

RESOLUTION NO. PC-2022-034

A RESOLUTION OF THE PLANNING COMMISSION OF~ THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE STONEBRIDGE SUBDIVISION INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (STATE CLEA-RINGHOUSE NO. (2020059046) FOR THE STONEBRIDGE SUBDIVISION – MAP MODIFICATION PROJECT, LOCATED AT 2220 FULTON ROAD, ASSESSOR’S PARCEL NUMBER 034-030-070; FILE NUMBER PRJ22-022 (MAJ21-006 & CUP21-104)

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration (IS/MND) and approved the Stonebridge Subdivision project, including a Tentative Map and Conditional Use Permit, to subdivide a 28.6-acre area into 105 residential parcels and three lettered parcels in compliance with the California Environmental Quality Act (Pub. Resources Code § 21000 et seq), the State CEQA Guidelines (Cal. Code Regs., tit. 14 § 15000 et seq.) and the City’s local CEQA Guidelines (collectively, “CEQA”); and

WHEREAS, on December 29, 2021, the Planning and Economic Development Department accepted Tentative Map and Conditional Use Permit applications to modify the previously approved Stonebridge Subdivision Map to create three additional residential lots on Parcel A (proposed Project), which is no longer required for storm water management; and

WHEREAS, pursuant to Public Resources Code Section 21067 and CEQA Guidelines Section 15367, the City is the Lead Agency for the proposed Project; and

WHEREAS, CEQA Guidelines Section 15162 provides that when a project was previously analyzed and approved pursuant to an adopted negative declaration, an Addendum to the negative declaration may be appropriate to analyze proposed modifications to the project; and

WHEREAS, City staff has evaluated the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166 and CEQA Guidelines Section 15162 and concluded that the previously adopted IS/MND fully analyzed and mitigated all potentially significant environmental impacts, if any, that would result from the proposed Project; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, an addendum is appropriate where the proposed Project requires some minor changes and additions to the previously adopted IS/MND; and

WHEREAS, CEQA Guidelines Section 15164 also provides that an addendum to an approved MND is appropriate when only minor technical changes or additions are made but none of the conditions described in section 15162 has occurred; and

WHEREAS, the Environmental Coordinator reviewed the IS/MND and determined that there has been no substantial change in circumstances as a result of the proposed Project modifications that would cause new or substantially more severe impacts that were not

previously analyzed in the IS/MND and there is no new information of substantial importance that identifies new or substantially more severe impacts than were identified in the IS/MND and, therefore, the use of an Addendum in accordance with CEQA Guidelines Section 15164 would be appropriate; and

WHEREAS, an Addendum to the IS/MND, prepared by Buchalter, PC, dated October 2022, was prepared for the proposed Project; and

WHEREAS, the Addendum concluded that the proposed Project would not cause new significant environmental impacts or substantial increases in the severity of significant effects beyond those previously identified in the IS/MND and none of the circumstances under CEQA Guidelines Section 15162 were triggered, therefore, no additional analysis is required; and

WHEREAS, pursuant to CEQA Guidelines Section 15164(c), the Addendum is not required to be circulated for public review but can be attached to the adopted Stonebridge Subdivision Initial Study/Mitigated Negative Declaration; and

WHEREAS, on December 8, 2022, the Planning Commission (Commission) of the City of Santa Rosa held a duly noticed public hearing and considered the Addendum together with the previously adopted IS/MND and the proposed Project, at which time the Commission considered the proposed Project materials, public comments received, if any, staff reports, written and oral, and the testimony and other evidence of all those wishing to be heard; and

WHEREAS, having reviewed and considered the information contained in the Addendum together with the previously adopted IS/MND, all comments made at the public hearing, and all other information in the administrative record, the Commission has determined that all potentially significant environmental effects of the proposed Project were fully examined and mitigated in the previously adopted IS/MND; and

WHEREAS, the Addendum was prepared pursuant to CEQA and all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa, based on the materials and evidence presented, hereby resolves, declares, determines and orders as follows:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. Compliance with CEQA. CEQA Guidelines Section 15164 requires lead agencies to prepare an addendum to a previously adopted ND/MND if some changes or additions to the project are necessary, but none of the conditions requiring preparation of a subsequent MND are present. The Commission has reviewed and considered the Addendum for the proposed Project and the adopted IS/MND and finds that those documents taken together contain a complete and accurate reporting of all of the environmental impacts associated with the proposed Project. The Commission further finds that the Addendum and administrative record

have been completed in compliance with CEQA and the Addendum reflects the City's independent judgment.

SECTION 3. Findings Regarding Environmental Impacts. Based on the substantial evidence set forth in the record, including but not limited to the Addendum, the Commission finds that an addendum is the appropriate document for disclosing the minor changes and additions that are necessary to account for the proposed Project. The Commission finds that based on the whole record before it, including but not limited to the Addendum, the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, all related and supporting technical reports, and the staff report, that none of the conditions identified in CEQA Guidelines Section 15162 requiring the need for further subsequent environmental review has occurred because:

- a. The proposed Project does not constitute a substantial change that would require major revisions of the previously adopted IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- b. There have been no substantial changes with respect to the circumstances under which the proposed Project will be constructed that would require major revisions of the previously adopted IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- c. There has been no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration was adopted that has come to light, and that shows any of the following: (i) that the proposed Project would have one or more significant effects not discussed in the adopted IS/MND (ii) that significant effects previously examined would be substantially more severe than shown in the adopted IS/MND; (iii) that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

SECTION 4. Approval of Addendum. The Planning Commission of the City of Santa Rosa hereby approves and adopts the Addendum to the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration.

SECTION 5. Notice of Determination. The Planning Commission hereby directs staff to prepare, execute and file a Notice of Determination with the Sonoma County Clerk-Recorder's Office within five (5) working days of the approval of this Resolution.

SECTION 6. Custodian of Records and Location of Documents. The documents and materials that constitute the record of proceedings upon which this Resolution is based are

located at the City of Santa Rosa, Planning and Economic Development Department, 100 Santa Rosa Avenue, Room 3, Santa Rosa, California, 95404.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of December 2022 by the following vote:

AYES(5) Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Cisco,
Commissioner Holton

NOES: ()

ABSTAIN: ()

ABSENT: (2) Commissioner Duggan, Commissioner Okrepkie

APPROVED: _____
Karen Weeks, Chair

ATTEST: _____
Jessica Jones, Executive Secretary

Exhibit A: Addendum to the previously approved Stonebridge Subdivision IS/MND, dated
October 2022

**Stonebridge Subdivision Project
Amended Tentative Subdivision Map
and Conditional Use Permit
2220 Fulton Road
City of Santa Rosa, California**

Prepared by Buchalter, PC

Initial Study/Mitigated Negative Declaration Addendum

October 2022

Planning Application Number: PRJ22-002

Stonebridge Subdivision Project Amended Tentative Map and Conditional Use Permit

Initial Study/Mitigated Negative Declaration Addendum

October 2022

Project Overview

The project is an amendment to an approved subdivision map and amended conditional use permit to subdivide three additional lots comprising Parcel “A,” a 14,720 square foot portion of the larger previously approved Stonebridge Subdivision and to develop those resultant lots with three single-family homes (the “Amended Project”) in lieu of the prior proposed storm water low-impact development water quality basin (the “LID Basin”). The Amended Project is located on the parcel identified as APN: 034-030-070 (the “Property”). The Amended Project will be located within the footprint of the approved Stonebridge Subdivision Project. The Amended Project development will be consistent with the standards and requirements of the approved Project. The Stonebridge Subdivision Project would be divided into a 14.6-acre residential subdivision on the western side and a 14-acre “Stonebridge Preserve” east of the residential development. The Amended Tentative Map and Amended Conditional Use Permit are consistent with the adopted General Plan land use designation and the existing Planned Development zoning for this Property.

The Property is located in the northwestern corner of the City of Santa Rosa (“City”).

Prior CEQA Analysis

The City previously prepared an Initial Study/Mitigated Negative Declaration (“IS/MND”) for the Stonebridge Subdivision, and circulated the draft IS/MND for a 30-day public review period, commencing on May 29, 2020. The Santa Rosa Planning Commission adopted a Final IS/MND on May 27, 2021, and the Planning Department filed and posted a Notice of Determination (“NOD”) with the County of Sonoma. No legal challenges to the adequacy of the Final IS/MND were commenced during the 30-day statute of limitations under CEQA. (Pub. Res. Code, § 21167; CEQA Guidelines, § 15094.)

Stonebridge Subdivision Project IS/MND

On May 27, 2021, the City of Santa Rosa adopted the IS/MND, Mitigation Monitoring and Reporting Program (“MMRP”), a Conditional Use Permit, and tentative subdivision map for the Stonebridge Subdivision Project. The approved Stonebridge Subdivision would develop the Property with a total of 105 single-family residences.

The City prepared an Initial Study (“IS”) to determine if the Stonebridge Subdivision would result in environmental impacts warranting an environmental impact report (“EIR”). The IS concluded that, although the Stonebridge Project could have a significant effect on the environment, revisions incorporated into the project would reduce those impacts below a significant level. The

City prepared and adopted an MMRP to document how and when the mitigation measures adopted by the City, pursuant to the IS/MND, would be implemented. The MMRP further confirms that potential environmental impacts would be reduced to less than significant levels, as evaluated in the IS/MND.

In adopting the IS/MND and MMRP, the City concluded that the development of the Stonebridge Subdivision on the Property would not result in any significant environmental impacts with mitigation incorporated into the Stonebridge Project.

Proposed CEQA Analysis in this Document

The City prepared a new CEQA analysis for the Amended Project using the City's Initial Study Checklist, dated October 2022, incorporated herein by reference, to assess whether any further environmental review is required for the Amended Project. Pursuant to CEQA Guidelines section 15164, the City determined that no supplemental or subsequent EIR or subsequent Mitigated Negative Declaration is required for the Amended Project and an Addendum to the IS/MND is the appropriate CEQA review document for the following reasons:

No Subsequent Review is Required per CEQA Guidelines Section 15162

CEQA Guidelines section 15162 identifies the conditions requiring subsequent environmental review. After a review of these conditions, the City determined that no subsequent EIR or Negative Declaration is required for this Project. This is based on the following analysis:

- a) *Are there substantial changes to the project involving new or more severe significant impacts?*

There are no substantial changes to the project as analyzed in the IS/MND. The proposed Amended Project would replace the original location of the LID Basin with three residential units. This change would result in 3 more units added to the previously approved 105-unit Stonebridge Subdivision for a total of 108 dwelling units. The Amended Project would be located within the same development footprint as the approved subdivision and will incorporate all of the same design standards and mitigation measures as the approved subdivision. As demonstrated in this Addendum, the Amended Project does not constitute a substantial change to the IS/MND analysis, will not result in additional significant impacts, or increase the severity of any impacts, and no additional or different mitigation measures are required.

- b) *Are there substantial changes in the conditions which the project is undertaken involving new or more severe significant impacts?*

There are no substantial changes in the conditions evaluated in the IS/MND. The Property was vacant when the IS/MND was prepared and adopted and the Property is still vacant and undeveloped. The proposed Amended Project would merely replace the proposed LID Basin with three single-family homes in accordance with the conditions of approval for the previously approved Stonebridge Subdivision. Because all of the same impacts and mitigation measures applicable to the subdivision would likewise apply to the Amended

Project, no substantial changes would occur. This is documented in the attached analysis.

- c) *Is there new information of substantial importance, which was not known and could not have been known at the time of the previous IS/MND that shows the project will have a significant effect not addressed in the previous IS/MND; or previous effects are more severe; or, previously infeasible mitigation measures are now feasible but the applicant declined to adopt them; or mitigation measures considerably different from those in the previous IS/MND would substantially reduce significant effects but the applicant declines to adopt them?*

As documented in the attached analysis, there is no new information showing a new or substantially more severe significant effects beyond those identified in the IS/MND. Similarly, the analysis indicates that no new or different mitigation measures are required for the Amended Project. All previously adopted mitigation measures continue to apply to the Amended Project. The IS/MND adequately describes the impacts and mitigations associated with the subdivision area, which necessarily includes the Property.

- d) *If no subsequent EIR-level review is required, should a subsequent negative declaration be prepared?*

No subsequent EIR or Negative Declaration is required because there are no significant impacts or substantially greater impacts of the project beyond those identified in the IS/MND and no other standards for supplemental review under CEQA are met, as documented in the attached analysis.

Conclusion

This Addendum is prepared pursuant to CEQA Guidelines Section 15164 based on the attached analysis. Through the adoption of this Addendum and related analysis, the City determines that the proposed Amended Project does not require a subsequent Negative Declaration under Public Resources Code section 21166 or CEQA Guidelines sections 15162. The City further determines that the IS/MND adequately address the potential environmental impacts of the proposed three additional units to the Stonebridge Subdivision.

As provided in Section 15164 of the CEQA Guidelines, this Addendum need not be circulated for public review, but shall be considered with the prior environmental documents before making a decision on this Amended Project.

The Addendum and IS/MND are incorporated herein by reference and are available for public review at the City of Santa Rosa, Planning and Economic Development, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95407, or contact Susie Murray, Senior Planner, 707-543-4348, SMurray@srcity.org.

Aesthetics

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
1. AESTHETICS. Would the project:			
a) Have a substantial adverse effect on a scenic vista?			X
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X

Previous IS/MND

The IS/MND determined that the Stonebridge Subdivision would not result in any significant impacts to aesthetics.

Project Impacts and Mitigation Measures

(a) Scenic vistas, views

The Property is vacant and surrounded by low- to medium-density residential neighborhoods. The existing visual character of the Property is mostly defined by grassland. The Property is relatively flat, aside from areas where depressional wetland habitat is present. The southwestern portion of the Property is developed with an existing single-family home and related outbuildings. Two scenic roadways, identified in the City General Plan, are located near the Property, but not closer than 0.49 mile. Previous CEQA findings found that the views from Fulton Road are primarily from moving vehicles and are, therefore, fleeting and short in duration. The nature of the single-family residential subdivision, as well as its development regulations capping heights at 35 feet, would be consistent with the surrounding residential development. Thus, impacts would be less than significant.

The replacement of the LID Basin with three additional homes within the footprint of the Stonebridge Subdivision, will not result in any additional impacts. The detention facilities will be incorporated into the proposed in-tract subdivision streets. The Amended Project homes will be consistent with the Stonebridge Subdivision's development standards. Thus, this project change will not result in significant or substantially greater impacts to scenic vistas or views.

(b) Scenic resources

The IS/MND found no impacts to scenic corridors because the Stonebridge Subdivision is not

visible from any Scenic State Highway. Since the Amended Project will occur within the footprint of the Stonebridge Subdivision, no impacts to scenic resources would occur.

(c) Substantially degrade the visual character of the site or surrounding area

The IS/MND found the Stonebridge Subdivision would result in a less than significant impact, due to its location in an urbanized area and surrounded by other single- and multi-family residential uses. While the Stonebridge Subdivision may obstruct views from Fulton Road, the Stonebridge Subdivision would preserve a view corridor of foothill views from Fulton Road along Street A.

The Amended Project's replacement of the LID Basin with three single-family homes consistent with the Stonebridge Subdivision and CUP will not result in any additional impacts to the visual character of the site or surrounding area because the same area will be developed as part of the Amended Project.

(d) Create a new source of substantial light or glare

Previous IS/MND findings found a less than significant impacts caused by interior, exterior, and street lighting at the Stonebridge Subdivision. Exterior lighting would comply with City Municipal Code requirements to ensure that lighting impacts would be reduced to the maximum extent possible. Project-related nighttime traffic lighting would be intermittent and limited to adjacent streets.

The changes proposed by the Amended Project would not result in additional significant impacts to light or glare.

Conclusion

The project does not propose changes that were not previously analyzed in the IS/MND that would require major revisions to the MND. Based on the information contained in the IS/MND and this environmental analysis, the project would not substantially increase the severity of the previously identified aesthetic/visual impacts, nor result in new significant impacts.

Agricultural and Forestry Resources

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
<p>2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>			

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X
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))?			X
d)	Result in the loss of forest land or conversion of forest land to non-forest use?			X
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X

Previous IS/MND

The IS/MND determined that the Stonebridge Subdivision would not result in any significant impacts to agricultural and forestry resources.

Project Impacts and Mitigation Measures

(a) Convert farmland to a non-agricultural use

The IS/MND found there were less than significant impacts with respect to conversion of farmland to non-agricultural uses. Though the Stonebridge Subdivision project area is classified as “Farmland of Local Importance,” there is no on-site cultivation and there is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance located within the Stonebridge Subdivision project area. A less than significant impact would occur. Because the Amended Project would replace an area planned for a LID Basin with three residences in a portion of the Stonebridge Subdivision, already slated for development, the Amended Project would not result in any additional impacts.

(c-d) Conflict with zoning or convert forest land

The IS/MND found there would be no impact caused by a zoning conflict or by converting property subject to a Williamson Act contract. The Stonebridge Subdivision project area is designated by the General Plan as *Low Density Residential*. Further, there are no properties under a Williamson Act contract located on the Stonebridge Subdivision site.

Further, the Stonebridge Subdivision is located in an area of Santa Rosa that does not meet the State’s definitions of forest land and timberland. Therefore, the Amended Project would not

conflict with existing zoning for forest land, timberland, or timberland zoned for timberland production. No impact would occur.

Because the Amended Project would replace the LID Basin with three residences in a portion of the Stonebridge Subdivision, already slated for development, the Amended Project would not result in any additional impacts.

(e) Involve other changes that could result in the conversion of farmland or forest land

The IS/MND found less than significant impacts that could be caused by the Stonebridge Subdivision that could involve other changes resulting in a conversion of farmland or forest land to urban uses. The Stonebridge Subdivision Property is located in an urban area that the City has already designated for residential development. Because the Amended Project would replace a proposed LID Basin with three residences in a portion of the Stonebridge Subdivision, already slated for development, the Amended Project would not result in any additional impacts.

Conclusion

The Amended Project does not propose changes that were not previously analyzed in the IS/MND that would require major revisions to the MND. Based on the information in the IS/MND and this environmental analysis, the project would not substantially increase the severity of the previously identified agricultural or forestry resource impacts, nor result in new significant impacts. Therefore, no further environmental review is required.

Air Quality

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
a) Conflict with or obstruct implementation of the applicable air quality plan?			X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X
c) Expose sensitive receptors to substantial pollutant concentrations?			X
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X

Previous CEQA Documents

The IS/MND identified the following potentially significant impacts and mitigation measures for air quality:

- Impact: the Stonebridge Subdivision may result in a significant impact, without mitigation, by conflicting with or obstructing an applicable air quality plan. Mitigation Measure AIR-1 mitigates this impact to an insignificant level by requiring the Stonebridge Subdivision to comply with best management practices (“BMPs”) during construction activities.
- Impact: the Stonebridge Subdivision’s construction activities may result in a cumulatively considerable net increase in criteria pollutants, including fugitive dust PM₁₀ and PM_{2.5}, without the implementation of mitigation. Mitigation Measure AIR-1 mitigates this impact to an insignificant level by requiring the Stonebridge Subdivision to comply with BMPs during construction activities.
- Impact: the Stonebridge Subdivision’s construction activities may result in the exposure of sensitive receptors to toxic air contaminants. Mitigation Measure AIR-2 requires all off-road construction equipment to meet certain federal and state emission standards.

