

CITY OF SANTA ROSA
BOARD OF PUBLIC UTILITIES

TO: BOARD OF PUBLIC UTILITIES

FROM: ANDREW WILT, ASSOCIATE CIVIL ENGINEER
TRANSPORTATION AND PUBLIC WORKS

SUBJECT: ADOPTION OF MITIGATED NEGATIVE DECLARATION,
ADDENDUM, AND A MITIGATION MONITORING AND REPORTING
PROGRAM, AND PROJECT APPROVAL FOR THE COBBLESTONE
DRIVE ZONE R2-R4 WATER MAIN CONNECTION

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Transportation and Public Works Department and the Water Department that the Board of Public Utilities, by resolution: 1) adopt the Mitigated Negative Declaration and associated Addendum for the Cobblestone Drive Zone R2-R4 Water Main Connection Project (Project); 2) approve the Project; 3) adopt the Mitigation Monitoring and Reporting Program for the Project; and, 4) direct staff to file a Notice of Determination.

EXECUTIVE SUMMARY

This proposed resolution will adopt the Mitigated Negative Declaration (MND) and associated Addendum, adopt the Mitigation Monitoring and Reporting Program (MMRP), and approve the Project. The proposed resolution will direct City staff to file a Notice of Determination for the Project pursuant to the California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND

In 2014, West Yost Associates (West Yost) completed the City of Santa Rosa's Water Master Plan Update (WMP) and identified the upper Cobblestone Drive area as having fire flow deficiencies. To alleviate the fire flow deficiencies, the WMP recommended project FF EX CIP 952, which included upsizing the diameter of approximately 8,400 linear feet of water pipe for an estimated cost of \$3,300,000 (2014 dollars).

In April of 2015, West Yost completed an evaluation of an alternative (Alternative 1) water system configuration to address the fire flow deficiencies. Alternative 1 included an intertie between two water pressures zones by installing approximately 1200 linear feet of new 8"

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diameter water main between Tillmont Way and Cobblestone Drive, across an undeveloped residential property located at 3600 Tillmont Way and across an undeveloped portion of Keysight Technologies' (Keysight) property (see Attachment 1).

In September of 2015, West Yost completed a Technical Memorandum (TM) that evaluated a second alternative (Alternative 2) to mitigate the fire flow issue in Cobblestone Drive. Alternative 2 included upsizing approximately 2,000 linear feet of pipe from Andy Way through an existing easement adjacent to the Chanate Hospital site, to Cobblestone Drive (see Attachment 2). The TM included a recommendation that the City move forward with implementation of Alternative 1.

In May of 2018, Brelje and Race Consulting Engineers (B&R) conducted a lifecycle cost analysis to compare both alternatives referenced in West Yost's September 2015 Technical Memorandum (Alternatives 1 and 2). The analysis concluded with both projects having similar life-cycle costs. Subsequently, Alternative 1 was selected based on an economic basis and as an easier system to operate and maintain.

This project will improve fire flows to approximately 48 households. The total project cost estimate for Alternative 1 was approximately \$800,000 (\$16,700 per household).

The proposed Project is based on Alternative 1 and an alignment with consideration to biological and drainage impacts, constructability, and long-term maintenance access. Acquisition of a 15-foot public water easement will be required as part of the Project. A portion of the alignment is proposed along the northly side of the undeveloped residential property located at 3600 Tillmont Way. The proposed project will not restrict any future building envelopes on this lot. The alignment will then traverse generally southeast across the Keysight property, then south through a City-owned property, then connecting to the existing water system located in Cobblestone Drive (see Attachment 1).

In June of 2019, an Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared for the Project to satisfy the requirements of the California Environmental Quality Act (CEQA). The IS/MND further describes why the project is being proposed and the potential impacts to the existing environment. The document identified that with the inclusion of specific environmental protection actions and mitigation measures as detailed in the MMRP, potential impacts to air quality, biological resources, cultural resources, geology and soils, hazards/hazardous materials, noise, and transportation/traffic could be reduced to a level considered to be less than significant.

The following key monitoring actions were identified to be implemented prior to and during the proposed project:

- a qualified biologist shall conduct a protocol-level survey for special status plants prior to construction to determine the presence of plants and prepare a habitat mitigation and monitoring plan to offset the impacts, if necessary;
- a qualified biologist shall conduct a bird nesting assessment prior to construction if

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- construction activities occur during nesting season;
- a qualified biologist shall conduct a bat roost assessment survey prior to construction activities;
- an assessment of the unnamed drainage located on the Keysight property would need to occur prior to construction to determine its jurisdictional status if it cannot be avoided by utilizing trenchless technology (see Figure 7 in the IS/MND).

