteration of the topography, drainage patterns and vegetation on land with slopes of 10 percent or more;
2. Not be located on a hillside or ridgeline where a structure would interrupt the view of the skyline from a major public viewpoint identified by the visual analysis; and

3. Not alter a slope that is greater than 25 percent and identified by the visual analysis as significant and visually sensitive. Alterations determined by the review authority to be minor may be approved:
  - a. For road or driveway construction across slopes greater than 25 percent but determined by the visual analysis to be insignificant;
  - b. Over previously constructed slope; or
  - c. Within terrain areas determined by the visual analysis to be visually insignificant and/or hidden.

The Hillside Development Permit provides a review process for the City to consider the appropriateness of proposed development on hillside parcels, to ensure that a proposed project minimizes its visual and environmental impact. In order to approve a Hillside Development Permit, the review authority must make the following findings:

- Site planning minimizes the visual prominence of hillside development by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features;
- Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more;
- Site development does not alter slopes of greater than 25 percent, except in compliance with Section 20-32.020.B (Applicability-Limitations on hillside development);
- Project grading respects natural features and visually blends with adjacent properties;
- Building pad location, design, and construction avoids large areas of flat pads, and building forms are instead "stepped" to conform to site topography;
- The proposed project complies with the City's Design Guidelines;
- The proposed project complies with the requirements of Chapter 20-32 and all other applicable provisions of the Zoning Code.

The project has been reviewed for compliance with the hillside development and other City standards, and is found to be consistent particularly because the proposed new development is sited to design and place the houses to keep the roofridges below the canopy of the surrounding trees, and to minimize the visibility of the upper and lower villages from the surrounding neighborhoods and activity areas of the FGAC. The development is focused in the flattest areas of the site, the project would remove only 98 trees and would preserve large groves of oaks on the common parcel and easement areas that would be owned and maintained by future homeowners, and project grading has been designed to visually blend with adjacent properties as depicted in the cross-sections included in the development plans. The Design Review process will ensure that the project is consistent with the City's design guidelines.

#### Development Standards

The Development Concept for Fountain Grove is discussed in Section VI of the Fountain Grove Ranch Policy Statement (see Appendix A). Development within all land use areas of Fountain Grove Ranch shall seek to retain and enhance the hillside character of the site. The Fountain Grove Ranch Amended Planned Community Map-- Land Use and Circulation Plan allocates land uses on a gross site basis; the project site is within a 208 acre area labeled "Resort/Golf Course" on the land use plan. Actual development within each land use area shall be physically arranged pursuant to the Development Concept Plan. However, the Policy Statement further states that the Development Concept Plan is general and conceptual in nature; it is intended to illustrate general buildable and generally open areas within Fountain Grove. It is not intended to be specific to the extent that it may be exactly scaled. The Development Concept Plan serves as the framework for specific development proposals and establishes the basic concept of retention of exposed hillsides. The project has been reviewed for consistency with the Development Concept Plan and Land Use and Circulation Plan and is found consistent.

Because the project would not physically divide an established community and is consistent with the General Plan and zoning for the site, it is concluded that the project would result in a less-than-significant impact for land use.

**CONCLUSION: LESS THAN SIGNIFICANT IMPACT**

**MITIGATION MEASURES: NONE REQUIRED.**

Source: General Plan 2035; Fountaingrove Ranch Planned Development Policy Statement, Zoning Code - Title 20

<b>XI. MINERAL RESOURCES</b>				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	D	D	D	<input 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?	D	D	D	<input checked="" type="checkbox"/>

**DISCUSSION:**

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

**CONCLUSION: NO IMPACT**

**MITIGATION MEASURES: NONE REQUIRED.**

Source: General Plan

<b>XII. NOISE</b>				
Would the project result in:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	D	<input type="checkbox"/>	D	D

b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	D		D	D
c. A substantial pennanent increase in ambient noise levels in the project vicinity above levels existing without the project?	D	D		D
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	D		D	D
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?	D	D		D
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?	D	D		D

#### DISCUSSION:

The project site is located immediately adjacent to the FGAC, which includes a fitness complex (Athletic Club) with outdoor pool and spa and associated surface parking lots, a driving range, and an 18-hole golf course. Maintenance and operation of the FGAC facility involves occasional noisy activities at different times of the day, including early morning (pre-dawn) hours. Noise associated with these existing activities may occasionally be annoying to residents of the project site depending on individual tolerance for noise. Currently, the athletic club operates seven days a week.