The two mitigation measures identified in the MMRP would reduce these impacts to a less than significant level.

Project Impacts and Mitigation Measures

(a) Consistent with air quality plans

The Stonebridge Subdivision would not conflict with the Clean Air Plan adopted by BAAQMD since the project site has been included in Santa Rosa’s planned growth as previously analyzed and is consistent with the City’s General Plan, which is the basis of the Clean Air Plan. However, construction activities could possibly conflict with BAAQMD’s Clean Air Plan by creating particulate matter and fugitive dust. These impacts would be mitigated to a less than significant level through the implementation of Mitigation Measure AIR-1, which requires the implementation of specified BMPs during construction activities.

The only potentially significant impacts assessed here were related to construction of the Stonebridge Subdivision. Impacts caused by operation of the Stonebridge Subdivision were found to be less than significant. Because the Amended Project would replace the LID Basin with three residences in the subdivision already slated for development, there are no new or greater impacts than those previously evaluated in the IS/MND. The anticipated construction impacts and associated mitigation would occur with or without the Project. Mitigation Measure AIR-1 that would apply to the construction of the Stonebridge Subdivision would similarly apply to the Amended Project. Accordingly, the Amended Project would not result in any additional impacts or increase the severity of previously identified impacts.

(b) Violate air quality standards or cause cumulatively considerable air pollutants

The Stonebridge Subdivision is expected to generate fugitive PM dust emissions during construction, which could cause a significant impact without mitigation. Construction emissions of ROG, NO_x, exhaust PM₁₀, and exhaust PM_{2.5} would cause a less than significant impact. Implementation of Mitigation Measure AIR-1, which requires the implementation of BMPs during construction activities, would reduce these impacts below a significant level. Operation of the Stonebridge Subdivision would result in less than significant impacts caused by ROG, NO_x, exhaust PM₁₀, and exhaust PM_{2.5} emissions.

The only potentially significant impacts assessed here were related to construction of the Stonebridge Subdivision. Impacts caused by operation of the Stonebridge Subdivision were assessed to be less than significant. Because the Amended Project would replace a LID Basin with three residences in the subdivision already slated for development, the anticipated construction impacts and associated mitigation would occur with or without Project implementation. Nevertheless, Mitigation Measure AIR-1 would be still applicable to the construction of the Stonebridge Subdivision, including for construction of the Amended Project. Accordingly, the Amended Project would not result in any additional impacts or increase the severity of previously identified impacts.

(c) Expose sensitive receptors to pollutant concentrations

The IS/MND concluded that construction activities could potentially subject nearby sensitive receptors to a significant level of toxic air contaminants, without mitigation implemented. Mitigation Measure AIR-2, therefore, requires all off-road diesel-powered construction equipment to meet certain federal and state emissions standards. The IS/MND determined that mitigation would reduce these impacts to a less than significant level. A cumulative health risk assessment at the maximum impacted receptor also determined that Stonebridge Subdivision would result in a less than significant impact of exposure to toxic air contaminants with implementation of mitigation. Cumulative health risks of toxic air contaminant exposure to future residents was also determined to be less than significant. Other operational toxic air pollutant and CO hotspot impacts were determined to be less than significant.

The only potentially significant air quality impacts assessed here were related to construction of the Stonebridge Subdivision. Impacts caused by operation of the Stonebridge Subdivision were assessed to be less than significant. Because the Amended Project would replace the LID Basin with three additional residences in the subdivision already slated for development, the anticipated construction impacts and associated mitigation would occur with or without Project implementation. Nevertheless, Mitigation Measures AIR-1 and AIR-2 would still apply to the construction of the Stonebridge Subdivision. Accordingly, the Amended Project would not result in any additional impacts or increase the severity of previously identified impacts.

(d) Result in other emissions, such as objectionable odors

The IS/MND explains that odors “are generally regarded as an annoyance rather than a health hazard” and the overall detection of them is subjective. The analysis explained that diesel exhaust and VOCs emitted during construction could be objectionable, but would disperse rapidly and would not affect a substantial number of people. Accordingly, construction odor impacts would be less than significant. Operation of a residential development is not “typically associated with objectionable odors.” Thus, operational impacts are considered less than significant. Accordingly, the Amended Project’s replacement of the LID Basin with three more single-family residences would not result in any additional impacts or increase the severity of previously identified impacts.

Conclusion

The Amended Project does not propose substantial changes to the land uses for the Stonebridge Subdivision. The Amended Project results in the replacement of the LID Basin with three single-family homes. The 3 homes are in addition to the 105 previously approved. Moreover, any

potential impacts would occur during construction and not during operation. Thus the impacts would occur with or without the addition of the Project. Nevertheless, the previously approved subdivision was determined to result in less than significant air quality impacts with mitigation implemented. Thus, based on the information in IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified air quality impacts, nor result in new significant impacts.

Biological Resources

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
4. BIOLOGICAL RESOURCES. Would the project:			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X
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 Wildlife or U.S. Fish and Wildlife Service?			X
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?			X
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?			X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
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?			X

Previous CEQA Documents

The IS/MND identified the following potentially significant impacts to biological resources which could be reduced below a significant level with the applicable mitigation measures incorporated:

- Impact: the Stonebridge Subdivision may have a significant adverse impact to special

status or endangered species. Mitigation Measures BIO-1a, 1b, and 1c reduce this impact to an insignificant level by requiring the developer to prepare a compliance report and to obtain permits from the necessary federal and state agencies. These mitigation measures would additionally require the preservation of habitat on the eastern “Preserve” portion of the subdivision property.

- Impact: the Stonebridge Subdivision may have a significant adverse impact on state or federally protected wetlands. Mitigation Measure BIO-1d would reduce this impact to an insignificant level by requiring the applicant to obtain federal and state permits and to enhance wetlands located on the preserve property on the eastern parcel.
- Impact: the subdivision project may conflict with an adopted conservation plan which protects several identified special status species. Mitigation Measures BIO-1a, 1b, and 1d, however, would reduce this impact to a level of insignificance.

The Project would be required to adhere to applicable mitigation measures as set forth in the IS/MND and the MMRP, which would reduce any potential impacts to a less than significant level.

Project Impacts and Mitigation Measures

(a) Substantial adverse effect on candidate, sensitive, or special status species

The IS/MND included a comprehensive assessment of habitat and wildlife resources (i.e., riparian habitat, natural community, and wetlands). The IS/MND identified potential significant impacts related to Burke’s goldfields found in isolated pools on the Property. The IS/MND also identified possible significant impacts to the California tiger salamander and nesting birds, should any be located on the Property during construction activities.

The MMRP identified three mitigation measures that, once implemented, would reduce these impacts to a less than significant level. Mitigation Measure BIO-1a would require the applicant to undertake specified actions prior to breaking ground, including submitting a compliance report to the City and detailing progress on the establishment of the vernal pool habitat in the Stonebridge Preserve. Mitigation Measure BIO-1a would additionally require the developer to submit to the California Department of Fish and Wildlife (“CDFW”) the results of a plant survey. Finally, Mitigation Measure BIO-1a requires the applicant to apply to CDFW for a memorandum of understanding that allows for the harvest of Burke’s goldfield seeds for the creation of the wetland in the Stonebridge Preserve.

Mitigation Measure BIO-1b would require an upland survey and two spring larval breeding pool surveys, prior to development, to identify whether any California tiger salamander are likely to occur on the development site. If the survey demonstrates that the subdivision site will be occupied by the California tiger salamander, then the applicant would be required to obtain an Incidental Take Permit from CDFW and a Biological Opinion from the U.S. Fish and Wildlife Service (“USFWS”), which would include conditions to ensure recovery of the species. The applicant would additionally be required to apply for a Section 404 permit from the U.S. Army Corps of Engineers (“USACE”) to allow for the discharge of fill into waters of the U.S. The USFWS will additionally prepare a Biological Opinion providing for Federal Endangered Species Act Incidental Take authorization which will impose conditions of the USACE permit. Finally, the applicant would

be required to provide a 3:1 replacement ratio for impacts to California tiger salamander, of which the Stonebridge Preserve may constitute a pro rata acreage share. If the survey demonstrates that the subdivision site will not be occupied by the California tiger salamander, the applicant will be required to provide mitigation habitat at a 1:1 ratio.

Mitigation Measure BIO-1c imposes limitations on tree removal during the nesting season for active nesting birds. Prior to any tree removal, two surveys must be conducted to identify any active nests. If any active nests are found, the applicant must establish a protective nest buffer around the identified trees. Monitoring of active nests will be necessary during construction.

The implementation of the aforementioned mitigation measures will reduce any biological impacts to a less than significant level. The Amended Project only proposes to change a small 14,720 square feet portion of the larger 14.6-acre Stonebridge Subdivision. Any possible impacts would be the same as those previously identified for the larger subdivision with the replacement of the LID Basin with 3 homes. Moreover, these anticipated impacts will occur during construction activities, which would occur with or without the construction of the additional three homes. Thus, applying the identified mitigation measures to the Amended Project will also reduce any potential impacts below a level of significance. Accordingly, the Amended Project's addition of three more single-family residences would not result in any additional impacts or increase the severity of previously identified impacts.

(b) Substantial adverse effect on any riparian habitat or sensitive natural community

No riparian habitat or sensitive natural community has been identified on the Property. Thus, the IS/MND identified no impacts to riparian habitats. Since the Amended Project would result in development of the same area as the original Project, no impacts would likewise occur here.

(c) Substantial adverse effect on any state or federal protected wetlands

The Stonebridge Subdivision would permanently impact 2.52 acres of seasonal wetlands on the western parcel and approximately 0.13-acre of seasonal wetlands on the eastern parcel. These impacts are potentially significant. Mitigation Measure BIO-1d requires the applicant to obtain a Section 404 permit from the USACE for impacts to waters of the U.S. and a Section 401 Water Quality Certification for impacts to waters of the state and waters of the U.S. The applicant will compensate for the loss of wetlands by constructing and enhancing 5.52 acres of wetlands on the Eastern Parcel.

The implementation of Mitigation Measure BIO-1d will reduce any impacts to wetlands to a less than significant level. Since the Amended Project only proposes to develop a small portion of the larger 14.6-acre Stonebridge Subdivision, any possible impacts would be the same as those previously identified for the larger subdivision. Moreover, these anticipated impacts will occur during construction activities, which would occur with or without the construction of the additional three homes. Thus, applying the identified mitigation measure to the Amended Project will also reduce any potential impacts below a level of significance. Accordingly, the Amended Project's addition of three more single-family residences in lieu of the LID Basin would not result in any additional impacts or increase the severity of previously identified impacts.

(d) Interfere or impede the movement of migratory fish or wildlife

Given the location of the Property near developed properties, this development will not affect any wildlife movement corridor. The IS/MND determined that the impact would be less than significant. Since the Amended Project would replace the LID Basin on Parcel A with 3 homes, any impacts to the movement of migratory wildlife would similarly be less than significant because the development would not be within the Eastern Parcel. Accordingly, the Amended Project's addition of three more single-family residences would not result in any additional impacts or increase the severity of previously identified impacts.

(e) Conflict with local policies or ordinance include tree preservation or any adopted habitat conservation or natural community conservation plans.

The IS/MND concluded that no trees protected under the City Code are located on the Stonebridge Subdivision site. Thus, no impact to local tree preservation policies would occur here. This review inherently included the portion of the site slated for development of the three additional homes, subject to this review. Accordingly, the Amended Project's addition of three more single-family homes would similarly cause no additional impacts or increase the severity of previously identified impacts.

(f) Conflict with the provisions of an adopted conservation plan.

The IS/MND concluded that, though the City does not have any adopted conservation plans, the subdivision site is located within the boundaries of the Santa Rosa Plains Conservation Strategy, which seeks to protect the California tiger salamander and four endangered plant species. As identified above, the Stonebridge Subdivision may result in impacts to these protected species. Mitigation Measures BIO-1a, 1b, and 1d would reduce these impacts below a significant level. Thus, the larger subdivision project would not result in any conflict with the applicable Conservation Strategy.

Since the Amended Project would occur within the footprint of the larger subdivision, any impacts and mitigation measures applicable to the Stonebridge Subdivision would similarly apply to the Amended Project. Accordingly, the addition of three more single-family homes would cause no additional impacts or increase the severity of previously identified impacts.

Conclusion

The only impacts identified by the IS/MND would occur on the larger subdivision site, which necessarily includes the portion slated for development of the Amended Project. Accordingly, the mitigation measures identified would also apply to the Amended Project, reducing any potential impacts to a less than significant level. The proposed development of three additional single-family homes would not result in any additional impacts or increase the severity of those impacts that were previously analyzed in the IS/MND.

Cultural Resources

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
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5. CULTURAL RESOURCES. Would the project:			
a)	Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5?		X
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?		X
c)	Disturb any human remains, including those interred outside of dedicated cemeteries?		X

Previous CEQA Documents

The IS/MND identified the following potentially significant impacts to cultural resources and the mitigation measures that would render those impacts less than significant:

- Impact: earthmoving activities have the potential to uncover and disturb historical resources. Should any potentially significant resource be encountered, Mitigation Measure CUL-1 would require all construction activities to cease until the potential resource has been examined by a qualified archaeologist.
- Impact: earthmoving activities have the potential to uncover and disturb archaeological resources. Mitigation Measure CUL-1 would require all construction activities to cease until the potential resource has been examined by a qualified archaeologist, should any potentially significant resource be encountered.
- Impact: earthmoving activities have the potential to uncover and disturb human remains. Mitigation Measure CUL-2 would require the subdivision developer to halt construction within 100 feet of an accidental discovery and to take additional necessary actions to identify the remains through the County Coroner and potentially any local Native American tribe.

The Project would be required to adhere to applicable mitigation measures as set forth in the IS/MND and the MMRP, which would reduce any potential impacts to a less than significant level.

Project Impacts and Mitigation Measures

(a) Historic resources

The subdivision site was previously occupied with a poultry and egg ranch until at least the 1980s. The IS/MND determined that the residence and outbuildings on the site do not possess any of the criteria that would render it eligible for listing or preservation as a historic property. The IS/MND did note that, though unlikely, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic resources, which could result in a significant impact to historic resources. Mitigation Measure CUL-1 would require all construction activities to cease until the potential resource has been examined by a qualified archaeologist, should any potentially significant resource be encountered. The implementation of this mitigation measure would reduce this possible impact to a less than significant level.

The mitigation measure applicable to the Project would similarly apply to the Amended Project. Since the Amended Project is located within the footprint of the larger subdivision, the replacement of the LID Basin with three additional residences will not cause any additional impacts or increase the severity of previously identified impacts.

(b) Archaeological resources

The IS/MND explained that, while no known archeological resources are located on-site, it is possible that earthmoving activities associated with project construction could encounter previously undiscovered archaeological resources. This could potentially result in a significant impact. Accordingly, the IS/MND determined that, once implemented, Mitigation Measure CUL-1 would reduce the potential impact to a less than significant level.

The mitigation measure applicable to the Project would similarly apply to the Amended Project. Since the Amended Project is located within the footprint of the larger subdivision, the development of three additional residences instead of the originally proposed LID Basin will not cause any additional impacts or increase the severity of previously identified impacts.

(c) Human remains

The IS/MND determined that no human remains or cemeteries are known to exist within or near the subdivision site. There is always the possibility that earthmoving activities associated with project construction could potentially damage or destroy previously undiscovered human remains, however. Mitigation Measure CUL-2 would require the subdivision developer to halt construction within 100 feet of an accidental discovery and to take additional necessary actions to identify the remains through the County Coroner and potentially any local Native American tribe. Implementation of this mitigation measure would reduce the potentially significant impact to a less than significant level.

The mitigation measure applicable to the subdivision project would similarly apply to the Project here. Since the Amended Project is located within the footprint of the larger subdivision, the development of three additional residences instead of the LID Basin will not cause any additional impacts or increase the severity of previously identified impacts.

Conclusion

The Amended Project does not propose substantial changes to the Project. Moreover, any potential impacts here would occur as a result of earthmoving activities that would occur across the entire subdivision, which included Parcel A where these three residences will be located. Accordingly, development of the Property was previously analyzed in the IS/MND. The mitigation measures applicable to the Project would likewise apply to the Amended Project and would reduce any impacts below a significant level. Based on the information in the IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of impacts to cultural resources impacts, nor result in new significant impacts.

Energy

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
6. Energy. Would the project:			
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation??			X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X

Previous CEQA Documents

The IS/MND determined that the Stonebridge Subdivision would not result in any significant impacts to energy consumption.

Project Impacts and Mitigation Measures

(a) Consumption of energy

The IS/MND determined that the Project's energy consumption, both during construction and operation, would result in a less than significant impact to energy resources. The energy required for temporary buildings, lighting, and other sources during construction would occur with or without the Project. As with the Project, the Amended Project would be required to meet the City's net zero electricity standard and would comply with the state's CALGreen standards and requirements.

Since the Amended Project proposes a very minor addition of three single-family homes to the approved 105-unit subdivision, and the additional residences would meet the same efficiency standards as the remainder of the subdivision, the Project would not result in any additional impacts or increase the severity of previously identified impacts to energy consumption.

(b) State or local plan for renewable energy or energy efficiency

The IS/MND determined that construction and operation of the Project would not result in any significant impacts to a state or local plan for renewable energy or energy efficiency. Construction activities would not be subject to applicable renewable energy standards. Moreover, operation of the subdivision development would meet state efficiency standards and would be required to comply with the City's net zero electricity standards. Accordingly, subdivision operation would not result in any significant impact to a renewable energy plan.

Since the three additional homes would meet the same standards and criteria as the Stonebridge Subdivision, the Project would not result in any additional impacts or increase the severity of previously identified impacts to energy consumption.

Conclusion

The Amended Project will merely add three single-family homes to the approved 105-unit subdivision, which the IS/MND determined would not result in any significant impacts to energy consumption. The Amended Project would conform to and meet the same requirements as the Stonebridge Subdivision. Based on the information in IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified energy impacts, nor result in new significant impacts.

Geology and Soils

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
7. GEOLOGY AND SOILS. Would the project:			
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X
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?			X
ii) Strong seismic ground shaking?			X
iii) Seismic-related ground failure, including liquefaction?			X
iv) Landslides?			X
b) Result in substantial soil erosion or the loss of topsoil?			X
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?			X
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?			X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X

Previous CEQA Documents

The IS/MND identified the following potentially significant impacts to geology and soils and mitigation measures which would reduce those impacts below a significant level:

- Impact: the subdivision could potentially be subject to strong seismic shaking and seismic-related ground failure, which could result in structural damage or failure. Mitigation Measure GEO-1 would require preparation of a geological technical report and conformity with the California Building Code's seismic standards.
- Impact: the subdivision could be located on unstable soil that could result in liquefaction. Implementation of Mitigation Measure GEO-1 would reduce any potential impacts to a less than significant level.
- Impact: the subdivision could be located on expansive soils that could threaten life or property. Mitigation Measure GEO-1 would similarly apply and would reduce any potential impacts to a less than significant level.
- Impact: the development could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Mitigation Measure GEO-2 would ensure a paleontologist has trained the construction crew on how to recognize fossils and procedures to follow in the event of a discovery.