Project notification letters were sent to seven local Native American Tribes offering the opportunity to enter into consultation related to Tribal Cultural Resources for the proposed project, consistent with the CEQA Guidelines and AB-52. No requests for consultation were received. The Federated Indians of Graton Rancheria requested that they be listed as the locally affiliated Tribe if historic resources were discovered during construction.

The IS/MND was issued for public review and sent to the State Clearinghouse for the 30-day review period, beginning on June 21, 2019 and ending on July 22, 2019. The IS/MND was posted on the City's Transportation & Public Works Department website. A public notice was also sent to landowners in the vicinity of the proposed project and published in the Press Democrat. Noticing exceeded CEQA requirements and was consistent with typical City noticing procedures. No comments from the public or state agencies were received, as described in the attached Response to Comments document. No substantial revisions to the IS/MND have been identified.

After the preparation of the IS/MND and the close of the public review period, the City determined that changes to the proposed project were necessary to allow for the isolation of Pressure Zone R4. In order to address these modifications to the proposed project, an addendum to the IS/MND was prepared. In order to approve the proposed project, the Board must first adopt the MND and associated Addendum and adopt the MMRP to assure implementation of the mitigation for the Project. The MMRP will be used by City staff, contractors, agencies, and monitoring personnel during and after the project to ensure effective implementation of the adopted mitigation measures contained in the IS/MND.

PRIOR BOARD OF PUBLIC UTILITIES REVIEW

N/A

ANALYSIS

This proposed action will adopt the IS/MND, Addendum and the MMRP and approve the Project.

The IS/MND determined that the Project would not result in any significant impacts to the environment with the incorporation and implementation of mitigation measures included in the MMRP.

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In order to comply with revisions to the CEQA Guidelines that went into effect on January 1, 2019, a memorandum was prepared (2019 CEQA Guidelines Amendments Memorandum at Appendix C of the IS/MND), which addresses amendments to the Guidelines and assesses conformity with the Amendments and is made part of the IS/MND. The Memorandum determined that neither of the criteria for “substantial revision” contained in Section 15073.5(b) were met by the revision of the CEQA document to conform to the revised Guidelines and the IS/MND would not require recirculation under 15073.5(c)(4). While Amendments include the addition of the new Energy and Wildfire sections and revisions to the order and contents of several of the other checklist items, none of the revisions involve identification of a new significant effect or require revision of mitigation measures that would trigger recirculation as “substantial revisions.” Therefore, the City may proceed with adoption of the CEQA document.

On February 5, 2020, the City identified that approximately 190 linear feet of additional six-inch water main needed to be installed to facilitate the connection between Pressure Zone R2 and Pressure Zone R4 to allow isolation of the Pressure Zone R4 (upper right corner of Attachment 3). The new main is located approximately 1,050 feet south in Cobblestone Drive from the main intertie project. All construction would occur within the existing pavement of Cobblestone Drive. The newly identified water main was not part of the June 2019 IS/MND.

An Addendum to assess the project additions was prepared April 10, 2020, (Appendix D of the IS/MND). The Addendum did not identify any new potential environmental impacts or mitigation measures that were not contained in the 2019 IS/MND associated with the project additions.

Upon adoption of the MND, Addendum, and MMRP, and approval of the Project by the Board, a Notice of Determination (NOD) will be filed with the Sonoma County Clerk’s Office and the State Clearinghouse, completing the environmental review process for the Project.

FISCAL IMPACT

Funds for this project have been appropriated in the fiscal year 2019-20 Water Department Capital Improvement Program budget. Any future funds, if needed, will be appropriated as part of the Water CIP budget.

ENVIRONMENTAL IMPACT

Pursuant to CEQA, an IS/MND was prepared for the project and circulated for a 30-day public review period starting on June 21, 2019. A Notice of Intent (NOI) to adopt an MND was posted and mailed on June 21, 2019, and was published in the Press Democrat on June 26, 2019, in accordance with the CEQA requirements. Additional analysis was completed as an amendment to the MND to assess compliance with the 2019 CEQA Guidelines. Additional analysis was completed as an Addendum to the MND to provide

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CEQA review of new project elements. No comments were received. The MND and Addendum conclude that, based on the whole record, the Project would not result in potentially significant impacts that could not be mitigated to a level of less than significant.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

ATTACHMENTS

- Attachment 1 – Alternative 1 - Plan
- Attachment 2 – Alternative 2
- Attachment 3 – Project Additions
- Attachment 4 - IS/MND/Response to Comments/Final MMRP/Addendum
- Resolution

CONTACT

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