Considering that future residents of the Terrazzo property will be members of the FGAC, it is expected that people who choose to live on the project site will understand and expect audible activities on the FGAC property. In order to ensure that future residents are aware that they may be exposed to noise levels different than typical suburban neighborhoods, mitigation is recommended that would require that the CC&Rs for the project disclose noise levels from the FGAC property and notify future residents of the existing noise environment.

Construction of the project may result in short-tenn noise impacts to the surrounding uses. Standard construction hours will be required as part of typical conditions of approval that would limit construction hours to 7:00 a.m. to 7:00 p.m. Monday through Saturday, which would ensure that this temporary noise results in a less-than-significant impact to adjacent uses. To ensure that construction activities are well managed to minimize inconvenience to nearby FGAC members and other members of the public, a mitigation measure is recommended requiring that the applicant install a small weatherproof sign on the project site with the name and number of a local contact person (applicant or his designee) to whom questions/comments about the construction process can be addressed.

#### CONCLUSION: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

**STANDARD MEASURES:** Construction hours limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no construction on holidays.

**MITIGATION MEASURES:**

- Prior to commencement of construction activities, applicant shall install small weatherproof sign(s) on the project site, visible to members of the FGAC and to the general public, with the name and number of a local contact person (applicant or his designee) to whom questions/comments about the construction process can be addressed.
- The applicant shall disclose that the FGAC has amenities and events which create noise associated with the FGAC programming and property usage to future residents of the project through CC&Rs or another lesser mechanism to the satisfaction of the Planning and Economic Development Director.

<b>XIII. POPULATION AND HOUSING</b>				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	D	D		D
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	D	D	D	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	D	D	D	

**DISCUSSION:**

The development of 19 single family dwellings will not induce substantial population growth in the City. The site is currently undeveloped with housing and therefore there will be no displacement of housing units or people.

**CONCLUSION: NO IMPACT**

**MITIGATION MEASURES: NONE REQUIRED.**

<b>XIV. PUBLIC SERVICES</b>				
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?	D	D	C&J	D
b. Police protection?	D	D	C&J	D
c. Schools?	D	D	C&J	D
d. Parks?	D	D	C&J	D
e. Other public facilities?	D	D	C&J	D

#### DISCUSSION:

The project site is located within the City of Santa Rosa and would receive all necessary public services. Fire protection services will be provided by the City of Santa Rosa. Police protection services will be provided by the City's Police Department. No additional Fire or Police personnel or equipment are necessary to serve the proposed project. The project site is nearby to Nagasawa Community Park, which provides public recreation opportunities, and is adjacent to the Fountaingrove Golf and Athletic Club which provides private recreation opportunities. In addition, the project will pay park fees. The site is within the Santa Rosa City Schools District and the project would pay school fees to offset any impacts to school facilities.

#### CONCLUSION: LESS THAN SIGNIFICANT IMPACT

#### MITIGATION MEASURES: NONE REQUIRED.

<b>XV. RECREATION</b>				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	D	D	C&J	D
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	D	D	C&J	D

#### DISCUSSION:

The project site is near Nagasawa Community Park which serves the Fountaingrove area; the additional 19 resort residences is not expected to substantially deteriorate this public facility.

The project would possibly increase use of the private recreation facilities associated with the FGAC, but because all future residents would be paying members of the FGAC, it is concluded that a slight increase in use would not result in substantial physical deterioration of the facility because the new members would be contributing toward maintenance of the facility.