The Project would be required to adhere to applicable mitigation measures as set forth in the IS/MND and the MMRP, which would reduce any potential impacts to a less than significant level.

Project Impacts and Mitigation Measures

(a) Seismic hazards

The IS/MND determined that, since a fault does not run through the subdivision site, the subdivision would not result in any impact to a rupture of a known earthquake fault.

Given the presence of nearby fault lines, the IS/MND did find that the subdivision could experience strong shaking during a seismic event that could result in structural failure. This could result in a potentially significant impact. Mitigation Measure GEO-1, which would require preparation of a design-level geotechnical report and incorporation of the report's recommendations, as well as the California Building Code's seismic standards, would reduce any potential impact to a less than significant level.

The IS/MND determined that the subdivision site is located in an area with moderate ground liquefaction potential. While this could result in a potentially significant impact, incorporation of Mitigation Measure GEO-1 identified above, would reduce any potential impact to a less than significant level.

Due to the Property being generally flat and the surrounding are characterized by level, urbanized land and vacant rangeland, the subdivision project would not pose any impact to landslides.

Since the Amended Project's proposed three additional single-family homes would sit within the footprint of the previously analyzed Stonebridge Subdivision, the impacts and mitigation identified

in the IS/MND would similarly apply to the Amended Project. Since the implementation of Mitigation Measure GEO-1 would reduce any seismic hazard impacts to a less than significant level, the Amended Project would not result in any additional impacts or increase the severity of previously identified impacts.

(b) Soil erosion

The IS/MND determined that subdivision construction would expose surface soils to wind and precipitation, which could cause soil erosion and loss of topsoil. However, implementation of the conditions of the Construction General Permit issued by the State Water Resources Control Board would reduce erosion impacts resulting from project construction to less than significant levels. Moreover, upon completion, the subdivision's stormwater system would accommodate runoff from impervious surfaces, minimizing erosion risk. Accordingly, the subdivision would result in a less than significant impact to soil erosion.

Since development of the Amended Project's three additional residences would meet the same criteria as the Project, and the Amended Project would implement the same requirements as the Project, soil erosion impacts would similarly be less than significant.

(c) Soil stability

The IS/MND concluded that the Project could experience structural failures and liquefaction due to seismic ground shaking. This could result in a potentially significant impact. However, implementation of Mitigation Measure GEO-1 would reduce any seismic hazard impacts to a less than significant level. Since the Amended Project lies within the same footprint as the Project, implementation of Mitigation Measure GEO-1 would similarly apply and would likewise reduce impacts to a less than significant level.

(d) Expansive soils

The IS/MND concluded that the Project is located on soils that have the potential to expand, compress, or deform because of the poor permeability and plastic qualities leading to building and roadway structural and foundational failures. This could result in a potentially significant impact. However, implementation of Mitigation Measure GEO-1 would reduce any impacts caused by expansive soils to a less than significant level. Since the Amended Project lies within the same footprint as the Project, implementation of Mitigation Measure GEO-1 would similarly apply and would likewise reduce impacts to a less than significant level.

(e) Soil capability to support wastewater disposal, including septic systems

The IS/MND determined that, since the Project will not utilize septic tanks on-site, the development would not result in any impact to soil ability to support wastewater disposal. Since the Amended Project's replacement of the LID Basin with three additional homes on Parcel A will be subject to the same planning standards as the rest of the subdivision, the Amended Project will similarly result in no impact.

(f) Unique paleontological resource or site or unique geologic feature

The IS/MND determined that paleontological resources are unlikely to be found in the subdivision site. Nevertheless, because it is possible that excavation could unearth a paleontological resource, the subdivision could result in a significant impact. Mitigation Measure GEO-2 would ensure a

paleontologist has trained the construction crew on how to recognize fossils and procedures to follow in the event of a discovery.

Since the Amended Project lies within the same development footprint as the Project, the potential impacts to paleontological resources would apply to the Amended Project. Accordingly, implementation of Mitigation Measure GEO-2 would similarly apply and would likewise reduce impacts to a less than significant level.

Conclusion

The Amended Project will only add three single-family homes on Parcel A originally planned as a LID Basin to the approved Stonebridge Subdivision. The IS/MND determined the Project would not result in any significant impacts to geology and soils with mitigation. The Amended Project would disturb the same footprint as the Project and would conform to and would meet the same requirements as the approved Project. Based on the information in IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified geological impacts, nor result in new significant impacts.

Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
8. GREENHOUSE GAS EMISSIONS. Would the project:			
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X
b) Conflict with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X

Previous CEQA Documents

The IS/MND identified the following potentially significant impacts to greenhouse gas ("GHG") emissions and mitigation measures which would reduce those impacts below a significant level:

- Impacts: the subdivision operation could result in long-term GHG emissions and could conflict with local GHG plans and regulations. Mitigation Measure GHG-1, however, would require the applicant to prepare and submit a Climate Action Plan New Development checklist to the City, demonstrating how the subdivision would comply with the City's GHG reduction strategy. Compliance with the City's plan ensures that the subdivision will not result in significant GHG emissions and would also ensure compliance with the local GHG plan.

The Project would be required to adhere to applicable mitigation measures as set forth in the IS/MND and the MMRP, which would reduce any potential impacts to a less than significant level.

Project Impacts and Mitigation Measures

(a) GHG emissions

The IS/MND determined that both construction and operation of the subdivision have the potential to generate GHG emissions. However, the IS/MND explained that construction emissions would be temporary and related to the movement of heavy vehicles. Operation of the subdivision would result in long-term emissions over the life of the project, relating to vehicles, natural gas use, electricity, water transport, and waste. Thus, the subdivision has the potential to result in a significant impact. Mitigation Measure GHG-1 would reduce these impacts to a less than significant level by requiring the applicant to prepare and submit a Climate Action Plan New Development checklist to the City, demonstrating how the subdivision would comply with the City's GHG reduction strategy. Compliance with this strategy would ensure that the City meet its GHG emission reduction targets.

The Amended Project would marginally contribute to any construction-related emissions, since three additional homes represents a minimal increase in the approved 105-unit Project. Moreover, implementation of Mitigation Measure GHG-1 would likewise ensure that the Amended Project will meet the City's emission reduction targets.

(b) Conflict with GHG plans or regulations

The IS/MND determined that, without mitigation, the Project could result in significant impacts caused by conflicts with the City's GHG plan. By implementing Mitigation Measure GHG-1, the subdivision would ensure compliance with the City's GHG plan and, thus, this impact would be reduced to a less than significant level.

Since development of the Amended Project's additional three residences on Parcel A would similarly be subject to Mitigation Measure GHG-1, no additional significant impacts, or increased severity of impacts will occur here.

Conclusion

The Amended Project will replace the planned LID Basin with three single-family homes. The IS/MND determined the Project would not result in any significant impacts to GHG emissions with mitigation. Based on the information in IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified GHG impacts, nor result in new significant impacts.

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:			

a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
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?			X
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?			X
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?			X
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?			X
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X

Previous CEQA Documents

The IS/MND identified the following potentially significant impacts to hazards and hazardous materials, and proposed mitigation measures which would reduce those impacts below a significant level:

- Impact: the removal of existing structures on the subdivision property could expose workers and nearby residents to hazardous materials contained in the structure. Mitigation Measure HAZ-1, however, would require the applicant to retain an abatement professional to conduct asbestos and lead paint surveys prior to issuance of demolition permits. Removal of all asbestos containing materials and lead-based paint shall be conducted in accordance with governmental regulations.
- Impact: the removal of existing structures could potentially affect an elementary school located 0.22 mile from the subdivision site. Mitigation Measure HAZ-1 would ensure that the structures are demolished responsibly and thus mitigating any impacts.

The Project would be required to adhere to applicable mitigation measures identified in the IS/MND and the MMRP, which would reduce potential impacts to a less than significant level.

Project Impacts and Mitigation Measures

(a) Transport, use or disposal of hazardous materials

The IS/MND determined that residential developments typically do not involve the regular use, storage, transport, or disposal of significant amounts of hazardous materials. Construction and operation may involve the minor routine transport and handling of minimal quantities of hazardous substances such as diesel fuels, lubricants, aerosols, solvents, asphalt, pesticides, and fertilizers. These, however, would not be used, stored, or transported in sufficient quantities to create a significant hazard to the public. Thus, impacts caused by the use of hazardous materials would be less than significant.

Because the Amended Project would replace the LID Basin with three additional single-family homes consistent with the policies and procedures that would be implemented in the approved subdivision, the Amended Project will not result in any significant increase in the use of hazardous materials. The Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

(b) Potential release of hazardous materials into the environment

The IS/MND explained that spills of hazardous materials may occur during construction activities but would likely be minimal and any potential adverse effects would be localized. Removal of existing structures on the project site, and the potential for them to contain asbestos-containing materials and lead-based paint, could result in a significant impact to construction workers and nearby residents. Mitigation Measure HAZ-1 would require the applicant to retain an abatement professional to conduct asbestos and lead paint surveys prior to issuance of demolition permits. Removal of all asbestos containing materials and lead-based paint shall be conducted in accordance with governmental regulations. Implementation of this mitigation measure would reduce the potential impacts to a less than significant level.

Because the Amended Project would similarly comply with Mitigation Measure HAZ-1, the Amended Project will not result in a significant increase in the release of hazardous materials into the environment. The Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

(c) Emit hazardous materials within one-quarter mile of an existing or proposed school

The IS/MND determined that, though the subdivision site is located 0.22 mile from a nearby elementary school, compliance with federal, State, and local laws pertaining to the safe handling and transport of hazardous materials would minimize spills. As noted previously, demolition of existing structures may result in a significant impact. However, implementation of Mitigation Measure HAZ-1, would reduce that impact to a less than significant level.

Because the Amended Project would similarly comply with Mitigation Measure HAZ-1, the Amended Project will not result in any emissions of hazardous materials into the environment. The Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

(d) Listed as a hazardous materials site

The Property is not located on any hazardous materials site. Thus, the IS/MND determined that no impact would occur.

(e) Proximity to a public or private airport

The Property is not located on within any sphere of influence of the Sonoma County Airport or any other airport. Thus, the IS/MND determined that no impact would occur.

(f) Impair implementation of an emergency response plan or emergency evacuation plan

The IS/MND determined that the Project would not affect designated emergency evacuation routes, or propose any permanent road closures or lane narrowing that would impact an emergency response plan. Accordingly, the Project would result in a less than significant impact to an emergency response plan or emergency evacuation plan.

Because the Amended Project would merely add three additional homes to the subdivision in the same footprint, the Amended Project will not result in any additional changes to roadway configurations. The Amended Project will therefore not result in any new significant impacts or increased severity of assessed impacts.

(h) Expose people or structures to wildland fires

The IS/MND determined that the subdivision project site is not located within a CalFire designated High Fire Hazard Severity Zone. The subdivision would be consistent with the most recent version of the California Fire Code and Building Code and all roadways would be a minimum of 20 feet wide to allow for fire apparatus access. Accordingly, impacts would be less than significant.

Because the Amended Project would replace the LID Basin with three additional homes on Parcel A in the same subdivision footprint and consistent with the subdivision development plans, the Amended Project will not result in any additional exposure of people or structures to wildland fires. The Amended Project will therefore not result in any new significant impacts or increased severity of assessed impacts.

Conclusion

The Amended Project will only add three single-family homes to the approved Stonebridge Subdivision, which the IS/MND determined would not result in any significant impacts to hazards and hazardous materials, with implemented mitigation. The Amended Project would be located on the same footprint as the subdivision and would be developed consistent with the standards that are required of the Stonebridge Subdivision. Based on the information in IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified hazards impacts, nor result in new significant impacts.

Hydrology and Water Quality

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
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10. HYDROLOGY AND WATER QUALITY. Would the project:			
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin??		X
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would:		X
i)	Result in substantial erosion or siltation on- or off-site?		X
ii)	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?		X
iii)	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?		X
iv)	Impede or redirect flood flows?		X
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?		X
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		X

Previous CEQA Documents

The IS/MND determined that the Project would not result in any significant impacts to hydrology and water quality.

Project Impacts and Mitigation Measures

(a) Violate water quality or waste discharge requirements

The IS/MND explained that runoff from the Project during construction and operation could enter storm drainage systems and enter nearby waterbodies, though implementation of construction and operational BMPs would ensure that these impacts remain less than significant.

The Amended Project would replace the LID Basin with three additional homes within the same subdivision footprint and consistent with the subdivision construction and development plans and practices. Therefore, the Amended Project will not cause any additional water quality or discharge impacts. The Amended Project will therefore not result in any new significant impacts or increased severity of assessed impacts.

(b) Substantially deplete or interfere with groundwater supplies

The IS/MND explained that the Project will obtain its water supplies from the City's water entitlements. The subdivision would not significantly increase population and water demand is accounted for in the Urban Water Management Plan (UWMP) projections. Thus, the subdivision is not anticipated to cause any significant impacts to groundwater supplies.

Since the Amended Project proposes only three additional homes in the same subdivision footprint and population estimates for the subdivision, the Amended Project will not result in a significant increase in population or water demand that would affect groundwater supplies. The Amended Project will therefore not result in any new significant impacts or increased severity of assessed impacts.

(c) Substantially alter existing drainage patterns

The IS/MND concluded that construction may temporarily alter stormwater flow patterns, though compliance with permit conditions and the City Code would lessen impacts due to erosion or siltation. During operation, the subdivision would include catch basins and underground pipes that convey stormwater to a treatment facility. The stormwater system to be installed will ensure that the subdivision will not significantly increase the rate, amount, or pollution of surface runoff. Finally, the subdivision site is not located in an area prone to flooding or within a flood hazard zone. Accordingly, all of these impacts would be less than significant.

The Amended Project proposes to replace the LID Basin with three additional homes on Parcel A in the same subdivision footprint and consistent with the subdivision construction and development plans and practices. Biotreatment swales will be installed as linear features along in-tract streets and landscaped areas to address stormwater treatment. The biotreatment swales will function to collect, treat, and convey stormwater away from the developed lots in the subdivision. As with the stormwater system analyzed in the IS/MND, these biotreatment swales will be installed to ensure that the rate or amount surface runoff will not significantly increase, while filtering out pollutants from the stormwater to provide treatment and maintain water quality. Therefore, replacing the LID Basin with biotreatment swales as part the Amended Project will provide equivalent or better water quality for stormwater in the subdivision and the addition of 3 homes will not cause any additional runoff, drainage or flooding impacts. The Amended Project will therefore not result in any new significant impacts or increased severity of the prior impacts evaluated in the IS/MND.

(g) Inundation by seiche, tsunami, or mudflow

The IS/MND explained that the subdivision site is not located in an area of high flood risk or near any body of water that presents a tsunami or seiche risks. Thus, the subdivision would not cause any impacts. Because the Property is within the subdivision footprint, development of Parcel A will not result in any new impacts.

(h) Conflict with water quality control or groundwater management plan

The IS/MND explains that the subdivision will be required to comply with the conditions imposed by its stormwater permit, including implementation of BMPs to ensure reduction of pollutants from construction activities potentially entering surface waters or groundwater basins.

Additionally, the subdivision will not utilize groundwater as a significant source of water supply.

As a result, during operation, the proposed project would not conflict with or obstruct a water quality control plan or sustainable groundwater management plan. Therefore, impacts would be less than significant.

The Amended Project will be located in the same subdivision footprint and will be developed consistent with the subdivision construction and development plans and practices. Therefore, the Amended Project will not cause any additional impacts to a water quality control plan or sustainable groundwater management plan. The Amended Project will therefore not result in any new significant impacts or increased severity of assessed impacts.

Conclusion

The Amended Project proposes to replace the LID Basin with three additional homes located on the same footprint as the subdivision and will be developed consistent with the subdivision's plans and practices. Based on the information in IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified hydrology and water quality impacts, nor result in new significant impacts.

Land Use and Planning

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
11. LAND USE AND PLANNING. Would the project:			
a) Physically divide an established community?			X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X

Previous CEQA Documents

The IS/MND identified the following potentially significant impact to general plan compatibility, and a proposed mitigation measure which would reduce that impact below a significant level:

- Impact: noise levels caused by traffic on Fulton Road may exceed the City's noise guidelines. Mitigation Measure LAND-1 requires the construction of sound walls along Fulton Road and the addition of an alternative form of ventilation in all residences.

The Project would be required to adhere to applicable mitigation measure as set forth in the IS/MND and the MMRP, which would reduce any potential impacts to a less than significant level.

Project Impacts and Mitigation Measures

(a) Physically divide an established community

The IS/MND determined that the subdivision does not involve any such features that would separate an existing community and would not remove any means of access in the surrounding area. The Amended Project proposes to replace the LID Basin with three homes on Parcel A in a corner of the subdivision footprint. Accordingly, no impacts will occur.

(b) Conflict with general plan

The IS/MND explained that the subdivision project is consistent with the density allowed under the site's applicable *Low Density Residential* General Plan designation. The subdivision may cause a significant impact to General Plan compatibility by locating new land uses to an existing ambient noise environment that is in conflict with the City's established noise land use compatibility guidelines. Specifically, traffic noise levels associated along Fulton Road may conflict with the City's noise guidelines. Accordingly, Mitigation Measure LAND-1 requires the development to include a minimum 6-foot sound wall along all property lines adjacent to Fulton Road and requires all units to be supplied with an alternative form of ventilation that would allow residents to minimize noise by shutting windows. Implementation of this measure would reduce potential General Plan compatibility impacts below a significant level.

The Amended Project would replace the LID Basin with three residential units on Parcel A that would be added to the 105-unit subdivision project for a total of 108 units. This would marginally increase the overall density, but it would remain well below the maximum General Plan density of 8 dwelling units per acre. As part of the overall subdivision, the Amended Project will similarly comply with Mitigation Measure LAND-1, including by constructing a sound wall along Fulton Road as shown in the Revised Exhibit 12. Thus, the Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

Conclusion

The Amended Project proposes three additional homes located within the approved subdivision and will be developed consistent with the subdivision's plans and practices, including by implementing the necessary mitigation measure. Based on the information in IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified land use compatibility impacts, nor result in new significant impacts.

Mineral Resources

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
12. MINERAL RESOURCES. Would the project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X

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?			X
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Previous CEQA Documents

The IS/MND determined that the subdivision would not result in any impacts to mineral resources.

Project Impacts and Mitigation Measures

(a-b) Loss of known or identified mineral resource

The Property does not have any mineral extraction areas and no known mineral resources exist there. There are no mineral resource recovery sites within or near the Property. In addition, the Property is not designated or zoned as a mineral recovery site by the General Plan or zoning code. Accordingly, the subdivision will not result in any impacts to the availability of a known mineral resource. Since the Amended Project is located within the subdivision footprint, the Amended Project will similarly not result in any impacts to the availability of any mineral resource.

Conclusion

Because the Amended Project site does not have any mineral extraction areas or known mineral resources, there would be no impact to the availability of mineral resources. Therefore, the Amended Project would not substantially increase the severity of the previously identified impacts to mineral resources, nor result in new significant impacts.

Noise

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
13. NOISE. Would the project result in:			
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X
b) Generation of excessive groundborne vibration or groundborne noise levels?			X
c) 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?			X

Previous CEQA Documents

The IS/MND identified the following potentially significant impact to noise, and a proposed mitigation measure which would reduce that impact below a significant level:

- Impact: short-term construction noise levels could temporarily exceed applicable noise thresholds. Mitigation Measure NOI-1 requires the utilization of specified construction equipment and implementation of construction performance standards to reduce the impacts below a significant level.

