



## **Ridgeline Exhibit Modification General Plan Amendment**

300 to 440 Elnoka Lane, Santa Rosa, CA (Sonoma County)

Assessor's Parcel No. 031-050-018, 019, 063, 064, 065, 067, 068, 072

Initial Study/Negative Declaration

Lead Agency:

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

Contact: Joel Galbraith, Senior Planner

Date: February 3, 2015



**DATE:** February 3, 2015  
**TO:** Public Agencies, Organizations and Interested Parties  
**FROM:** Joel Galbraith, Senior Planner

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

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

**Project Name:** Ridgeline Exhibit Modification General Plan Amendment

**Location:**

300 to 440 Elnoka Lane, Santa Rosa, Sonoma County, California, APN: 031-050-018, 019, 063, 064, 065, 067, 068 and 072

**Property Description:**

The subject ridgeline extends approximately 1,500 feet across approximately 8 parcels located between Highway 12 and Annadel State Park. The mostly undeveloped parcels include 3 single family homes. These 3 single family homes are located on the top of the subject ridgeline. The top of the ridge is lined with numerous native oak trees and non-native trees. The top of the ridge varies in elevation from 430 feet to 446 feet. Large portions of the site just below the east side of the ridgeline were graded in the 1990’s as a part of the 68-acre Pacific Life Care project which commenced grading of the approved project. Construction stopped soon after grading commenced. The property has remained in a partially disturbed state over the last 20 years or so.

**Project Description:**

Request to amend the General Plan Land Use Graphic Figure 7-3, by removing a portion (approximately 1,500 feet) of a designated ridgeline that extends from the northwest portion of Oakmont across the 8+- subject parcels which are mostly undeveloped. The General Plan Land Use designation for the area is Very Low Density Residential. No changes to the existing Very Low Density Residential Designation are proposed. The zoning designation for the area is PD (Planned Development 93-002) and no changes to the existing zoning district are currently proposed.

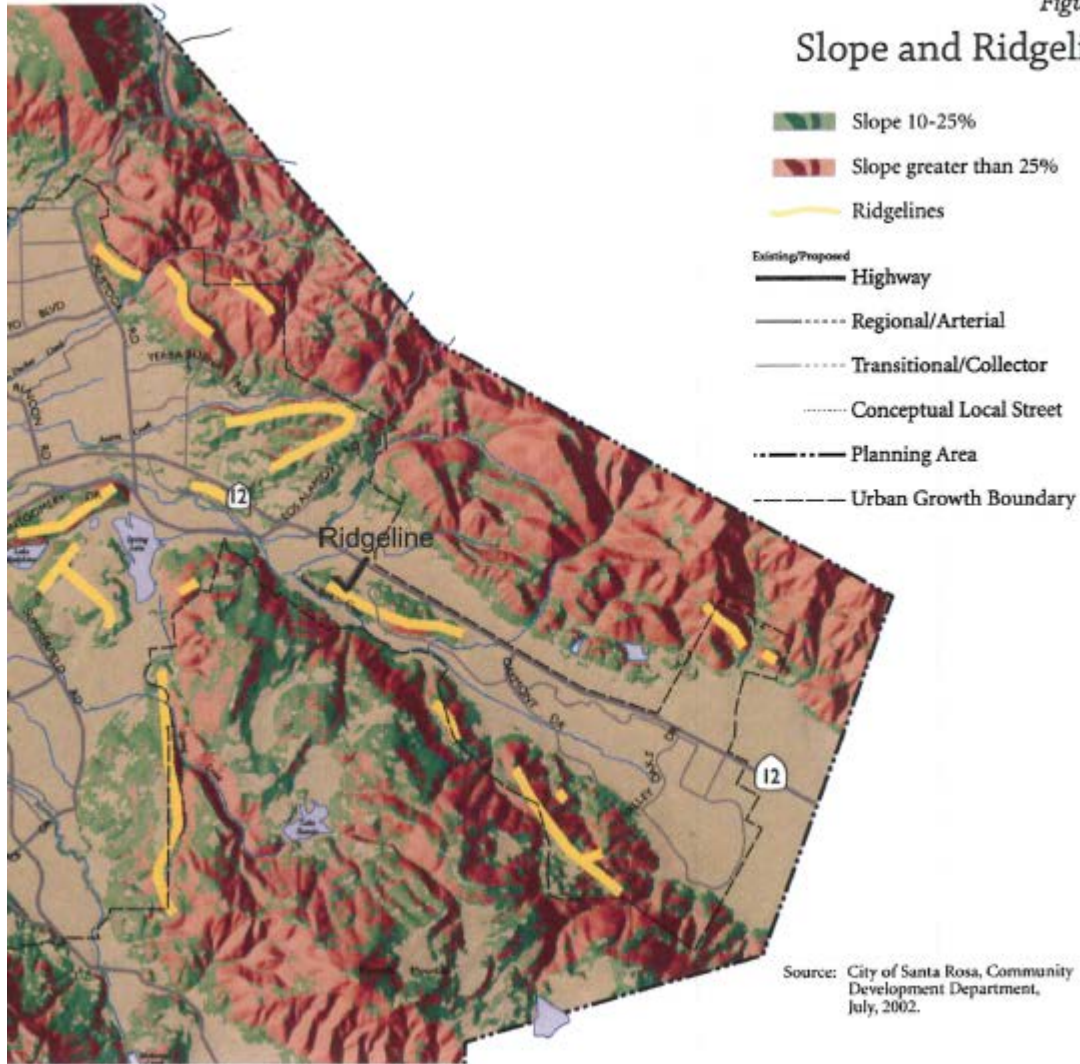
The site is located within the Valley of the Moon adjacent to Annadel State Park. The Ridgeline is in close proximity to three designated scenic roads consisting of Sonoma Highway (Highway 12), Channel Drive, and Melita Road. The ridgeline is also visible at a distance from Los Alamos Road which is also designated a Scenic Road.