**CONCLUSION: LESS THAN SIGNIFICANT IMPACT**

**MITIGATION MEASURES: NONE REQUIRED.**

<b>XVI. TRANSPORTATION/TRAFFIC</b>				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation incorporation	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	D	D		D
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	D	D		D
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?	D	D	D	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	D	D	D	
e. Result in inadequate emergency access?	D	D		D
f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	D	D		D



## DISCUSSION:

### Traffic Study

A Traffic Study dated December 11, 2014 was prepared by Transpedia Consulting Engineers. The study evaluated the impacts of the proposed projects on the nearby intersection of Fountaingrove Parkway and Stagecoach Road and impacts to arterial level of service along Fountaingrove Parkway. The entire Traffic Study is included as Appendix I. The Traffic Study was reviewed by the Transportation and Public Works Department (City Engineer and City Traffic Engineer) and deemed to be adequate. The Study reviewed intersection and arterial level of service and found that:

- The project would generate 182 trips daily, of which 14 trips during a.m. peak hour and 19 trips during p.m. peak hour.
- Fountaingrove Parkway/Stagecoach Road/Fountaingrove Club Drive study intersection is expected to operate at acceptable levels of service during weekday a.m. and p.m. peak hours under all study scenarios.
- The study intersection turn lane storages are expected to be capable of handling traffic queues at 95% confidence levels under all study scenarios.
- Fountaingrove Parkway between Fir Ridge Drive and Round Barn Boulevard Stagecoach is expected to operate at acceptable levels of service during weekday a.m. and p.m. peak hours under all study scenarios.
- Project is expected to have a less-than-significant impact on the study intersection and roadway segment operations.
- The Project is not expected to impact the current operation of the traffic signal at the study intersection. Changes to the current signal timing plans are not warranted.

The trip generation for the Project was estimated based on rates provided in *Trip Generation*, 9<sup>th</sup> Edition, 2012 published by the Institute of Transportation Engineers (ITE). The land use category for the Project consists of Single-Family Detached Housing Residential (ITE Land Use Code 210). The following approved but not yet built projects were included in the study as they are expected to add trips to the study intersection: Fir Ridge Workforce Housing, Canyon Oaks, and Skyfarm Unit 3 subdivision.

These "Approved Projects" are expected to generate a total of 1270 daily trips with 99 trips (22 inbound and 77 outbound) during the a.m. peak hour and 126 trips (81 inbound and 45 outbound) during the p.m. peak hour, as summarized in Table 7 of the traffic study.

#### *Emergency Vehicle Access*

The Traffic Study recommended that the emergency vehicle access (EVA) between the golf course maintenance road and the project site be gated and locked at all times except when needed by emergency response vehicles to ensure that no private or resident vehicles have access to Fountaingrove Parkway via this gate. However, golf course maintenance vehicles may come through to use the road around to access the golf course from the athletic facility side, so they do not go through the driving range; it is not feasible to add a new access driveway off Fountaingrove Parkway due to topography and sight distance limitations.

#### *Bicycle and Pedestrian Facilities*

The Traffic Study noted that there are currently Class I bike paths along Fountaingrove Parkway and Stagecoach Road in the study area, as indicated in the Santa Rosa Bicycle and Pedestrian Master Plan 2010, September 2010. There is also a Class II bike lane on Stagecoach Road northbound across from the Fountaingrove Village.

There are sidewalks on both sides of Fountaingrove Parkway and the eastern side of Stagecoach Road in the Project vicinity. Push-button activated pedestrian signals currently exist at three legs of the Fountaingrove Parkway/Stagecoach Road intersection signal. The study found that pedestrian and bicycle facilities are adequate related to access to the site.

Current Public transit service in the study area is provided by Santa Rosa CityBus. Santa Rosa CityBus currently operates the Route 1, which runs on Stagecoach Road and Fountaingrove Parkway in the project vicinity and provides bus service twice an hour on weekdays, from 7 a.m. to 8 p.m, once an hour on weekends, on Saturdays from 8:30 a.m to 5:30 p.m., and on Sundays from 11 :30 to 3:30 p.m. CityBus is currently exploring alternatives for Fountain Grove service as part of its Reimagining CityBus efforts.

**CONCLUSION: LESS THAN SIGNIFICANT IMPACT**

**MITIGATION MEASURES: NONE REQUIRED.**

Sources: Traffic Study for Terrazzo at Fountaingrove Project by Transpedia Consulting Engineers, December 11, 2014

<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>				
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	D	D		D
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?	D	D		D
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?	D	D		D
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	D	D		D
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?	D	D		D

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	D	D	[Z]	D
g. Comply with federal, state, and local statutes and regulations related to solid waste?	D	D	[Z]	D

#### DISCUSSION:

The project will be served by City water and sewer services; adequate water supplies and wastewater treatment plant capacity are available for the project. New storm drainage facilities will be required to accommodate runoff from the proposed project (see discussion above under Item VIII); standard City conditions will require compliance with the Storm Water Mitigation Requirements, and use of best management practices. Adequate landfill capacity exists at County facilities to support the project.