The subdivision project would be required to adhere to applicable mitigation measure as set forth in the IS/MND and the MMRP, which would reduce any potential impacts to a less than significant level.

Project Impacts and Mitigation Measures

(a) Exposure to or generate noise exceeding standards

The IS/MND identified short-term construction noise as a potentially-significant noise impact. Mitigation Measure NOI-1 requires construction equipment to be equipped with specified technology and to adhere to certain performance standards to minimize noise impacts. Upon implementation, construction noise impacts will be less than significant.

All operational noise levels, including noise from both stationary and mobile sources, would be within the conditionally acceptable thresholds and, therefore, cause less than a significant impact. Two of the three new lots (Lots 106 and 107) will be exposed to traffic noise levels due to their location adjacent to Fulton Road as shown in the revised Exhibit 12 and discussed in the Land Use Section above. A sound wall would be required along their westerly property lines consistent with Mitigation Measure LAND-1 designed to address potential noise impacts due to traffic noise on Fulton Road.

Construction noise impacts would occur with or without the development of the Amended Project. However, because the Amended Project would be developed within the same approved Project footprint, implementation of Mitigation Measure NOI-1 will apply to the entire development, reducing the construction noise impact to a less than significant level. The incorporation of the sound wall along the Fulton Road frontage as part of the Amended Project will avoid and minimize noise impacts due to traffic. Thus, the Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

(b) Exposure to ground borne vibration or ground borne noise

The IS/MND determined that subdivision construction could result in some vibration impacts, but that they would be well below applicable construction vibration impact criteria. Subdivision operation would not result in vibration impacts. Therefore, the subdivision project will result in less than significant ground vibration impacts.

Construction vibration impacts would occur with or without the development of the Amended Project. However, because the Amended Project would occur in the same area as the Project, impacts assessed for the subdivision would likewise apply to Amended Project development. Thus, the Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

(c) Excessive noise level near a public or private airport

The IS/MND concluded that the subdivision site is not located within the vicinity of an airport or airstrip. Thus, no impacts would occur as a result of subdivision development. Because the Amended Project is located within the subdivision footprint, no impacts would occur with the Amended Project.

Conclusion

The Amended Project proposes three additional homes located within the approved subdivision and will be developed as part of the overall subdivision and consistent with its plans and practices, including by implementing the necessary mitigation measure. Based on the information in IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified noise or vibration impacts, nor result in new significant impacts.

Population and Housing

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
14. POPULATION AND HOUSING. Would the project:			
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X

Previous CEQA Documents

The IS/MND determined that the subdivision would not result in any significant impacts to population growth and housing.

Project Impacts and Mitigation Measures**(a) Population growth**

The IS/MND determined that development of the subdivision project is consistent with the City General Plan and state housing requirements. Moreover, the area around the subdivision site is well-served with necessary utility infrastructure. Accordingly, the subdivision project will not induce unplanned growth, and any population growth impacts would be less than significant.

Since the Amended Project would occur in the subdivision footprint of the Project, and would be consistent with the applicable City plans and zoning, the Amended Project will not result in a

significant impact to population growth. Thus, the Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

(b) Housing and resident displacement

The IS/MND concluded that the Project will require demolition of one existing home on the site, and the 105-unit development will compensate for that loss in a single housing unit. Construction of replacement housing would not be required. Thus, the subdivision will result in a less than significant impact to displacement.

Since the only potential impact here would occur with subdivision development, whether or not the Amended Project is approved, the Amended Project will not create any new impacts to housing displacement. Thus, the Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

Conclusion

The Amended Project proposes to construct three additional homes on Parcel A within the approved subdivision and will be developed consistent with City planning standards, ordinances, and policies. The three additional units will not result in any unplanned growth, nor will the Amended Project cause any additional displacement. Based on the information in IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified population and housing impacts, nor result in new significant impacts.

Public Services

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical 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?			X
b) Police protection?			X
c) Schools?			X
d) Parks?			X
e) Other public facilities?			X

Previous CEQA Documents

The IS/MND determined that the subdivision would not result in any significant impacts to public services.

Project Impacts and Mitigation Measures

(a) Fire

The IS/MND determined that, because development on the subdivision site is consistent with the City's long-term planning documents, and because the development would be required to comply with City tax provisions which would require a fair-share contribution for the replacement or expansion of public facilities. Therefore, the subdivision would have a less than significant impact to fire services.

Because the Amended Project will be developed as part of the subdivision and will be consistent with City planning policies, the Amended Project will not result in any new impacts to fire service. Thus, the Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

(b) Police

The IS/MND determined that the subdivision is likely to "have a negligible effect on demand for police services." Because the subdivision is consistent with the City's long-term planning documents, and because the development would be required to pay City impact fees that would fund public services, the subdivision would have a less than significant impact to police services.

Because the Amended Project will be developed as part of the subdivision and will be consistent with City planning policies, the Amended Project will not result in any new impacts to police services. Thus, the Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

(c) Schools

The IS/MND determined that the subdivision is likely to have some effect on the demand for schools. The subdivision is consistent with the City's long-term planning documents, and the development would be required to pay City impact fees that would fund the expansion of school facilities and acquisition of equipment. Therefore, the subdivision would have a less than significant impact on schools.

Because the Amended Project on Parcel A will be developed as part of the subdivision and will be consistent with City planning policies, and the applicant will pay the applicable impact fees, the Amended Project will not result in any new impacts to schools. Thus, the Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

(d) Parks

The IS/MND determined that the City already exceeds its parkland to citizen ratio. Additionally, the subdivision would be required to provide fees for the development of

parkland. Thus, the subdivision will result in less than significant impacts to park facilities.

Because the Amended Project will be developed as part of the subdivision and will be consistent with City planning policies, and will pay the applicable impact fees, the Amended Project will result in negligible impacts to park facilities. Thus, the Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

(e) Other public facilities

The IS/MND determined that the subdivision development will create a demand for library services, albeit a small one. The subdivision's payment of housing impact fees will account for increased demand in library services. Thus, the subdivision will result in less than significant impacts to library services.

Because the Amended Project will be developed as part of the subdivision and will be consistent with City planning policies, and will pay the applicable impact fees, the Amended Project will result in negligible impacts to library services. Thus, the Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

Conclusion

The Amended Project proposes three additional homes located within the approved subdivision and will be developed consistent with City planning standards, ordinances, and policies. The three additional units will not result in any unanticipated or unaccounted for impacts to public services. Based on the information in the IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified public services impacts, nor result in new significant impacts.

Recreation

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
16. RECREATION. Would the project:			
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X

Previous CEQA Documents

The IS/MND determined that the subdivision would not result in any significant impacts to recreation.

Project Impacts and Mitigation Measures

(a, b) Increase the use of existing recreation facilities causing deterioration or require new recreation facilities

The IS/MND determined that, though the subdivision's impacts to neighboring park facilities would increase, the increase would not result in accelerated substantial physical deterioration. Additionally, the subdivision would not increase facility use due to population growth. Park impact fees paid by the subdivision developer would fund expansion and maintenance of park facilities. Accordingly, the subdivision development will result in a less than significant impact to recreation facilities.

Because the Amended Project will be developed as part of the subdivision, will increase the subdivision population by a negligible amount, and will pay the applicable impact fees, the Amended Project will result in almost no additional impacts to recreation. Thus, the Amended Project will not result in any new significant impacts or increased severity of assessed impacts.

Conclusion

The Amended Project will increase the population of the subdivision development by a negligible amount. The three additional units will not result in any unanticipated or unaccounted for impacts to recreation services. Based on the information in the IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified recreation impacts, nor result in new significant impacts.

Transportation

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
17. TRANSPORTATION. Would the project:			
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)??			X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
d) Result in inadequate emergency access?			X

Previous CEQA Documents

The IS/MND identified the following potentially significant impact to transportation, and one proposed mitigation measure which would reduce that impact below a significant level:

- Impact: traffic patterns at the planned intersection of Fulton Road and Street A of the subdivision may cause a hazard, resulting in a potentially significant impact. Mitigation Measure TRANS-1 requires the subdivision project to submit plans to the City depicting a dedicated left-turn lane in the southbound direction at this intersection.

The Project would be required to adhere to applicable mitigation measure as set forth in the IS/MND and the MMRP, which would reduce any potential impact to a less than significant level.

Project Impacts and Mitigation Measures

(a) Conflict with applicable transportation circulations plans/standards

The IS/MND concluded that the subdivision development would result in less than significant conflicts with the City's transportation circulation plans and standards. This included impacts to intersection levels of service, transit facilities, bicycle facilities, and pedestrian facilities. This conclusion was based on a traffic impact study ("TIS") that analyzed 120 single-family homes, as opposed to the planned 105 units.

Because the Amended Project, in addition to the approved subdivision, will be well within the 120 units analyzed, the Amended Project will not result in any new impacts or increased severity of impacts.

(b) Conflict with CEQA Guidelines Section 15064.3

The IS/MND determined that the Project need not comply with CEQA Guidelines section 15064.3 because that section only became effective on July 1, 2020. Section 15064.3 provides new criteria for analyzing transportation impacts. Specifically, that if vehicle miles traveled ("VMT") exceed an applicable threshold of significance may indicate a significant impact.

Under the City's VMT Guidelines, small infill projects—for residential development, this includes projects providing up to 11 single family residences—may be screened from further transportation impact analysis. Thus, the Project's three-unit addition to the subdivision is presumed to have a less than significant transportation impact under the City's VMT Guidelines.

(c) Substantially increase hazards due to a design feature

The IS/MND concluded that the subdivision development may cause a significant impact by creating a hazard at the Fulton Road/Street A intersection. Mitigation Measure TRANS-1 requires, prior to the issuance of building permits, the applicant to prepare and submit plans to the City depicting a dedicated left-turn lane in the southbound direction on Fulton Road at Street A. The mitigation measure would reduce this potential impact to a less than significant level.

Because the Amended Project, will be well within the 120 units analyzed under the Stonebridge Subdivision traffic impact study, the Amended Project will not result in any new impacts or increased severity of impacts.

(d) Result in inadequate emergency access

The IS/MND determined that, since the subdivision project would provide two full access points to the development and code-compliant street widths, consistent with California Fire Code and City standards, impacts to emergency access will be less than significant.

Because the Amended Project will be located within the approved Stonebridge Subdivision, which will meet all state and local emergency access codes, the Amended Project will not result in any new impacts to emergency access or increased severity of impacts.

Conclusion

The TIS prepared for the Stonebridge Subdivision was based on a conservative analysis that assessed the impacts of a 120-unit development. Since this analysis evaluated more than the 108 units included in the Amended Project, transportation impacts for the Amended Project were already analyzed and incorporated into the IS/MND. Accordingly, the Amended Project would not substantially increase the severity of the previously identified transportation impacts, nor result in new significant impacts.

Tribal Cultural Resources

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
18. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X

Previous CEQA Documents

The IS/MND identified the following potentially significant impact to tribal cultural resources, and one proposed mitigation measure which would reduce that impact below a significant level:

- Impact: despite the determination that no tribal resources are located on the subdivision site, the potential for encountering undiscovered resources is always present. Previously discussed Mitigation Measures CUL-1 and CUL-2 would require the subdivision project to implement specified procedures in the event of an accidental discovery of a cultural resource or human remains.

The subdivision project would be required to adhere to the applicable mitigation measure as set forth in the IS/MND and the MMRP, which would reduce any potential impact to a less than significant level.

Project Impacts and Mitigation Measures

(a) Listed or eligible for listing in the California Register of Historical Resources

The IS/MND determined that, after a review of historic records and consultation with local Native American tribes failed to identify any listed Tribal Cultural Resources (“TCRs”) on the subdivision development site. Accordingly, no eligible or potentially eligible TCRs will be affected and any impacts would be less than significant.

(b) Significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1

The IS/MND explained that the City offered to consult with two tribal representatives that previously requested consultation. The City received no response and no additional requests for consultation. The possibility of encountering undiscovered TCRs could result in a potentially significant impact. The implementation of the previously discussed Mitigation Measures CUL-1 and CUL-2 would reduce any potential impacts to a less than significant level.

Because the Amended Project will be located within the approved subdivision footprint and will comply with the same construction practices and mitigation measures, the Amended Project will not result in any new impacts to tribal cultural resources or increased severity of impacts.

Conclusion

The Amended Project will be located on the same footprint as the Stonebridge Subdivision, for which the applicant and City already conducted a thorough analysis and attempted consultation with the applicable local Native American tribes. Any construction practices and mitigation measures applicable to the subdivision project would likewise apply to the Amended Project. Thus, based on the information in IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified tribal cultural resource impacts, nor result in new significant impacts.

Utilities and Service Systems

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
19. UTILITIES AND SERVICE SYSTEMS. Would the project:			
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X
c) 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 projected demand in addition to the provider's existing commitments?			X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X
e) Comply with federal, state, and local statutes and regulations related to solid waste?			X

Previous CEQA Documents

The IS/MND determined that the subdivision would not result in any significant impacts to utilities and service systems.

Project Impacts and Mitigation Measures

(a) Water and wastewater treatment, electricity, natural gas, telecommunications requirements and facilities

The IS/MND determined that the subdivision project will incorporate new water and wastewater lines connecting to the new residences. As previously discussed, the subdivision would be served by a sufficient water supply and will include biotreatment swales alongside in-tract streets. Other electric and natural gas facilities will be constructed in consultation with Pacific Gas & Electric. Since the subdivision would not require the relocation or construction of new utility facilities other than those proposed on-site, impacts would be less than significant.

The Amended Project will be located within the approved subdivision footprint and will be subject to the same design requirements, including the installation of utility facilities. Additionally, the Amended Project will result in 108 units. Thus, any increase in demand for utility service would be

negligible. Accordingly, the Amended Project will not result in any new impacts to utility facilities or increased severity of impacts.

(b) Sufficient water supplies

The IS/MND determined that the City's water capacity will be able to easily satisfy future water demand by the subdivision project. Thus, any impact would be less than significant. Because the Amended Project proposes only a three-unit addition to the subdivision, any increase in water demand would be negligible. Accordingly, the Amended Project will not result in any new impacts to water supplies or increased severity of impacts.

(c) Sufficient wastewater treatment capacity

The IS/MND determined that the City's wastewater treatment capacity will be able to easily satisfy future demand by the subdivision project. Thus any impact would be less than significant. Because the Amended Project proposes only a three-unit addition to the subdivision, any increase in demand for wastewater would be negligible. Accordingly, the Amended Project will not result in any new impacts to wastewater treatment capacity or increased severity of impacts.

(d, e) Solid waste disposal and regulatory compliance

The IS/MND determined that the generation of solid waste by the subdivision would not exceed state or local standards that would affect local infrastructure capacity. Additionally, the City's waste hauler would follow all federal, state, and local requirements for solid waste disposal. Thus impacts to regulatory compliance would be less than significant.

Because the Amended Project proposes a marginal three-unit addition to the subdivision, the Amended Project will not result in the generation of additional solid waste that would cause a new impact or increased severity of an impact to solid waste disposal. Moreover, the Amended Project would be subject to solid waste disposal through the City's waste hauler. Thus, regulatory compliance impacts would be less than significant.

Conclusion

The Amended Project will add only three additional units, which would result in a marginal increase to the demand for utility services. Thus, based on the information in IS/MND and this environmental analysis, the Amended Project would not substantially increase the severity of the previously identified utility service impacts, nor result in new significant impacts.

Wildfires

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
20. Wildfires. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:			

a)	Substantially impair an adopted emergency response plan or emergency evacuation plan??			X
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment			X
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X

Previous CEQA Documents

The IS/MND determined that the subdivision would not result in any significant impacts to wildfires.

Project Impacts and Mitigation Measures

(a) Impair emergency response plan

The IS/MND determined that, because the subdivision would comply with state and local access and roadway design requirements, impacts to emergency responses would be less than significant. Because the Amended Project is located within the subdivision footprint and would comply with those same state and local requirements, the Amended Project will not result in any new impacts to emergency responses or increased severity of impacts.

(b) Pollutants or uncontrolled spread

The IS/MND determined that the subdivision site would not be susceptible to significantly high wind speeds that could exacerbate the risk of spreading wildfires. Thus, impacts would be less than significant. Because the Amended Project is located in the same footprint as the subdivision, the IS/MND analysis would likewise apply to the Amended Project. The Amended Project will not result in any new impacts or increased severity of impacts caused by pollutants or uncontrolled spread of pollutants during a wildfire.

(c) Installation of infrastructure that would exacerbate fire risk

The IS/MND determined that the subdivision would comply with all state and local design and infrastructure improvement requirements. No overhead power lines will be required and water supplies would be sufficient. Therefore, impacts would be less than significant. Because the Amended Project will adhere to the same design standards as the approved Project, the Amended Project will not result in any new impacts or increased severity of impacts caused by the installation of infrastructure.

(d) Slope instability resulting in post-fire slope instability

The IS/MND explained that the subdivision site and surrounding area is flat and does not contain steep slopes. Moreover, the subdivision site does not contain post-fire slope instability nor is it directly downslope from affected areas. Accordingly, impacts would be less than significant. Because the Amended Project sits on the subdivision footprint, it would not result in any new impacts or increased severity of impacts caused by slope instability.

Conclusion

The Amended Project would be located on the same footprint and would be incorporated into the Stonebridge Subdivision. Because the Amended Project would adhere to the same design standards as the subdivision, it will not substantially increase the severity of the previously identified wildfire impacts, nor result in new significant impacts.

Mandatory Findings of Significance

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the IS/MND	Equal or Less Severe Impact than Identified in the IS/MND
21 MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a) 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?			X
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)			X
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

- 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?*

No New Impact. The IS/MND determined that, though the subdivision may result in impacts associated with air quality, biological resources, cultural resources, geology and soils, greenhouse

gas emissions, hazards and hazardous materials, land use and planning, noise, and transportation, implementation of the described mitigation measures would reduce such impacts to a less than significant level. As discussed and analyzed in this document, the Amended Project would add three units to the approved 105-unit subdivision development in lieu of the LID Basin. Because the Amended Project would be subject to the same planning, design, and mitigation measures as the approved Project, the Amended Project will not result in any new impacts that have the potential to degrade the quality of the environment.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

No New Impact. The IS/MND determined that the mitigation measures implemented by the subdivision will reduce all impacts to a less than significant level. Thus, any incremental effects are not considerable. This Amended Project would merely add an additional three homes to the Stonebridge Subdivision. The Amended Project will incorporate the same mitigation measures as those of the subdivision. Therefore, given the Amended Project’s size and the mitigation measures, it will not result in any cumulative considerable impacts.

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

No New Impact. The IS/MND determined that the subdivision would not have any significant impacts to human beings with mitigation incorporated. The Amended Project would be part of the subdivision development and would be required to comply with all the regulations, standards, and mitigation measures required of that development. Thus, the Amended Project would not result in any new substantial adverse effects on human beings.