The applicant is Oakmont Senior Living (OSL). It is the applicant’s position that the subject ridgeline is minor and that development can occur on the Ridgeline without breaking the skyline consistent with General Plan policies, and therefore the site’s designation is an error and should be removed from the General Plan diagram.

No development applications or specific proposals have been submitted to the City with this development application. The existing zoning established in 1993 includes a conceptual development plan for a senior life care community. The existing PD zoning District includes a conceptual development plan that shows development on both sides of the ridgeline with the ridgeline to remain as open space.

Figure 7-3

### Slope and Ridgelines



## **Environmental Issues:**

The City does not require a parcel specific development proposal to be submitted with a General Plan Amendment application and the applicant has chosen not to submit a development application of any kind with this General Plan Amendment application. Even though no parcel specific development proposal has been submitted with this application, CEQA requires the examination of the environmental impacts of the change to the General Plan on the site and the surrounding area. In cases such as this where a development application has not been submitted, CEQA requires the City to examine a reasonable development scenario.

In determining a reasonable development scenario, the City reviewed the existing General Plan Very Low Density Residential Land Use Designation and the existing PD Zoning District. The General Plan allows community care facilities within the Very Low Density Residential Designation and the PD Zoning District is specific to a large residential care facility for the elderly. The applicant has submitted a conceptual site plan showing how the Ridgeline might be developed with 30 single-story homes for seniors. This is reasonable assumption based upon the Very Low Density Residential General Plan Designation, the scale of homes in the surrounding area, and the City's Design Guidelines specific to development in hillside areas.

The purpose of this Initial Study to provide a preliminary analysis of the proposed General Plan Amendment to determine whether a Negative Declaration on an Environmental Impact Report should be prepared. The Initial Study serves for the factual basis for the Negative Declaration or serves to focus the EIR on the significant aspects of the project. The applicant's proposal to remove the Ridgeline Designation could allow for additional development on that portion of the site that has not been previously considered. The existing Planned Development Zoning District identifies the subject Ridgeline as a dominate feature of the site. The site still includes the topographic feature that was identified as a ridge at the time the PD district was established by the City in 1994. The 2002, General Plan also identified this topographic feature as a ridgeline.