#### CONCLUSION: LESS THAN SIGNIFICANT IMPACT

#### MITIGATION MEASURES: NONE REQUIRED.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	D	[Z]	D	D

#### DISCUSSION:

See Biological Resources and Cultural Resources sections for discussions of these issues.

#### MITIGATION MEASURES: No Additional Mitigation Needed - See Biological Resources and Cultural Resources Mitigation Measures

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively	D	D	[Z]	D

considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
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#### DISCUSSION:

The project does not have the potential to create impacts which are individually limited but cumulatively considerable. The environmental effects of the project are generally negligible and will be mitigated through standard City construction standards and practices and, in the case of biological resources, through mitigation measures contained in this Initial Study that will reduce potential impacts to levels of insignificance. Traffic impacts are not anticipated to result in adverse cumulative conditions; the City has adopted circulation policies as part of its General Plan Transportation Element that regulate traffic movement and require construction of project improvements to ensure traffic safety. Long-term traffic impacts related to General Plan buildout (2035 scenario) and cumulative traffic conditions will be addressed by ongoing City efforts to pursue alternative transportation modes, including increased use of public transit and other Transportation Systems Management methods.

#### MITIGATION MEASURES: NONE REQUIRED.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	D	D		D

#### DISCUSSION

The project generally does not present potentially significant impacts which may cause adverse impacts upon human beings, either directly or indirectly. Where such an impact may occur (with respect to Fire Hazards) mitigation is proposed to reduce the impact to levels of insignificance. The project will be conditioned to make City standard improvements with respect to geologic, noise impacts, roadways and storm drainage. Building and improvement plans will be reviewed to ensure compliance with applicable building codes and standards.

**Mitigation Measures: No Additional Mitigation Needed - See Hazards section**

## 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 Planning and Economic 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 2035 General Plan, adopted November 3, 2009 and Final EIR, certified November 3, 2009 (SCH No. 2008092114).
- 2) City of Santa Rosa Zoning Ordinance (Title 20 of City Code)
- 3) City of Santa Rosa Environmental Protection regulations (Title 17 of City Code)

(SEE APPENDIX ON FOLLOWING PAGES)

## PROJECT SPONSOR'S INCORPORATION OF MITIGATION MEASURES

As the project sponsor or the authorized agent of the project sponsor, I, HUGH FUTRELL, undersigned, have reviewed the Initial Study for the off Santa Rosa Project, 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.

HUGH FUTRELL  
Property Owner (authorized agent)

Date June 27, 2016

## DETERMINATION FOR PROJECT

On the basis of this Initial Study and Environmental Checklist I find that the proposed project:

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.

ddAlf);)v(  
Signature

Date: June 27<sup>th</sup>, 2016

Daniel Stewart, Senior Planner  
City of Santa Rosa, Planning and Economic Development Department.

# **TERRAZZO AT FOUNTAINGROVE INITIAL STUDY**

## **TECHNICAL APPENDIX**

### TABLE OF CONTENTS

- A. Fountaingrove Ranch Policy Statement
- B. Fountaingrove Analysis - Properties designated Parks and Recreation with Resort symbol
- C. Visual Simulations
  - a. Prepared by Jon Worden Architects, dated February 9, 2016
- D. Special Status Species Survey & Database Search, TelTazzo at Fountaingrove, June 4, 2009, by Denise Kelly certified arborist, and supplemental Compliance Review of Biological Resources for the TelTazzo at Fountaingrove Project in Santa Rosa, Ca, dated May 24, 2016, and by Wiener Ecological Sciences, detailing compliance review of the 2009 Special-Status Species Survey and Database Search, and Plant Report Supplement
- E. Tree Inventory dated June 25, 2009 and updated August 2009 by Denise Kelly, Certified Arborist, and supplemental Updated Tree Inventory, January 22nd, 2015, Prepared by Denise Kelly, (Certified Arborist WE 1469-A)
- F. Cultural Resources Information (DPR Form)
- G. Preliminary Geotechnical Investigation for Proposed TelTazzo at Fountaingrove, prepared by PJC & Associates dated April 10, 2009, and Addendum, Update the Preliminary Geotechnical Investigation dated April 10, 2009, by PJC & Associates, dated October 30, 2014, and Addendum, Geotechnical Plan Review and Update to Addendum Letter, by PJC & Associates, Inc., dated May 16, 2016
- H. Standard Urban Storm Water Mitigation Plan, dated October 31, 2014, and prepared by Carlile-Macy
- I. Traffic Study for Terrazzo at Fountaingrove Project by Transpedia Consulting Engineers, December 11, 2014
- J. Parcel Map 583 (Excerpt)