RESOLUTION NO. PC-2022-035

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, A SMALL LOT SUBDIVISION WITH 108 RESIDENTIAL LOTS, PARCELS A, B AND D THAT ARE DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NUMBER 12056, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD; FILE NUMBER PRJ22-022 (CUP21-104 AND MAJ21-006)

WHEREAS, on May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, comprised of 105 residential lots, Parcel A to be used for stormwater treatment, Parcel B for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, approved a Conditional Use Permit, and approved the Stonebridge Subdivision Tentative Map, by Resolution Nos. 12055, 12056 and 12057, respectively; and

WHEREAS, on December 29, 2021, an application was submitted requesting the approval of a Conditional Use Permit for the Stonebridge Subdivision – Map Modification, requesting to subdivide the area designated as Parcel A on the Stonebridge Subdivision Tentative Map into three residential lots, to be located at 2220 Fulton Road, also identified as Sonoma County Assessor's Parcel Number(s) 034-030-070; and

WHEREAS, the subject Conditional Use Permit will supersede the previously approved Conditional Use Permit, approved by the Planning Commission on May 27, 2021, Resolution Number 12056; and

WHEREAS, on December 8, 2022, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, adopted by the Planning Commission on May 27, 2021, and an Addendum to the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, that was prepared for the addition of three residential parcels by subdividing Parcel A of the approved Stonebridge Subdivision Tentative Map, and reviewed

and adopted by the Planning Commission on December 8, 2022.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is consistent with the General Plan land use designation of Low Density Residential, which allows residential development at a density of 2-8 units per acre and intended for single family residential development. The requested changes to the previously approved plan increase the density of the Stonebridge Subdivision to 3.77 units per acre, with the addition of three residential lots, which is within the allowable density and implements the intended use, meeting housing needs of Santa Rosa residents. The site is not within a specific plan area.
- B. The proposed use is allowed within the residential Planned Development zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The project has been reviewed in compliance with the applicable development standards provided in the planned development Policy Statement, No.PD 04-007-SR and Zoning Code Section 20-42.140, which provides development standards for small lot subdivisions. The project is within the -SR (Scenic Road) combining district; however, there are no setback requirements specific to this area that would preclude the addition of the three requested parcels.
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. The area of the site where the modification is requested will be surrounded by similar single-family residential development. The project has been reviewed by City staff and, as conditioned, will provide a complete internal circulation system including streets, curb, gutter, lighting and other residential design requirements.
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints. This area has been designated on General Plan Land Use Diagram for single family residential uses and the proposed design change is within the allowable density requirement. The area is largely developed and all required utilities and services are available.
- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. The project plans have been reviewed by appropriate City staff and the project has been conditioned with public health, safety and welfare in mind. The properties to the north and south of the project are developed with similar small lot subdivisions, where the proposed project will complete the anticipated development pattern indicated on the General Plan.

- F. The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2021, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. An Addendum to the IS/MND (Addendum), prepared by Buchalter, PC, dated October 2022, was drafted for the proposed Stonebridge Subdivision – Map Modification, in accordance with CEQA Guidelines Section 15162 and 15164. The Addendum, which analyzes the environmental impacts of the three additional residential lots concludes the “the Amended Project would be part of the [Stonebridge] subdivision development and would be required to comply with all the regulations, standards, and mitigation measures required of that development. Thus, the Amended Project would not result in any new substantial adverse effects” on the environment. The Addendum was approved by the Planning Commission on December 8, 2022.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED, that the approval of the subject Conditional Use Permit will make null and void the previously approved Stonebridge Subdivision Conditional Use Permit, City File Number PRJ19-049, approved by the Planning Commission on May 27, 2021, Resolution No. 12056, and will allow the development of 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

BE IT FURTHER RESOLVED that a Conditional Use Permit to allow Stonebridge Subdivision, a 108-residential lot development, to be located at 2220 Fulton Road, is approved subject to each of the following conditions:

1. Compliance with conditions of approval as stated on Planning Commission Resolution PC-2022-036, approving the Stonebridge Subdivision, dated December 8, 2022.

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of December 2022, by the following vote:

AYES: (5) Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Cisco,
Commissioner Holton

NOES:

ABSTAIN:

ABSENT: (2) Commissioner Duggan, Commissioner Okrepkie

APPROVED: *Karen Weeks*
Karen Weeks (Dec 28, 2022 10:01 PST)
KAREN WEEKS, CHAIR

ATTEST: *Jessica Jones*
JESSICA JONES, EXECUTIVE SECRETARY










PC-2022-035

Final Audit Report

2022-12-28

Created:	2022-12-21
By:	Lani Buckheit (lbuckheit@srcity.org)
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-  Document created by Lani Buckheit (lbuckheit@srcity.org)
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RESOLUTION NO. PC-2022-036

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE STONEBRIDGE SUBDIVISION TENTATIVE MAP, TO ALLOW THE SUBDIVISION OF ONE PARCEL INTO 108 RESIDENTIAL LOTS, PARCELS A, B AND D DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED MAP, CITY FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NO. 12057, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD, ASSESSOR'S PARCEL NO. 034-030-070; FILE NUMBER PRJ22-002 (CUP21-104 AND MAJ21-006)

WHEREAS, on May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, comprised of 105 residential lots, Parcel A to be used for stormwater treatment, Parcel B for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, approved a Conditional Use Permit, and approved the Stonebridge Subdivision Tentative Map, by Resolution Nos. 12055, 12056 and 12057, respectively; and

WHEREAS, stormwater treatment for the subdivision was redesigned to address stormwater management on each individual property, which freed up Parcel A for three additional residential lots; and

WHEREAS, an application has been submitted by Peter Hellmann, on behalf of Paramount Homes, requesting to replace the previously approved Stonebridge Subdivision Tentative Map with the subject Tentative Map, allowing the subdivision of the then designated Parcel A, which was intended for stormwater management, into three residential lots for a total of 108 residential lots within the Stonebridge Subdivision at 2220 Fulton Road, more particularly described as Assessor's Parcel Number 034-030-070, date-stamped received on October 25, 2022, and on file in the Department of Planning and Economic Development; and

WHEREAS, the Planning Commission has considered the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, adopted by the Planning Commission on May 27, 2021, and an Addendum to the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, that was prepared for the addition of three residential parcels by subdividing Parcel A of the approved Stonebridge Subdivision Tentative Map, and reviewed and adopted by the Planning Commission on December 8, 2022; and

WHEREAS, on December 8, 2022, the Planning Commission considered and approved a new Conditional Use Permit for the Stonebridge Subdivision, allowing 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said Stonebridge Subdivision Tentative Map, to subdivide the property located at 2220 Fulton Road into 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve, is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. The proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5. The proposed residential subdivision is consistent with the General Plan land use designation of Low Density Residential, which is primarily intended for detached single-family residential development and allows residential densities at 2-8 units per acre. The project is proposed at a density of 3.77 units per acre. The project site is not within a specific plan area.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California North Coast Regional Water Quality Control Board.
- E. The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2021, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. An Addendum to the IS/MND (Addendum), prepared by Buchalter, PC, dated October 2022, was drafted for the proposed Stonebridge Subdivision – Map Modification, in accordance with CEQA Guidelines Section 15162 and 15164. The Addendum, which analyzes the environmental impacts of the three additional residential lots concludes the “the Amended Project would be part of the [Stonebridge] subdivision development and would be required to comply with all the regulations, standards, and mitigation measures required of that development. Thus, the Amended Project would not result in any new substantial adverse effects.” The Addendum was adopted by the Planning Commission on December 8, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines that the Stonebridge Subdivision Tentative Map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or

more of the below conditions are determined invalid, this revised tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED, that the approval of the subject Stonebridge Subdivision Tentative Map will make null and void the previously approved Stonebridge Subdivision Tentative Map, City File Number PRJ19-049, approved by the Planning Commission on May 27, 2021, Resolution No. 12057, and will allow the development of 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Stonebridge Subdivision – Map Modification, to subdivide Parcel A of the Stonebridge Subdivision Tentative Map as depicted on the Stonebridge Subdivision Tentative Map, date-stamped received on October 25, 2022, and on file in the Department of Planning and Economic Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated October 25, 2022, attached hereto and incorporated herein.
2. Compliance with applicable mitigation measures of the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration (IS/MND) and associated Mitigation Monitoring Reporting Program (MMRP), approved by the Planning Commission on May 27, 2021, State Clearinghouse No. 2020059046, and Addendum to the IS/MND, adopted by the Planning Commission on November 16, 2022.
3. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
 - A. Residential occupancy standards;
 - B. Maintenance and habitability requirements;
 - C. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
 - D. Resident and guest parking system;
 - E. Trash receptacle may be brought to the street for pick-up the evening before the schedule pick-up and brought back in by 6:00 p.m. the day of pick-up.
 - F. All trash receptacles shall be screened from view from the public right-of-way at all other times; and

- G. Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
4. That the project Conditions, Covenants, and Restrictions (CC&R's) shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.
 5. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
 6. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
 7. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of December 2022, by the following vote:

AYES: (5) Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Cisco,

NOES: Commissioner Holton

ABSTAIN:

ABSENT: (2) Commissioner Duggan, Commissioner Okrepkie

APPROVED: *Karen Weeks*
Karen Weeks (Dec 21, 2022 10:56 PST)
KAREN WEEKS, CHAIR

ATTEST: *Jessica Jones*
JESSICA JONES, EXECUTIVE SECRETARY

Attachment: Development Advisory Committee Report, dated October 25, 2022

DEVELOPMENT ADVISORY COMMITTEE
OCTOBER 25, 2022

STONEBRIDGE SUBDIVISION

Project Description

The Stonebridge Subdivision was originally approved with 105 residential lots and three lettered parcels, A, B, and C, which were designated for stormwater treatment, landscaping, and a preserve, respectively. The proposed modification will subdivide Parcel A, which is no longer required for stormwater treatment, into three additional residential lots. In total, the Stonebridge Subdivision will include 108 residential lots and four lettered parcels, Parcels A, B, C and D. Parcels A, B and D are designated for landscaping and Parcel C is designated for a preserve.

LOCATION.....2220 Fulton Road

APN.....034-030-070

GENERAL PLAN LAND USE.....Low Density Residential

ZONE CLASSIFICATION

EXISTINGPD 04-007

PROPOSED.....PD 04-007

OWNER/APPLICANTPeter Hellmann, Paramount Homes

ADDRESS.....1615 Bonanza Street, Suite 314
Walnut Creek, CA 94596

ENGINEER/SURVEYORCivil Design Consultants, Inc.

ADDRESS.....2200 Range Avenue, Suite 204
Santa Rosa, CA 95403

REPRESENTATIVE.....J. Kapolchok, Kapolchok & Associates

ADDRESS.....843 2nd Street
Santa Rosa, CA 95404

FILE NUMBERPRJ22-002 (CUP21-104 & MAJ21-006)

CASE PLANNERSusie Murray *SM*

PROJECT ENGINEER.....Carol Dugas *CD*

Background

On May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, comprised of 105 residential lots and three lettered parcels.

On December 29, 2021, received a request to a to revise the approved Tentative Map, including an Addendum to the approve Initial Study/Mitigated Negative Declaration and new Conditional Use Permit and Tentative Map applications, to subdivide Parcel A, which is no longer required for stormwater treatment, into three more residential lots, a total of 108 single-family lots.

Conditions of Approval

The following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received October 25, 2022:

1. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services Standard Conditions of Approval, dated August 27, 2008, and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
2. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
3. The tentative map shows wetlands which shall require a permit from the North Coast Water Quality Control Board. Mitigation measures required by the Board may not be consistent with the approval of this map, which would require a re-application of the tentative map for approval with the new configuration. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.
4. The applicant shall advise the City Engineer in advance and in writing if this is a phased tentative map with regards to the final map process as provided under City Ordinance and the State Subdivision Map Act (SMA). If map phases are planned, with each phase identified on the tentative map as containing certain future lots in the subdivision. If separate final maps are filed, a Final Map as defined by the SMA shall be filed for each phase of the subdivision and the lots within each such phase shall be consecutively numbered beginning with Lot 1 on each final map. Each proposed separate final map phase shall stand on its own with regard to availability of necessary infrastructure to serve it. If necessary, street and utility improvements outside of the proposed phase shall

be required to be installed along with the phase to provide such necessary infrastructure and access.

Building Division Conditions

5. Obtain a demolition permit for structures to be removed.
6. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
7. Obtain building permits for the proposed project.

Planning Conditions

8. "Planning File PRJ22-002" shall be shown on the front page of the Final Map.
9. The applicant has requested the following Growth Management Allotments:

RESERVE "A"					
RESERVE "B"	108				
	2023	2024	2025	2026	2027

10. A copy of this Development Advisory Committee Report and the approved Mitigation Monitoring and Reporting Program will be included with Improvement Plans, and applications for grading and building permits.
11. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Planning Commission. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division pursuant to Section 20-16.080 of the Municipal Code.
12. No residential unit shall exceed 65% of allowable lot coverage.
13. In compliance with the City's Inclusionary Housing Ordinance, City Code Chapter 21-02, the project is required to provide eleven (11) affordable units onsite, pay an in-lieu fee, or an approved alternative. The project shall meet this requirement by implementing the following:
 - a. Provide ten affordable units (below market rate or "BMRs") on site for moderate income occupants. The developer shall enter into an Affordable

Housing Contract prior to recordation of the final map in order to assure long term affordability of the allocated units. As reasonably practicable, the developer shall build the market-priced homes in proportion to the number of BMR units. The developer shall not obtain the 49th certificate of occupancy for a market-priced unit until after the certificate of occupancy for the 6th BMR unit has been issued. Additionally, the developer shall not obtain the 90th certificate of occupancy for a market-priced home until after the certificate of occupancy for the 10th BMR unit has been issued. A note of this condition shall be placed on the supplemental information sheet on the final map.

- b. The developer shall pay an in-lieu Housing Impact Fee for market-priced units using the following formula:

$A \times B \times 1/11 = \text{Total Housing Impact Fee Payable, where:}$

- A = The total aggregate square footage of the market-priced houses each time applications are filed for building permits;
- B = The Housing Impact Fee in effect at the time the permits are issued; and
- Multiply the fee by 1/11th

Example: An application for building permits for 22 units submitted at the same time, including 20 market-priced houses with an average square footage of 1,900 sf, and 2 BMR units. Since the BMR units would not be subject to the Housing Impact Fee, the Housing Impact Fee Payable is calculated on the total square footage of the 20 market-priced houses, or, in this example, 38,000 square feet (1,900 sf/du x 20 du = 38,000 sf). Assuming a Housing Impact Fee of \$8/sf, the Housing Impact Fee Payable would be calculated as follows:

$$1,900 \text{ sf} \times 20 \text{ (market-priced units)} = 38,000 \text{ sf}$$

$$38,000 \text{ sf} \times \$8/\text{sf} \times 1/11 = \$27,636.36$$

14. The project proposes five duet housing structures (10 residential units), all of which are subject to Design Review approval before building permits may be issued.
15. Plan sets submitted for grading and building permit shall show tree driplines for all trees to be retained, on or off site, that will be impacted by construction.
16. The following notes shall be printed, verbatim, on all plan sets submitted for grading and building permits:

- Construction hours are limited to Monday through Friday, 8:00 a.m. to 6:00 p.m.; Saturday, 8:00 a.m. to 5:00 p.m.; and not construction activities on Sunday and holidays. Exceptions may be made for construction activities that must begin earlier (i.e. the pouring of foundations). Such exceptions shall be approved by Planning staff. Once approved, the developer shall send a notice to property owners and occupants within 600 feet of the project site, or an alternative perimeter as approved by Planning staff. The notice shall be provided to neighbors a minimum of seven days prior to the event.
- Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
- The following tree protective measures shall be implemented for the duration of project construction:

The drip line (protected zone) for all trees designated to remain shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.

The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No construction, parking or storage is permitted."

No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.

No burning or use of equipment with an open flame shall occur near or within the protected perimeter.

All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.

No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.

No vehicles of any kind may park within the protected zone.

Irrigation systems and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.

No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.

Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

17. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
18. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
19. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
20. Compliance with the City's Outdoor Lighting Ordinance, Zoning Code Section 20-30.080.
21. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit.
22. All lighting shall be directed toward the subject property and away from adjacent properties.
23. No exterior signs, banners, or the like are approved with this permit. A Planning sign permit application is required for all signs.
24. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
25. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning and Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.

26. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
27. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

Engineering Conditions

PHASE 1 of the MAP– The Preserve Area

28. The Final Map shall show private storm drain easements over all downstream lots in favor of all associated upstream lots.
29. Any common Parcels shall be owned and maintained by the land developer until such time as ownership is transferred and the transfer approved in writing by the City of Santa Rosa, if ever. Parcels shall not be transferred to the City without a special tax district being in place for maintenance and written acceptance of the parcel ownership by the City engineer.
30. Property line fences shall not encroach into the Public Access and Public Utility Easement at the front or sides of the lots.
31. A 13-foot wide maximum Public Utility Easement containing a 5.0 to 6.0-foot wide public sidewalk access easement shall be dedicated to the City from the Right of Way (ROW) at the back of planter strip along all public streets on the project. The public utility easement (PUE) shall be reduced for obstructions and then widen out to the full approved width after the obstructions are cleared.
32. All existing onsite storm drain, access, general roadway and PUE easements shown in the title report over the project site shall be quitclaimed and or vacated by the owner if no longer viable or in use; or are located under the existing or proposed building envelopes or are discharged. Show the disposition of each easement on the final plans. Buildings cannot be built over easements of record. Quitclaims shall be recorded in the County Recorder's office prior to building permit issuance. If the easements cannot be released, then the building permit cannot be issued over those affected areas.
33. The applicant for Stonebridge subdivision shall pay \$1,505,473.38 to reimburse for the "Fulton Road Offsite improvements" per the reimbursement agreement on file at the City Clerk's office prior to first building permit issuance for a residential unit.

MAPPING

34. A Final Map, as defined by the applicable provisions of the State of California Subdivision Map Act, shall be required for this development. If the map is phased, then each proposed separate Final Map phase shall stand on its own with regard to availability of necessary infrastructure to serve it. If necessary, street and utility improvements outside of the proposed phase shall be required to be installed along with the phase to provide such necessary infrastructure to the final approval of the City Engineer.
35. All final and parcel maps shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
36. This is a major subdivision and private improvements shall be reviewed and approved by the City Engineer together with public improvements. Recording of the final map will be subject to bonding for public and common improvements and the execution of the Subdivision Improvement Agreement with the City.
37. The Final map shall provide a note that clarifies all easements and to whom they are dedicated. Prior to issuance of the first building permit for a residential unit, Developer shall record a Conservation Easement over Parcel "C" which shall describe its perpetual development constraints after completion of the wetland construction and enhancement activities, as approved by the City Engineer.
38. The Improvement Plan for The Preserve shall have this note or a similar note as approved by the City Engineer, that describes the Preserves' development constraints and requirements. This excerpt was taken from the MND from the introduction, "The 14.0 acres east parcel C contains habitat that supports Burke's Goldfields, a federally and State Listed endangered species. The entire Preserve shall be preserved in perpetuity including the proposed enhancements of the East Parcel's Wetlands and special status species habitat. Parcel C is intended to become part of a larger local preservation area that includes 12.6 acre Woodbridge preserve to the north and the proposed 4.2 acre Kerry II and III preserve to the east. The project Parcel C shall adhere to the MND and all subsequent documents for its intent. The proposed development for Preserve purposes of the Parcel "C" would result in the permanent fill of 2.65 acres of seasonal wetlands as necessary to enhance the functions and services of wetlands including pools against the adjacent developments retaining walls will be recontoured into a naturalistic vernal pool. A 0.484 acres area of existing seasonal wetlands that support Burke's Goldfields, will be avoided /protected during the implementation of the wetland creation/enhancement project."
39. All dedication costs shall be borne by the property owner, including preparation of any maps, legal descriptions, plats, title reports, and deeds necessary. Civil

improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.

40. The Developer shall provide a means acceptable to the City to fund the maintenance of the Stone Bridge PRESERVE area (Parcel C), and back on Landscape lettered Parcels "D" and its accompanying Retaining walls along "C" Street into perpetuity through CC&R's, property owners association, and/or another acceptable method. Parcel "C" and or Parcel "D" shall not be conveyed or dedicated to the City. In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, Developers shall establish a backup alternative which will be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to and have been approved by the City Attorney and in place prior to approval of the final map.
41. The wings of the retaining wall along "C Street" on Lots 19, 20, 21, 22 and 81 shall be contained within an maintenance and access easements in favor of the Homeowners Association (HOA). Retaining Wall design and construction shall be subject to a structural building permit issued by the City.
42. The HOA shall own and maintain the Preserve, known as Parcel C, unless otherwise approved in writing by the City Engineer.
43. The Preserve shall follow all guidelines established in the Mitigated Negative Declaration (Dated April 21, 2021 and all subsequent addendums and updates) for its use as a enhanced wetlands and preserve for Federally protected species.

PHASE 2 OF THE MAP - SUBDIVISION PARCEL AND EASEMENT DEDICATION

44. Any common Parcels shall be owned and maintained by the land developer until such time as ownership is transferred and the transfer approved in writing by the City of Santa Rosa, if ever. Parcels shall not be transferred to the City without a special tax district being in place for maintenance and written acceptance of the parcel ownership by the City engineer.
45. Property line fences shall not encroach into the Public Access and Public Utility Easement at the front or sides of the lots.
46. A 13-feet wide maximum Public Utility Easement containing a 5.0 to 6.0-feet wide public sidewalk access easement shall be dedicated to the City from the Right of Way (ROW) at the back of planter strip along all public streets on the project. The public utility easement (PUE) shall be reduced for obstructions and then widen out to the full approved width after the obstructions are cleared.

47. All existing onsite storm drain, access, general roadway and PUE easements shown in the title report over the project site shall be quitclaimed and or vacated by the owner if no longer viable or in use; or are located under the existing or proposed building envelopes or are discharged. Show the disposition of each easement on the final plans. Buildings cannot be built over easements of record. Quitclaims shall be recorded in the County Recorder's office prior to building permit issuance. If the easements cannot be released, then the building permit cannot be issued over those affected areas.
48. The Final Map shall show private storm drain easements over all downstream lots in favor of all associated upstream lots.
49. The project shall dedicate an access easement over the common driveway in front of lots 93 thru 96 from the project's public Right of Way (ROW) on Andre Lane in favor of APN No. 034-030-063, Lands of Yolo that is located at the northwest corner of the project, in order for Yolo to connect to, access and use the interior public subdivision streets and common driveways as an entry to their parcel and thereby reduce the entry points onto Fulton Road which is a designated arterial street.
50. As applicable the final map shall show all private cross access/cross parking easements/cross drainage and grading/cross utility lateral easements. As applicable, provide cross-lot easements as necessary for common driveway access to Lots 105 and 106: and also lots 93, 94, 95, 96 and APN 034-030-063 Lands of Yolo.
51. This is a major subdivision and private improvements shall be reviewed and approved by the City Engineer together with public improvements. Recording of the final map will be subject to bonding for public and common improvements and the execution of the Subdivision Improvement Agreement with the City.
52. If applicable, the Storm Water Assessment Tax District shall be recorded, and the annexation completed prior to Final map recordation.

MAPPING

53. A Final Map, as defined by the applicable provisions of the State of California Subdivision Map Act, shall be required for this development. If the map is phased, then each proposed separate Final Map phase shall stand on its own with regard to availability of necessary infrastructure to serve it. If necessary, street and utility improvements outside of the proposed phase shall be required to be installed along with the phase to provide such necessary infrastructure.
54. All final and parcel maps shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.

55. The information sheet of the Final Map shall be annotated as follows: Water and sewer demand fees and processing fees are based on the number and type of units to be built on each lot. Water and sewer demand, processing and meter installation fees shall be paid prior to the issuance of a Building Permit for the respective lot, or no later than final inspection per the terms of a written agreement with the City. [NOTE: The availability of such an agreement is expressly described in SRMC Section 15-16.050] Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes shall be listed on the information sheet of the Final Map.
56. Street names as shown on the tentative map for this project shall not be acceptable street names but are used for reference only within this conditional approval. The applicant is urged to submit revised street names to the Building Division of Planning & Economic Development Department as soon possible for review and acceptance by all concerned agencies prior to approval of improvement plans. Contact Tracy Selge at 707-543-3251 for assistance.
57. All dedication costs shall be borne by the property owner, including preparation of any maps, legal descriptions, plats, title reports, and deeds necessary. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.

PUBLIC STREET IMPROVEMENTS

58. An Encroachment Permit shall be obtained from the Engineering Development Services Division of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
59. The applicant shall submit Public Improvement plans for review and approval by the City Engineer prior to construction for all public improvements prior to issuance of the final map or the issuance of the grading permit.
60. **Fulton Road** shall be dedicated and improved as a modified city standard No. 200J for a Boulevard along the entire project frontage. Half width street improvements shall consist of 2 travel lanes, a bike lane, a two-way median/left turn lane, and a planter strip, with a sidewalk. Current Right of way of 43-feet is to remain and an additional dedication of a combined 13.0 PUE with a 5.5 feet wide sidewalk easement behind the right-of-way line shall be required. Half width street improvements shall consist of a 34-feet wide structural pavement section from centerline to curb face to accommodate a reduced down to 6-feet wide two way median/left turn lane, a 12-feet wide travel lane, an 11-feet wide travel lane, with a 5-feet wide class II bike lane, a 6" wide concrete curb and gutter, and a 8-feet wide planter strip with a 6-feet wide sidewalk behind the planter strip. The street section has been modified to match the existing subdivision to the north per City File 2005-093 per sheet 17A of 34.

61. A dedicated south-bound left-turn storage lane shall be re-striped on Fulton Road at the intersection of Fulton Road and "A" Street and shall have a 60-foot long minimum transition and at least 50-feet of tangent storage. "A" Street shall be posted as "No parking" at least 60-feet from the Intersection curb return along "A" Street.
62. **Andre Lane (South of "B" Street); "A" Street; "B" Street and "D" Street** shall be dedicated, and improved as a fullwidth Minor Street Standard within the project and connect to the existing streets at the south property line to complete the roadway connections. Half width street improvements for both sides of the street shall consist of an 18.0-foot-wide structural pavement section from centerline to curb face with a 6.0-foot-wide planter strip installed behind the curb with a 5.0-foot-wide sidewalk behind the planter strip with an 13-foot wide Public Utility Easement which shall encompass a 5.5-feet wide sidewalk easement located behind the ROW Line. See the Standard Conditions of Approval for additional dimensions.
63. **Andre Lane (North of "B" Street)** shall be dedicated and improved as a fullwidth Minor Street Standard within the project and connect to the existing streets at the north property line to complete the roadway connections. Half width street improvements for the **eastern** side of the street shall consist of an 18.0-foot-wide structural pavement section from centerline to curb face with a 6.0-foot-wide planter strip installed behind the curb with a 5.0-foot-wide sidewalk behind the planter strip with an 13 feet wide Public Utility Easement located behind the ROW Line. Half width street improvements for the **western** side of the street shall consist of an 18.0-foot-wide structural pavement section from centerline to curb face with a 0-foot-wide planter strip with a 5.0-foot-wide contiguous sidewalk behind the concrete curb and gutter with an reduced 7-feet wide Public Utility Easement behind the ROW Line. See the Standard Conditions of approval for additional dimensions.
64. **Street "C"** shall be dedicated and improved as a fullwidth Minor Street Standard within the project. Half width street improvements for the **eastern** side of the street shall consist of an 12.0-foot-wide structural pavement section from centerline to curb face with a 0.0-foot-wide planter strip with a 6.0-foot-wide contiguous sidewalk behind the concrete curb and gutter with an 0-feet wide Public Utility Easement located and a 1.5 feet wide Parcel D behind the ROW Line along the Preserve area. Half width street improvements for the **western** side of the street shall consist of an 18.0-foot-wide structural pavement section from centerline to curb face with a 6-foot-wide planter strip installed behind the 6" curb and gutter with a 5.0-feet wide sidewalk behind the planter strip with an 13-feet wide Public Utility Easement which shall encompass a 5.5-feet wide sidewalk easement located behind the ROW Line. See the Standard Conditions of approval for additional dimensions. Adjacent walls to the Preserve and Street C shall be located outside of the public ROW and PUE and shall be placed within an common ownership "lettered parcel"

that is maintained and owned by the HOA or another designated owner as accepted by the City Of Santa Rosa for perpetuity.

65. Install the City Standard Knuckle per City Detail No. 204A, or as modified by an approved engineering variance, at the intersection of "D" Street and "C" Street; and "B" Street and "C" Street.
66. During the improvement plan review process, the public utility easements may be reduced, at specific locations, to less than the required 13.0 feet behind back of sidewalk, with the concurrence of the PG&E, Pacific Bell, Cable TV and the City Engineer. Submit confirmation letters to EDS at the First submittal of the Improvement Plan check.
67. The north bound and south bound sections of Andre Lane shall be a dead-end until such time as the street is extended. Remove the existing regulation "dead end" street sign for each condition. Remove City Standard 236 sidewalk barricade, and City Standard 211 metal beam street barricade, and or fences or as approved by the City Engineer in order to connect Andre Lane to the north and the south existing roadway alignments.
68. Curb return radii shall be 20-feet at the intersection of "A" Street and Minor Streets "Andre Lane" and "C" street. The sidewalk on Andre Lane north of "B" Street shall transition to be contiguous for the curb ramp location and the west side of the street. Sidewalk transitions are to be through 10-foot radius reverse curves.
69. Curb return radii shall be 35-feet at the intersection of "A" Street and Fulton Road.
70. Right-of-way shall be dedicated, if applicable so that a Caltrans Standard RSP A88A curb ramp and the 4-feet wide sidewalk landing are contained within 6-inches of the right-of-way at curb returns.
71. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215, and an A.C. overlay.
72. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on Fulton Road to radically alter their speed. Based on Table 405.1A of the Caltrans' Highway Design Manual, the minimum corner sight distance is 360 feet for 45 mph in either direction. Use the current design speed for Fulton Road.
73. Landscaping shall be maintained to be no more than 36" in height within the line of sight and the corners of the interior streets of the project vision triangles. Trees shall be maintained at a 7-feet minimum height tree canopy.

74. Residential driveway aprons shall use City Standard 250B for the driveway curb cuts.
75. Two copies of a Phase I Environmental Site Assessment are required and shall be provided with the initial improvement plans submittal for review. The report shall address all remediation required.
76. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights on the subdivisions' interior streets. City Standard 611 cobra style streetlights are to be installed along Fulton Road using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.
77. Electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The street light improvement plans shall include the following note; "The contractor shall use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box."
78. The type and location of curbside mailboxes shall be determined through the improvement plan check process.

TRAFFIC

79. Overhead utility lines along the project frontage shall be placed underground including electrical distribution lines, telephone and cable television in conformance with the City's undergrounding ordinance.
80. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
81. Conduit and pull boxes shall be installed if applicable per City Standard for future traffic signal interconnect along Fulton Road. Locations shall be reviewed as part of the public improvement plan along Fulton Road.
82. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities located on the project site.
83. The streetlights near the intersections shall be at the intersections if there is no other light in the area. Street lighting shall meet current City Standards for spacing and foot candle requirements along all interior streets.

84. The developer shall install striped exit lanes on "A" Street at Fulton Road exit, including a right and left turn pockets for north and south bound onto Fulton Road. The intersection shall be posted as "No parking" for at least 60-feet along "A" Street.
85. The distance between "A" Street and Alton Lane centerlines shall be the 200-foot minimum distance from opposing streets along Fulton Road centerline.
86. Install an east-west striped pedestrian crossing of Andre Lane at "A" Street sidewalk alignment. Install ADA compliant ramps per Caltrans RSP A88A.
87. All signs and pavement markings shall comply with the current California MUTCD manual.
88. Install accessible compliant sidewalks and Caltrans revised standard curb ramps per detail RSP A88A for all ADA compliant corner ramps. Install a painted thermoplastic crossing north/south on "A" Street at Fulton Road. Install access ramps at the north and south legs of the intersection of "A" Street and Fulton Road to facilitate north-south pedestrian access. Install an ADA compliant sidewalks throughout the project and along the frontage of Fulton Road and connect the sidewalks to the north and south.
89. Advance street name signs for "A" Street shall be installed on Fulton Road.
90. Design and construction shall be coordinated with all Utility Companies and the City of Santa Rosa Recreation and Parks Department to minimize disruption to existing improvements.
91. Improvement plans shall include a complete street lighting, signing and striping plan. The signing and striping plan shall include all interior streets and Fulton Road. The signing and striping plans are subject to review and approval by Traffic Engineering Section of the Transportation and Public Works Department.
92. Street centerline curves with less than a 150-foot radius shall be through City Standard 204A street knuckles with centerlines marked through the curve. No curb ramps are allowed at knuckle locations and the sidewalk shall maintain the planter width separation to curb around the inside and outside curves of the knuckle.
93. The Developer shall provide a means acceptable to the City to fund the maintenance of the back on Landscape Lettered parcel A" and "Lettered Parcel B" and accompanying Sound Walls along Fulton Road and Parcel "D" Street retaining wall and fence into perpetuity through the CC&R's, property owners association, and/or other acceptable method. Common Landscape Parcels shall not be conveyed or dedicated to the City. In the event the developer

chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, Developers shall establish a backup alternative which will be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to and have been approved by the City Attorney and in place prior to approval of the final map. The HOA shall own and maintain all common ownership landscape parcels, unless otherwise approved in writing by the City Engineer. The wings of the sound wall along Fulton Road on Lots 1, 39, 40, 107 and 106 and the retaining wall along Street "C" located within Parcel "D" shall be contained within maintenance and access easements in favor of the Homeowners Association. Sound Wall design and construction shall be subject to a structural building permit issued by the City.

94. The intersection of "A" Street with Fulton Road shall have a minimum ultimate 36-foot curb to curb width with 35-foot curb return radii to City Standards for an arterial street.
95. The Fulton Road and "A" Street signing and striping revisions for the associated crosswalks and lane striping of Fulton Road along the property boundary shall be submitted for review and approved by the City Public Works Traffic Department as Public Improvement plans.
96. No Parking signs shall be posted along the east side of Fulton Road project frontage and the east side of "C" Street along the Preserve and wherever the travel lane shall be preserved at a 20-foot wide clear space minimum.

PRIVATE COMMON DRIVEWAYS

97. As applicable, formation of a Homeowner's Association, responsible for ownership and maintenance of the common area and common site improvements, is required for this subdivision. The documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and Engineering Development Services for review.
98. The common driveway for lots 19, 20, 21 and 22; lots 105 and 106; shall have a 26-foot minimum distance from the face of the garage to the curb on the opposite side. The driveway shall be covered by joint access and public utility easements and have a joint maintenance agreement. The common drive shall access through a curb cut per City Std. 250B and shall extend 10-foot minimum past the last garage.
99. The Common Driveway serving Lots 93-96 shall be a private Lane per Std. 200C, maintained by the Homeowners association, and shall have a 26-foot minimum distance from the face of the garage to the curb on the opposite side.

The Lane shall be 20-feet wide allowing no parking on either side and with a hammer head turn around to meet Fire Department standards as applicable. The private Lane shall be built to City Minor Street structural standards and bordered with concrete curb and gutter. The private Lane shall access through a City Standard 250B curb cut and then taper down to 20-feet wide 20-feet past the sidewalk. Curb and gutter is not needed if the drainage is to the center. No Public Sewer and Water Easement and Access easement is required for the Private Lane and only private sewer and water improvements can be placed in the common Lane. Access to APN 034-0303-063 over the common Lane for lots 93, 94, 95 and 96 shall be reviewed and approved at first plan review.

100. Turn around capability on the common driveways shall be provided with clear backup of 26-feet from garage face to opposing face of curb and with a continuation of the common driveway 10-feet beyond the last driveway access point.
101. A minimum 5-feet in width concrete sidewalk shall be installed along the common driveway for lots 93, 94, 95 and 96 on a minimum of one side from the Public ROW.
102. Common driveways for lots 19, 20, 21 and 22; lots 105 and 106, shall install residential driveway apron installed per City Standard 250B with a 20-feet wide curb face to curb face minimum width driveway.

GRADING

103. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check. 1 copy is to be submitted directly to the Fire Department and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
104. Obtain a demolition permit for all structures to be removed. An Air Quality District J# is required to be submitted with the demolition permit application. The demolition permit shall be finalized prior to building permit.
105. Obtain a grading permit from the City of Santa Rosa – Building Department prior to clearing and grubbing.
106. The applicant's engineer shall design the subdivision grading to meet the existing elevations of the existing improvements within 2-feet at the property lines as constructed by the subdivisions to the north and south, referred to as Woodbridge Subdivision and Montage II Subdivision and constructed per City File 2006-14 and file 2005-093 unless specifically approved by the City Engineer.

107. Prior to work in wetland areas the Developer shall have obtained all agreements and permits from those regulatory agencies whose jurisdiction is responsible for oversight and protection of wetland areas. Any construction modifications required by other Regulatory Agencies for obtaining permits or agreements shall be reflected through revisions to the City Approved Subdivision Improvement Plans.
108. The subdivision shall comply with City Code 18-52 for Flood Damage Protection and 18-52.100 for standards for subdivisions. The final vertical building pad elevation shall be certified by a registered professional engineer or a surveyor and provided to the Flood Plain Administrator. Final Building pad certifications shall be signed and sealed by a Land Surveyor certifying each building pad vertical elevation. Certifications shall be submitted to EDS for filing and review prior to building permit issuance.
109. All subdivisions shall provide adequate drainage to reduce exposure to flood damage.
110. The developer shall submit a final soils report to the City of Santa Rosa prior to issuance of building permit. Grading for this subdivision shall be subject to a current Geotechnical Investigation Report as prepared by a registered Civil Engineer or geotechnical engineer. The project shall adhere to the soils and geotechnical report and all updates and addendums thereto.
111. Maximum grade difference at project boundary to offsite property shall be less than 3-feet and as approved by the City Engineer. Retaining wall structures shall not cross property lines. Combined fence and retaining wall design shall be subject to a full structural review to be constructed under the Subdivision Grading Permit issued by the City. The grading plan shall direct storm water to the BMP facilities for treatment. The BMPs shall not be located in the rear yards.
112. The grading and drainage plan shall show typical and specific cross-sections at all exterior and interior property lines indicating the treatment and adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fence walls and sound walls. Treatment of drainage from offsite and rear yards shall be addressed on the grade plan.
113. Lot to lot drainage is not permitted unless contained in a minimum 10-foot wide private drainage easement or an appropriate width as approved by the City Engineer, in favor of the uphill or upstream property owner or owners. If applicable, walls and wall heights shall be shown in the plan cross sections. Wood retaining walls shall not be allowed.