## Exhibit B

### TERRAZZO AT FOUNTAINGROVE MITIGATION MONITORING AND REPORTING PROGRAM

Standard Measures and Project-Specific Mitigation Measures from Terrazzo at Fountaingrove Initial Study/Mitigated Negative Declaration, dated June 27<sup>th</sup>, 2016

#### Monitoring Responsibility:

Compliance with all mitigation measures to be monitored by Planning and Economic Development staff. Where additional departments or staff are involved this is noted below.

### AESTHETICS

#### **Standard Measures:**

1. As a standard condition of Design Review, the project would be required to shield all light sources from view and to demonstrate that lighting will be adequate for safety on site and will not spillover onto adjacent properties.

#### Implementation Procedure:

Require as condition of approval.

#### Monitoring/Reporting Action & Schedule:

Prior to issuance of building permit, Planning and Economic Development to verify that lighting plan matches approved design plans.

### AIR QUALITY

#### **MITIGATION MEASURES:**

Mitigation Measures: The Project shall include the following measures recommended by the Bay Area Air Quality Management District (BAAQMD) as best management practices to reduce construction particulate matter emissions (i.e., PM10 and PM2.5) and equipment exhaust. Implementation of this measure would represent Best Management Practices recommended by BAAQMD, and would reduce the potential impact of construction-period fugitive dust and construction-period emissions to less than significant.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).



- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- A publicly visible sign shall be posted with the telephone number and person to contact at the District regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- All pollable construction equipment (e.g., compressors, welders or generators) used at the site for more than two days shall meet U.S. EPA standards for particulate matter emissions or equivalent. Particulate emission reductions could be achieved, if needed, by using equipment that is alternatively fueled.

Implementation of Mitigation Measure would represent Best Management Practices recommended by BAAQMD, and therefore, reduce the potential impact of construction-period fugitive dust to a less-than-significant level and also reduce construction period emissions.

Implementation Procedure:

Require as condition of approval

Monitoring/Reporting Action & Schedule:

Prior to issuance of building or grading permit, Planning and Economic Development to verify that notes are on the plans. During construction, Building and/or Public Works inspectors inspect the site for compliance with required construction control measures.

Additional Monitoring Responsibility:

Planning and Economic Development

## **BIOLOGICAL**

**Standard Measures:** The project will be conditioned to comply with the tree protection measures specified in Chapter 17 of the City Code.

Implementation Procedure:

Require as condition of approval

Monitoring/Reporting Action & Schedule:

Prior to issuance of building or grading permit verify that tree protection zones and notes are included in the plans.

Additional Monitoring Responsibility:

Planning and Economic Development - Engineering Development Services Division

**Mitigation Measures:**

- Prior to commencement of on-site work, the applicant shall hire a qualified biologist to prepare a raptor survey to determine whether active nests are present on the project site and to ensure that raptors are protected during project activities. If nesting raptors are found the project developer shall consult and obtain approval for buffers areas from the California Department of Fish and Game prior to commencement of tree removal. The results of the raptor survey, and copies of CDFG approvals if required, shall be provided to Community Development prior to the issuance of grading permits for the project.
- Prior to commencement of any on-site work, the applicant shall hire a qualified bat biologist to complete bat surveys to determine whether there are any existing active bat roosts. The biologist's report should identify the measures necessary to ensure that bats are protected during project activities.
- Prior to issuance of a grading permit, approval of the Improvement Plan, and/or issuance of a building permit, the applicant shall provide a letter report to the City of Santa Rosa - Community Development summarizing the results of the raptor and bat surveys and explaining how the project construction activities will comply with the recommendations of the biologist/ornithologist. If grading work is to occur within the raptor nesting season (between February 15 and August 15) or during seasonal periods of bat activity as determined by the bat biologist, the report shall also include the results of the pre-construction surveys including an exhibit indicating which trees have active nest and/or are considered habitat trees for bats. At minimum, the biologist(s) shall be present prior to commencement of on-site construction work to ensure that sensitive trees (trees with active nests and/or that are identified as habitat trees for bats) are clearly marked, and shall instruct construction personnel on the specific measures necessary to comply with the mitigation.