FEMA

114. The FEMA Flood map indicates that this project area is located within a

designated "X flood zone" -areas of minimal flood hazard per the FEMA MAP, FIRM Panel dated December 2, 2008, Map Number 06097C0707E, Panel 707 of 1150. The finish floor elevations shall be sufficiently raised above existing grade to meet flood prevention standards in accordance with City Code Chapter 18-52 "Flood Damage Protection". As applicable, the finish floors of any new structure shall be above the 100-yr. base flood elevation. The subdivision grading and drainage plan shall show all grading and drainage construction details, cross-sections and elevations as needed to prevent flooding of the structures and show compliance with City Code. The applicant's civil engineer shall provide a signed document certifying the finish floors are above the base 100-year flood elevation as depicted on the FIRM maps. The applicant's engineer should also identify that the grading has no impact on the flood plain areas or provide documentation of the changes to the flood plain areas for approval by the Flood Plain administrator.

WALLS/FENCING

115. Unless otherwise determined by the City Engineer, sound or retaining wall footings shall be completely contained within lettered common ownership parcels and or easements owned and maintained by the Homeowner's Association. Civil plans shall include structural drawings for all required walls and retaining walls. Wall construction information shall be provided including footing construction details, footing elevations, typical cross-sections and calculations, top of wall elevations and wall heights, existing and proposed ground finish surface elevations shall be shown on the civil engineering grading plans prior to approval.

STORM WATER COMPLIANCE (SWLID)

116. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan (SWLID) Guidelines. Final Public Improvement Plans shall incorporate all SWLID Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. The design elements shall address the City's concerns for capacity of treatment, quality of treatment, and ease of maintenance. Design elements shall be as approved by the City Engineer and the maintenance of these elements shall be the responsibility of the accepted designated entity. Alternate means of providing perpetual maintenance of the measures, such as a Tax District, shall possibly be considered in the future by the City Engineer and City Attorney. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SWLID BMPs and shall include a maintenance schedule.
117. The Developer shall provide a means acceptable to the City to fund the maintenance of the proposed SWLID BMP facilities into perpetuity through a

Homeowners Association(s), special tax district, CC&R's, and/or other acceptable method. Any SWLID BMP facilities shall not be conveyed or dedicated to the City without written acceptance and consent from the City Engineer. In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, Developers shall establish a backup alternative which shall be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to review and approval by the City Attorney and EDS and shall be in place prior to approval of the Final Map. The private BMPs design plans and standards for maintenance shall be subject to approval by the Department of Storm Water Drainage and also EDS.

118. As applicable, the Developer shall be solely responsible for all SWLID BMPS and SWLID maintenance until the tax district is instituted by the applicant's application and the City's acceptance of the Tax District is instituted. This shall be noted on the utility plans of the subdivision improvement plans.
119. Perpetual maintenance, repair and replacement of SWLID BMPs shall be the responsibility of one or more of the following:
 - a. A Homeowner's Association or Property Owners Association. If perpetual maintenance of these BMPs is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Planning and Economic Development Department for review. The annual reports shall be retained by the HOA for a period of the latest five years and shall be made available to the City upon request. The HOA shall be responsible for performing and documenting an annual inspection of the BMPs on their respective properties.
 - b. A special tax district where the BMP facility serves more than one parcel's storm water in one BMP facility.
 - c. An alternate means acceptable to the City of Santa Rosa.
120. After the BMP improvements, have been completed, the developer's Civil Engineer is to prepare and sign a written certification that they were constructed per plan and installed as required or per the manufacturer's recommendation. Written certification of SWLID required improvements is to be received by the City prior to acceptance of subdivision improvements.
121. The maintenance schedule and the Final SWLID are to be included as part of the title encumbrances for each lot as developed by the Developer or Covenants, Conditions and Restrictions (if applicable) as recorded with the

Final Map. All BMPs shall be maintained, replaced and repaired as designated by the Developer.

122. BMP facilities shall be constructed from the civil engineering plans with dimensions and details for each specific BMP facility that matches the Final approved SWLID design report. Provide specific widths, depths, pipe sizes, dimensioned cross sections and material call outs as needed to properly construct and replace each treatment BMP.
123. If roadside biofiltration basins are utilized, show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water.
124. All underground improvements including sewer lines, water lines, storm drain lines, storm water BMP facilities, public utility facilities and house services shall be installed, tested, and approved prior to the paving of any project streets.
125. Under 40 Code of Federal Regulations, construction activity including clearing, grading, and excavation activities is required to obtain a National Pollution Discharge Elimination System Permit from the State Water Resources Control Board prior to the commencement of construction activity.
126. A Final Standard Urban Storm Water Mitigation Plan (SWLID), addressing the Low Impact Development (LID) and Best Management Practices (BMP) is to be included with the Improvement Plans and Final Map submitted for the First Plan Check. Improvements and BMPs required by the Final SWLID are to be owned and maintained as established by the developer. All SWLID construction details and improvements are to be included in the Subdivision Improvement Plans.
127. As applicable, any roadside bio-retention basin areas are to provide moisture barriers at the gutter lip of the concrete gutter. Moisture barriers are to be installed per City Standard 264 and contain the bio retention basin area on all sides. The adjacent lots shall be protected from the water infiltration crossing the property line. Adjacent to the structural street section, extend the concrete cut off wall/moisture barrier to a minimum of 1-foot below the subgrade and as directed by the Soils Engineer.
128. Drainage system piping below bio-retention areas shall be backfilled with pervious material or designed with structural fill so as to not compromise the holding character of the basin. Drainage system piping shall be located outside of the SWLID LID retention basins whenever possible.
129. Sewer and water connections, structures, cleanouts and laterals shall not cross through or be located within SWLID LID BMP volume treatment or containment elements. If applicable, SWLID LID elements behind the curb line shall provide independent utility corridors for sewer and water connections to the main.

130. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. Offsite properties and existing drainage systems shall be protected from siltation coming from the site. This project is required to comply with all current State Water Board General Construction Permit Requirements.
131. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it shall be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.
132. If applicable, the applicant may apply for a tax district through the City Building Department at first submittal. If applicable, the Tax District shall be formed prior to building permit issuance. Review and approval of the Tax District documents by the City Attorneys' Office and or State Water Board may be required.
133. Common ownership parcels are not permitted to be entered in to or be maintained by a Tax District application.

PUBLIC STORM DRAINAGE

134. The design shall conform with the City of Santa Rosa Design and Construction Manual and the Sonoma County Water Agency's (SCWA) most current storm drain design manual Standards from 2020, and or as approved by the City Engineer.
135. Hydrology and Hydraulic design of the storm drain system shall conform to most current Sonoma County Water Agency (SCWA) criteria March 2020 and City of Santa Rosa Design and Construction Standards. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Provide two copies of the preliminary and final approved storm drainage design report for plan review and the City file prior to building plan issuance.
136. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies entitled **"1997 NWSR Annexation Master Drainage Study"** dated February 2006 prepared by Carlyle Macy Engineers Inc., available for the area as provided Sonoma County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted. Drainage designs shall conform to SCWA standards and/or standards as selected and applied by the City Engineer, for Flood Control design conformance to the existing hydrology/hydraulic studies of the existing storm water facilities on the east and southern property lines. Provide an engineered grading and drainage report at first review to the City of Santa Rosa. Provide SCWA's approval letter or the

City's designated review agency's approval for the project hydrology and hydraulics with the final approved storm drainage design report for City records.

137. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
138. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and through a minimum 15-inch storm drainpipe through the public right-of-way to a public drainage structure. No blind connections are permitted into the public storm drain system. Install a city standard manhole, manhole ring and cover per City Standard #400 at all connections points that does not have a junction structure at the connection point.
139. Drainage from landscape areas shall not cross over curb or sidewalk and are to outlet to a street through City Standard detail thru-curb drains.
140. The Final Map shall show a private storm drainage easement over the alignment of the private storm drain system if any system runs through a portion of rear yard of any lot. The easement on each lot shall be in favor of all upstream lots served by the system.
141. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way. On and Offsite storm water shall be 100% treated by a BMP prior to entering the public storm drain system. No blind storm drain connections are permitted. Minimum storm drain size in the Right of Way shall be 15-inch RCP
141. Private cross lot retaining walls, common backyard drainage systems, and any attached fencing shall be constructed with the subdivision grading improvements and shall be considered a common improvement. The private storm drain in rear yards shall be contained within a 10-foot wide Private Access and Maintenance easement; Walls shall be contained in a lettered parcel, or a 10 feet wide maintenance and access easement on the uphill property together with a 10-feet maintenance and access easement on the downhill property granted to the Homeowners Association.
142. Private retaining wall design and structural calculations shall be included in the subdivision improvement plans submitted to Engineering and Development Services for review by the Building Department and approval by the City Engineer. Private retaining walls will be included in the Grading permit issued for the subdivision. Retaining walls over 1 foot high shall be a non-wood design and shall not encroach into Public Access and Utility Easement.

Water Conditions

WATER AND WASTEWATER

143. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and a double check back flow, per City Standard 875, shall be required on all water services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
144. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and/or as required by the Director of Santa Rosa Water.
145. Where BMPs/detention basins are required, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the BMPs. Locations of infrastructure shall be reviewed during plan check. No bio swales or SWLID BMP LID improvements shall cross public sewer, water, or storm drain utilities. Lengths of trench treatment and volume of storage shall be extended 5 linear feet for each utility lateral trench crossing of the BMP.
146. This project shall require the design and construction of an 8" minimum water main in all public streets that connects to the existing main proposed in Fulton Road. The main extension shall be designed and installed per the City of Santa Rosa Design and Construction standards and current standard practices. Stubs shall be installed for the future extension of all streets and where a parcel or tentative map is approved for those projects.
147. This project shall require the design and construction of a minimum 8" inch sanitary sewer main to be designed and constructed within all Public streets. The main extension shall be designed, installed and sized per the City of Santa Rosa Design and Construction standards and current standard practices. The sanitary sewer shall be deep enough at the invert to accept flows or overflows at the street stub outs for future development. The downstream sanitary sewer shall be designed at a depth to serve the properties in the planned upstream tributary area.
148. Clearly identify all lots requiring pressure regulating valves (more than 80 psi static pressure at meter). The Final Map information sheet shall also be annotated with this information.
149. Connection to the public water main in Fulton Road for the fire hydrant and the main in "A" Street shall require a cut in tee(s) and mainline valves. Valving shall be reviewed at the plan check stage.
150. City Operational Locks shall be placed on all gates that are to be locked.

151. The City Water Department shall not be responsible for repairs or replacement of improvements and or landscaping placed in public easements, and this shall be so noted on the Final Map.
152. Irrigation piping shall not cross property lines. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Plans shall show maximum gallons per minute per valve and total peak monthly usage.
153. Water services shall be provided per Section X of the Water System Design Standards. Private easements shall be required for any private laterals that cross another property. Sprinkler systems for single-family residences typically require 1-1/2" service laterals, 1" water meters and 1" backflow devices. Separate water and sewer services shall be provided for each lot. A 1-1/2 -inch water service per City Standard detail 863C is required for all lots. As applicable, lots with single family homes and Accessory Dwelling Units shall provide a separate meter for each unit Per City Standard #864 (2 meters per lot). Water and sewer laterals shall be a minimum of 5-feet apart.
154. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards 850 and 507.
155. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance (WELO) adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015. Landscape plans for individual lots shall be submitted with the Building Permit applications. Landscape plans for planter strips shall be included with the Public Improvement Plans.
156. A fire flow test shall be completed at the time of the tie in of the project to the City system. The hydrant which shall most likely produce the least flow shall be tested. In the case of a project that has multiple dead-end systems such as cul de sacs, a fire flow test shall be completed at the hydrant on each separate cul de sac or dead-end system. The fire flow shall meet the requirement for the project before the project is accepted. The City shall perform the fire flow test. The fee to have the test performed shall be paid to Santa Rosa Water Department prior to the test being performed.
157. Separate sewer laterals shall be installed for each lot. Root barriers shall be installed around the trees. Utilities shall not run through tree root zones as defined in City Code Chapter 17-24.
158. If this project involves the extension of mains for public benefit outside this project the developer shall contact Santa Rosa Water Engineering for information regarding a possible Reimbursement Agreement. This Project may be eligible for reimbursement for public improvements to be built by the applicant. It is the Developer's responsibility to coordinate that reimbursement

consistent with the City's procedures for reimbursement.

159. If wells exist on the property one of the following conditions apply:

- a. Retention of wells shall comply with City and County codes. Retention of wells shall be approved by the Permit Sonoma County. An approved backflow prevention device shall be installed on any connection to the City water system.
- b. Abandonment of wells requires a permit from the Permit Sonoma County. Provide a county permit for the city file.

160. Any septic systems within the project boundaries shall be abandoned per Sonoma County Environmental Health standards and City of Santa Rosa Building Division requirements.

161. An Encroachment Permit shall be obtained from the Engineering Development Services Division of the Planning & Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

162. Common ownership lettered Parcels A, B and D shall be owned and maintained by the Homeowners Association with a separate dedicated irrigation service and backflow devices or as approved by the City Engineer.

Fire Department Conditions

163. The structures shall have addressing that complies with the City and Fire Department Standards.

- a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.

164. Required fire apparatus access roads shall be asphalt, concrete or other Fire Code Official approved surfaces and shall be installed prior to delivery of combustible materials on site.

165. CA Fire Code requires minimum 20-foot unobstructed fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.

- a. The proposed two points of access from Tedeschi Dr. and Orleans St. Meet the minimum separation of $\frac{1}{2}$ the overall diagonal of the area served requirement and shall serve as the required two point of access/egress from the development.

166. Fire flow and location of fire hydrants shall be installed in accordance with

California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa and City Standards and approved by the Fire Code Official.

- a. A Fire Flow test shall be performed prior to delivery of combustible materials on site.
- 167. Structures will be required to be protected by an automatic fire sprinkler system.
- 168. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. through the California Environmental Reporting System (CERS) for review and approval. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator annual permit fees.

Recreation and Parks Conditions

- 169. Street trees shall be required and planted by the developer. Selection shall be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the City Standards and Specifications for Planting Parkway Trees. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.
- 170. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in the effect at the time.
- 171. Property owners shall be responsible for the irrigation and maintenance of the street trees and the maintenance of the planter strips in front of and alongside of their parcel(s).
- 172. The developer shall provide a means acceptable to the City to fund the maintenance of all Parcels and all landscape areas in perpetuity through CC&R's, property owner(s) association(s), and/or other acceptable methods. Lettered Parcels of Subdivision shall not be dedicated to the City.

The Development Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The report of the Committee in no way constitutes approval or denial of the item under decision. Final approval or denial rests with the Planning Commission and/or City Council and may or may not be subject to terms of this report.

Recommendation

_____ Approval with conditions as set forth in this report

_____ Continuance

_____ Denial – Reasons:

_____ Final action referred to the Planning Commission

Jessica Jones

JESSICA JONES
Deputy Director - Planning
Planning and Economic Development

Signature: *Susie Murray*

Email: smurray@srcity.org

Signature: *Carol Dugas*
Carol Dugas (Dec 8, 2022 13:19 PST)

Email: CDugas@srcity.org












DAC Report (Revised)

Final Audit Report

2022-12-08

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PC-2022-036

Final Audit Report

2022-12-21

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CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
NOVEMBER 16, 2022

PROJECT TITLE

Stonebridge Subdivision

ADDRESS/LOCATION

2220 Fulton Road

ASSESSOR'S PARCEL NUMBER

034-030-070

APPLICATION DATES

December 29, 2021

REQUESTED ENTITLEMENTS

Conditional Use Permit and Tentative
Subdivision Map

PROJECT SITE ZONING

PD 04-007

PROJECT PLANNER

Susie Murray

APPLICANT

Peter Hellmann, Paramount Homes

PROPERTY OWNER

Woodside Holdings

FILE NUMBERS

PRJ22-022 (CUP21-104 & MAJ21-006)

APPLICATION COMPLETION DATES

December 29, 2021

FURTHER ACTIONS REQUIRED

Design Review

GENERAL PLAN DESIGNATION

Low Density Residential

RECOMMENDATION

Approval

For Planning Commission Meeting of: November 16, 2022

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING
COMMISSION
FROM: SUSIE MURRAY, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: STONEBRIDGE SUBDIVISION – MAP MODIFICATION

AGENDA ACTION: THREE RESOLUTIONS

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by three resolutions: 1) adopt an Addendum to the previously approved Stonebridge Subdivision Initial Study/Mitigated Negative Declaration (IS/MND); 2) approve a new Conditional Use Permit for the proposed small lot subdivision; and 3) approve a new Tentative Map for the Stonebridge Subdivision allowing the development of 108 residential lots, Parcel A, B and D designated for landscaping, and Parcel D for the Stonebridge Preserve, to be located at 2220 Fulton Road, Assessor's Parcel Number 034-030-070.

BACKGROUND

1. Project Description

On May 27, 2021, the Planning Commission approved the Stonebridge Subdivision at 2220 Fulton Road. The map established 105 residential lots and Parcel A for storm water treatment, Parcel B for landscaping, and Parcel C as the Stonebridge Preserve. Since project approval, the Regional Water Quality Control Board (Water Board) has revised its acceptable best management practices (BMPs) and is now favoring storm water treatment on individual lots rather than designating a specified area for multiple parcels. As such, the applicant is proposing a new Stonebridge Subdivision Tentative Map for 108 residential lots, Parcels A, B and C for landscaping, and Parcel D for the Stonebridge Preserve.

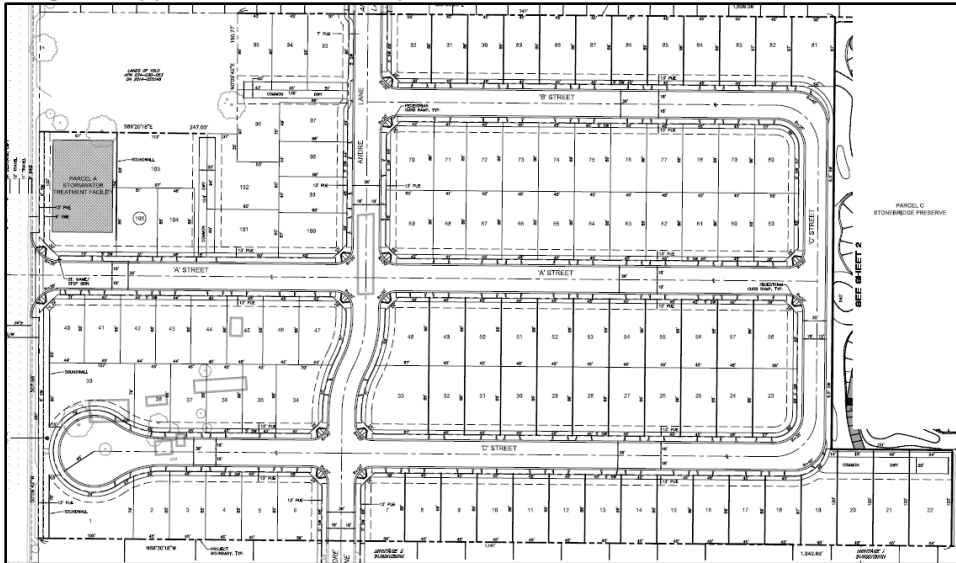
Approval of the new project design, including an addendum to the previously approved Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, a

STONEBRIDGE SUBDIVISION – MAP MODIFICATION

Page 3 of 9

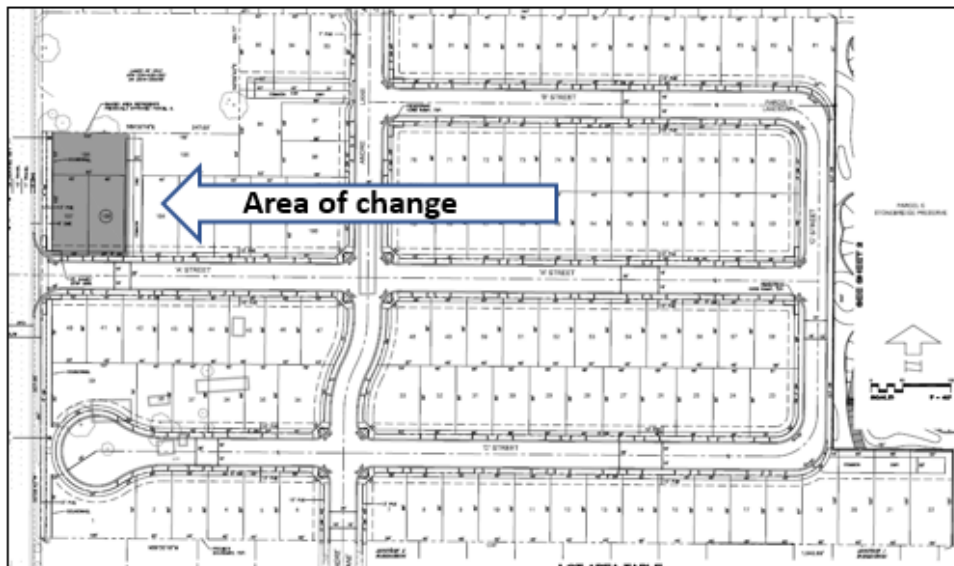
new Conditional Use Permit for a small lot subdivision, and new Tentative Map accommodating 108 residential lots will supersede the previous approval, File Number PRJ19-049, and Planning Commission Resolutions 12056 (CUP) and 12057 (Tentative Map), effectively voiding the previous project. The request to revise the approved tentative map was deemed an application for a new tentative map and is being processed in conformance with the requirements of the regulations in effect at the time the new map was filed. The approval or conditional approval of any revised tentative map shall void all prior approved tentative maps.

Image 1 - Approved Tentative Map



Source: Planning Commission Meeting of May 27, 2021

Image 2 – Proposed Tentative Map



Source: Plans submitted by applicant

All changes occur in the northwest corner of the project site. There are no changes proposed to Lots 1-92 or the preserve.

The Planning Commission is being asked to take three actions:

- Adopt an Addendum to the previously approved Stonebridge Initial Study/Mitigated Negative Declaration, which analyzed the delta between the previously approved 105 residential small lot subdivision and the proposed 108 residential small lot subdivision.
- Approve a new Conditional Use Permit (CUP) for a 108-lot residential subdivision.
- Approve a new Tentative Map for the Stonebridge Subdivision, allowing 108 residential lots, Parcels A, B and D designated for landscaping, and Parcel C for the Stonebridge Preserve.

Note that staff's analysis focused on the area of change. For a complete analysis of the Stonebridge Subdivision, please refer the attached staff report, meeting minutes and approve Planning Commission Resolutions 12055 through 12057, dated May 27, 2021.

2. Surrounding Land Uses, Zoning and current development for surrounding areas

North: Low Density Residential (2-8 units per acre); PD04-004 (residential planned development); currently constructed with small lot single-family residential development and open space with wetlands.

South: Medium Low Density Residential (8-13 units per acre) and Low Density Residential; PD04-006 (residential planned development) and R-1-6 (single-family residential); currently constructed with small lot residential development, predominantly single-family.

East: Low Density Residential; R-1-6; two parcels of which one parcel is underdeveloped with one single family residence and associated out buildings, and the other is vacant.

West: Stony Point Road, the City Limit, and the Urban Growth Boundary; currently developed with low density residential uses.

3. Existing Land Use – Project Site

The previous approval addressed the entire 28.6-acre site, which consists mostly of undeveloped land with one existing single-family home and accessory outbuildings on the southwest corner of the site. The proposed change only impacts the northwest corner of the project site. This area was designated as

Parcel A on the approved Tentative Map, which was intended to address stormwater management. The plans have changed, stormwater management is now addressed on each parcel, now allowing three more residential lots.

4. Project History

On May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, which included the adoption of an Initial Study/Mitigated Negative Declaration, and approval of a CUP for a small lot subdivision and a Tentative Map to subdivide at 28.6-acre property into 105 residential lots and three lettered parcels.

On December 29, 2021, Planning and Economic Development received an application package proposing a new Stonebridge Subdivision Tentative Map.

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Low Density Residential which is intended primarily for single-family residential development, although other uses are permitted, and allows residential development at a density of 2-8 units per acre. The original project, which designated approximately half of the land and a preserve, was approved at a density of 3.67 units per acre. The increase to 108 residential lots represents a density of 3.77 unit per acre, which is within the allowable density.

2. Other Applicable Plans

Not applicable.

3. City Code

City Code [Section 19-24.080](#) provides the following required findings for Tentative Maps:

- That the proposed map is consistent with the general plan and any applicable specific plans as specified in [Government Code](#) Sections 65451 and 66474.5;
- That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City;
- That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision; and

- That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board. (Ord. 3396 § 1, 1998; Ord. 2622 § 1, 1987).

Staff's analysis has concluded that all finding can be made.

4. Zoning

The [Zoning Code](#) implements the goals and policies of the General Plan by classifying and regulating the use of land and structure development within the City. The project site is within a residential planned development zoning district, which is consistent with the General Plan land use designation.

Pursuant to Zoning Code Section 20-54.060, the proposed map, effectively adding three more residential parcels, must return to the Planning Commission for consideration.

Pursuant to Zoning Code Section 20-52.050, the following findings must be met before the Planning Commission can approve a Conditional Use Permit for a small lot subdivision:

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code.
- The proposed use is consistent with the General Plan and any applicable specific plan.
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

As shown on the draft resolutions provided, staff's analysis has concluded that all required finding can be met.

5. Design Guidelines

The project proposes six duet (attached) units, which require Minor Design Review. An application is currently under review.

6. Public Comments

No new public comments have been received as of the date this staff report was written. Comments received for the original project are attached, titled Public Comments (original project).

7. Public Improvements

Fulton Road will be improved as a Boulevard along the entire project frontage, with a bike lane, a median, an 8-foot planter strip, and a 6-foot sidewalk. The project will also install a complete circulation system throughout its residentially developed area. A comprehensive list of improvements can be found in the attached Development Advisory Committee (DAC) Report, dated October 25, 2022.

FISCAL IMPACT

Approval of the Project will not have an impact on the General Fund.

ENVIRONMENTAL IMPACT

The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2022, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. A Notice of Determination (NOD) was filed with Sonoma County and no legal challenges to the adequacy of the Final IS/MND were received. An Addendum to the IS/MND (Addendum), prepared by Buchalter, PC, dated October 2022, was drafted for the project revisions in accordance with CEQA Guidelines Section 15162 and 15164. The Addendum, which analyzes the environmental impacts of three additional residential lots concludes that “the Amended Project would be part of the [Stonebridge] subdivision development and would be required to comply with all the regulations, standards, and mitigation measures required of that development. Thus, the Amended Project would not result in any new substantial adverse effects” on the environment.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

PUBLIC NOTIFICATION

The project was noticed as a public hearing pursuant the requirements of Chapter 20-66 of the Zoning Code. Notification of this public hearing was provided by posting an onsite sign, publishing notice in Press Democrat, providing a mailed notice to surrounding property owners and occupants within 600 feet of the project site, sending an electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and posting a bulletin board notices at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

No new issues were identified as a result of project revisions. There are no unresolved issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
 - Attachment 2: Location and Neighborhood Context Map
 - Attachment 3: Project Narrative, provided by applicant, date-stamped received on December 27, 2021
 - Attachment 4: Amended Map, prepared by Civil Design Consultants, date-stamped received on October 25, 2021
 - Attachment 5: Approved Map, prepared by Civil Design Consultants, date-stamped received on October 14, 2020
 - Attachment 6: Proposed Architecture, prepared by Hunt Hale Jones Architects, dated December 18, 2019,
 - Attachment 7: Addendum to the adopted Initial Study/Mitigated Negative Declaration, prepared by Buchalter, PC, dated October 2022
 - Attachment 8a: Adopted IS/MND, prepared by FirstCarbon Solutions (FCS), dated May 29, 2020
 - Attachment 8b: Response to IS/MND Comments, prepared by FCS, dated April 20, 2021
 - Attachment 9: Policy Statement for PD 04-007
 - Attachment 10: May 27, 2021, Staff Report and Meeting Minutes
 - Attachment 11: Planning Commission Resolution 12055 (IS/MND), dated May 27, 2021
 - Attachment 12: Planning Commission Resolution 12056 (CUP), dated May 27, 2021
 - Attachment 13: Planning Commission Resolution 12056 (Tentative Map), dated May 27, 2021
 - Attachment 14: Public Comments (original project)
-
- Resolution 1: Addendum to previously adopted Stonebridge Subdivision IS/MND
 - Resolution 2: Conditional Use Permit

STONEBRIDGE SUBDIVISION – MAP MODIFICATION

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Resolution 3: Tentative Map with Development Advisory Report, dated October 25, 2022

CONTACT

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City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

Planning Commission Meeting Minutes - Final

Thursday, December 8, 2022

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:36 p.m.

Present 5 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Jeffrey Holton, and Commissioner Patti Cisco

Absent 1 - Commissioner Vicki Duggan

2. APPROVAL OF MINUTES

2.1 August 11, 2022 - Draft Minutes

Approved as submitted.

2.2 September 8, 2022 - Draft Minutes

Approved as submitted.

2.3 September 22, 2022 - Draft Minutes

Approved as submitted.

2.4 October 13, 2022 - Draft Minutes

Approved as submitted.

2.5 November 16, 2022 - Draft Minutes

Approved as submitted.

3. PUBLIC COMMENTS

None.

4. COMMISSION BUSINESS

4.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

4.2 COMMISSIONER REPORTS

None.

4.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

Chair Weeks read aloud an email from Jeff Okrepkie about his election to City Council.

Chair Weeks addressed the appeal of Jane Dispensary at City Council and explained the appeal for Jane Dispensary was denied.

5. DEPARTMENT REPORTS

Staff Liaison Jones reported.

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

- 8.1*** PUBLIC HEARING - STONEBRIDGE SUBDIVISION; CEQA: ADDENDUM TO A PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION; 2220 FULTON ROAD; PRJ22-022 (CUP21-104 & MAJ21-006)

BACKGROUND: The Stonebridge Subdivision proposes a residential subdivision comprised of 108 residential lots, Parcel A, B and D designated for landscaping, and Parcel C designated for the Stonebridge Preserve.

The Planning Commission will consider an Addendum to the previously approved Stonebridge Subdivision Initial Study/Mitigated Negative Declaration; a Conditional Use Permit for a small lot subdivision; and a Tentative Map that will supersede the previously approved Stonebridge Subdivision Tentative Map (File No. PRJ19-049) for the property located at 2220 Fulton Road, Assessor's Parcel No. 034-030-070.

Project Planner: Susie Murray

Ex Parte Disclosures: None.

Project Planner Murray presented.

Applicant representatives made comments.

Chair Weeks opened the Public Hearing at 4:59 p.m.

Kathleen Galvin expressed concerns of the project.

David Jacobson, owner of the property, spoke about the project.

Chair Weeks closed the Public Hearing at 5:09 p.m.

Staff and Applicant representatives responded to Board Member inquiries.

Chair Weeks recessed the meeting at 5:19 p.m.

Chair Weeks reconvened the meeting at 5:26 p.m.

A motion was made by Commissioner Cisco, seconded by Commissioner Holton, to waive reading of the text and adopt:

RESOLUTION NO. PC-2022-034 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE STONEBRIDGE SUBDIVISION INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (STATE CLEARINGHOUSE NO. (2020059046) FOR THE STONEBRIDGE SUBDIVISION – MAP MODIFICATION PROJECT, LOCATED AT 2220 FULTON ROAD, ASSESSOR’S PARCEL NUMBER 034-030-070; FILE NUMBER PRJ22-022 (MAJ21-006 & CUP21-104)

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Holton and Commissioner Cisco

Absent: 2 - Commissioner Duggan and Okrepkie

A motion was made by Commissioner Cisco, seconded by Commissioner Holton, to waive reading of the text and adopt:

RESOLUTION NO. ENTITLED PC-2022-035: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, A SMALL LOT SUBDIVISION WITH 108 RESIDENTIAL LOTS, PARCELS A, B AND D THAT ARE DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NUMBER 12056, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD; FILE NUMBER PRJ22-022 (CUP21-104 AND MAJ21-006)

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Holton and Commissioner Cisco

Absent: 2 - Commissioner Duggan and Okrepkie

A motion was made by Commissioner Cisco, seconded by Commissioner Holton, to waive reading of the text and adopt:

RESOLUTION NO. ENTITLED PC-2022-036: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE STONEBRIDGE SUBDIVISION TENTATIVE MAP, TO ALLOW THE SUBDIVISION OF ONE PARCEL INTO 108 RESIDENTIAL LOTS, PARCELS A, B AND D DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED MAP, CITY FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NO. 12057, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD, ASSESSOR'S PARCEL NO. 034-030-070; FILE NUMBER PRJ22-002 (CUP21-104 AND MAJ21-006)

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Holton and Commissioner Cisco

Absent: 2 - Commissioner Duggan and Okrepkie

EXEMPT PROJECT - MINOR CONDITIONAL USE PERMIT - 5761
MOUNTAIN HAWK, SUITES 201 - 207, FILE NO. CUP22-045

BACKGROUND: Minor Conditional Use Permit to operate a 24-bed community care facility on the second floor of an existing commercial mixed-use building, within seven existing residential units. The project proposes one monitored detoxification and withdrawal management/residential addiction treatment facility in Suites 201 through 207. The facility would provide non-medical residential care for the addicted, including (but not limited to) monitoring and observing clients during the detoxification process, providing addiction education and relapse prevention services.

Project Planner: Noor Bisla

Ex Parte Disclosures: None.

Project Planner Bisla presented.

Applicant Wignall made a vocal presentation.

Applicant Wignall responded to Board Member inquiries.

Chair Weeks recessed the meeting at 6:02 p.m.

Chair Weeks reconvened the meeting at 6:08 p.m.

Chair Weeks opened Public Hearing at 6:11 pm

David Chen spoke in opposition of the project.

David Paul spoke in opposition of the project.

Kermit Springstead spoke in opposition of the project.

Robert Butler spoke in opposition of the project.

Nancy Wang spoke in opposition of the project.

Judy Chen spoke in opposition of the project.

Paul Booker asked for clarification of the project.

Qing Xu spoke in opposition of the project.

DJ Filister spoke in opposition of the project.

Rashmi Sridhara spoke in opposition of the location of the project.

Julia Perlman spoke in opposition of the project.

Tracy spoke in opposition of the project.

Vincent Pfeifferling spoke in support of the project.

Maryann Poni spoke in opposition of the project.

Weixiang Shi spoke in opposition of the location of the project.

Shelby Moeller spoke in opposition of the project.

Greg Cohee spoke in opposition of the project.

Tamra Park spoke in opposition of the project.

Kathie Ramosotti spoke in opposition of the project.

Kim Cohee spoke in opposition of the project.

Beibei Sun spoke in opposition of the project.

Kati Moncada spoke in support of the project.

Chair Weeks recessed the meeting at 7:03 p.m.

Chair Weeks reconvened the meeting at 7:09 p.m.

Amanda Medford spoke in opposition of the project.

Anastasio spoke in frustration about lack of Spanish interpreters.

JiinHui Yuang spoke in opposition of the project.

Ginny Laughlin spoke in opposition of the project.

Anastazja Maziarz spoke in opposition of the project.

Jeremy Pierce spoke in opposition of the project.

Qun Li spoke in opposition of the project.

Julie Lin spoke in opposition of the project.

Yue Yang expressed concerns about the project.

Jack Qin spoke in opposition of the project.

Lane Jackson spoke in opposition of the project.

Richard Golub spoke in opposition of the project.

Daniel Yan spoke in opposition of the project.

Ying Zeng spoke in opposition of the project.

Sam Chen spoke in opposition of the location of project.

Dave Williamson spoke in support of Pura Vida, but has concerns of the project location.

Christine Muscatow spoke in opposition of the project.

Chunlan Qin spoke in opposition of the project.

Kate Jehue spoke in support of the project.

Zonghui Wang spoke in opposition of the project.

John Shanahan spoke in opposition of the project location.

Yanzhu Wen spoke in opposition of the project.

Janis Simila expressed concerns of the project.

Brian Hall expressed concerns of the project.

Hong Qin spoke opposition of the project.

Tracy Cui spoke in opposition of the project.

Bill Berthium spoke in opposition of the project.

Nancy spoke in opposition of the project.

Jay Levine spoke in opposition of the project.

Yucun Li spoke in opposition of the project.

Prital Desai spoke in opposition of the project location.

Thomas Cyrus spoke in opposition of the project.

Hongmeng Zheng spoke in opposition of the project.

Anna Teng spoke in opposition of the project.

Robbie Wang spoke in opposition of the project.

Luke Reimer spoke in opposition of the project.

Chair Weeks closed the Public Hearing at 8:32 p.m.

Chair Weeks recessed the meeting at 8:32 p.m.

Chair Weeks reconvened the meeting at 8:42 p.m.

Staff responded to Board Member inquiries.

Applicant Wignall responded to Board Member inquiries.

A motion was made by Vice Chair Peterson, seconded by Commissioner Carter, to waive reading of the text and adopt:

RESOLUTION NO. PC-2022-037 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MINOR CONDITIONAL USE PERMIT FOR PURA VIDA RECOVERY SERVICES, A 24-BED COMMUNITY CARE FACILITY, AND VOIDING THE PREVIOUSLY ISSUED ZONING CLEARANCE ISSUED ON JULY 22, 2022, FOR A COMMUNITY CARE FACILITY WITH 6 OR FEWER CLIENTS (FILE NUMBER ZC22-0202), LOCATED AT 5761 MOUNTAIN HAWK DR, SANTA ROSA, SUITES 201-207, APN: 153-180-029 - FILE NUMBER CUP22-045

The motion failed by the following vote:

No: 5 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Holton and Commissioner Cisco

Absent: 2 - Commissioner Duggan and Okrepkie

9. ADJOURNMENT

Chair Weeks adjourned the meeting at 9:43 p.m.

Approved on: January 12, 2023

s/Lani Buckheit