Implementation Procedure:

Require as conditions of approval.

Monitoring/Reporting Action & Schedule:

Prior to Planning and Economic Development sign-off on issuance of building or grading permits, staff to review required reports and ensure that recommendations are addressed in the project construction plans and to confirm that biologist is on-site, if required.

## **CULTURAL**

### **Standard Measures:**

- If cultural resources are discovered during the Project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the culturally affiliated tribe shall be retained by the Project sponsor to investigate the find, and make recommendations as to treatment and mitigation of any impacts to those resources.
- If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.
- 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."

#### Implementation Procedure:

Require as conditions of approval.

#### Monitoring/Reporting Action & Schedule:

Prior to issuance of building or grading permit, Planning and Economic Development to verify that notes are on the plans.

### **Mitigation Measure:**

- Prior to commencement of on-site construction activities, a qualified archaeologist shall provide a brief training for construction personnel regarding cultural resources. The purpose of the training is to ensure that construction staff is trained to recognize potential resources.
- A qualified archaeological monitor or tribal monitor will be present and monitor all earth-disturbing activities within native soils, and will have the authority to stop and redirect grading activities, to evaluate any tribal cultural resources discovered on the property. Such evaluation will be done in consultation with the appropriate tribe.

#### Implementation Procedure:

Require as condition of approval.

Monitoring/Reporting Action & Schedule:

Planning and Economic Development to verify measures are part of the construction notes or document prior to final sign off on grading or building permit.

## **GEOTECHNICAL**

### **Mitigation Measures:**

The applicant shall adhere to all recommendations listed in the Preliminary Geotechnical Investigation for the project, as listed in Appendix G, and with subsequent recommendations from additional design-level studies that shall be completed as part of the Building Permit process.

Implementation Procedure:

Require as condition of approval.

Monitoring/Reporting Action & Schedule:

Building to verify project is on compliance with Geotechnical recommendations.

Additional Monitoring Responsibility:

Planning and Economic Development to review report and ensure compliance with Geotechnical Requirements.

## **HAZARDS**

### **Mitigation Measure:**

A Vegetation Management Plan shall be submitted to the Fire Department for review and approval concurrent with Building Permit application.

Implementation Procedure:

Require as condition of approval

Monitoring/Reporting Action & Schedule:

Planning and Economic Development to verify Plan has been submitted.

Additional Monitoring Responsibility:

Fire Department

## NOISE

**Standard Measures:** Construction hours limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no construction on holidays.

Implementation Procedure:

Required as condition of approval (DAC Report).

Monitoring/Reporting Action & Schedule:

Planning and Economic Development to verify construction hours included on all construction and grading plans.

### **Mitigation Measures:**

- I Prior to commencement of construction activities, applicant shall install small weatherproof sign(s) on the project site, visible to members of the FGAC and to the general public, with the name and number of a local contact person (applicant or his designee) to whom questions/comments about the construction process can be addressed.

Implementation Procedure:

Require as condition of approval

Monitoring/Reporting Action & Schedule:

Planning and Economic Development to verify sign has been installed prior to final sign-off on grading or building permit.

- 2 The applicant shall disclose that the FGAC has amenities and events which create noise associated with the FGAC programming and property usage to future residents of the project through CC&Rs or another lesser mechanism to the satisfaction of the Planning and Economic Development Director.

Implementation Procedure:

Require as condition of approval

Monitoring/Reporting Action & Schedule:

Planning and Economic Development to verify compliance with this condition prior to final sign-off on final map.

Additional Monitoring Responsibility:

Planning and Economic Development and City Attorney's Office