The proposed change to the General Plan would not result in potentially significant impacts in **Aesthetics, Air Quality, Biological Resources, Geology and Soils, Hydrology/Water Quality, Land Use/Planning, Noise, Transportation/Traffic, Utilities/Service Systems and Mandatory Findings of Significance.**

The Initial Study/Negative Declaration document has been prepared in consultation with local, and state responsible and trustee agencies and in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the Initial Study/ Negative Declaration will serve as the environmental compliance document required under CEQA for any subsequent phases of the project and for permits/approvals required by a responsible agency.

**A 20-day public review period shall commence on February 6, 2015. Written comments must be sent to the City of Santa Rosa, Community Development Department, Planning Division, 100 Santa Rosa Avenue, Room 3, Santa Rosa CA 95404 by February 26, 2015. The City of Santa Rosa Planning Commission will hold a public hearing on the Initial Study/ Negative Declaration and project merits on February 26, 2015 at 4:00 PM in the Santa Rosa City Council Chambers at City Hall (address listed above). Correspondence and comments can be delivered to Joel Galbraith, project planner, phone: (707) 543-3215, email: [jgalbraith@srcity.org](mailto:jgalbraith@srcity.org)**

## ENVIRONMENTAL CHECKLIST

- 1. Project Title:** Ridgeline Exhibit General Plan Amendment
- 2. Lead Agency Name & Address:** City of Santa Rosa  
Community Development Department  
Planning Division  
100 Santa Rosa Avenue  
Santa Rosa, California 95404
- 3. Contact Person & Phone Number:** Joel Galbraith, Senior Planner  
Phone number: (707) 543-3215  
Email: jgalbraith@srcity.org
- 4. Project Location:** The site is located in the City of Santa Rosa, Sonoma County, California at 300 to 440 Elnoka Lane, Assessor's Parcel Nos. 031-050-018, 019, 063, 064, 065, 067, 068 and 072.
- 5. Project Sponsor's Name & Address:** Project Sponsor  
  
Oakmont Senior Living  
220 Concourse Blvd.  
Santa Rosa, CA 95403  
  
Sponsor's Representative  
  
Brelje and Race, Tom Jones  
475 Aviation Blvd.  
Santa Rosa, CA 95403
- 6. General Plan Designation:** Very Low Density Residential
- 7. Zoning:** PD (Planned Development 93-002)
- 8. Description of Project:** Request to amend the General Plan Land Use Graphic Figure 7-3, by removing a portion (approximately 1,500 feet) of a designated ridgeline that extends from the northwest portion of Oakmont across the 8+ parcels which are mostly undeveloped. The General Plan Land Use designation for the area is Very Low Density Residential. No changes to the existing Very Low Density Residential Designation are proposed. The zoning designation for the area is PD (Planned Development 93-002) and no changes to the existing zoning district are currently proposed.

The site is located within the Valley of the Moon adjacent to Annadel State Park. The ridgeline is in close proximity to three designated scenic roads consisting of Sonoma Highway, Channel Drive, and Melita Road. The ridge is also visible at a distance from Los Alamos Road which is also designated a Scenic Road.

The applicant is Oakmont Senior Living (OSL). It is the applicant's position that the subject ridge is minor and that development can occur on the Ridgeline without breaking the skyline consistent with General Plan policies, and therefore the site's designation is an error and should be removed from the General Plan diagram.

No development applications or a development plan have been submitted to the City with this development application. The existing zoning established in 1993 includes a conceptual development plan for a senior life care community. The conceptual development plan shows development on both sides of the ridgeline with the ridge to remain as open space.

**9. Surrounding Land Uses and Setting:** (Briefly describe the projects surroundings)

Surrounding land uses include a partially graded hillside, undeveloped land, State Route 12 and rural residential to the north, single-family low density homes within Oakmont retirement community to the east, Annadel State Park to the south and undeveloped land and rural residential development to the north. The site is located in a picturesque area at the northwest end of the Valley of the Moon.

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

Approval of the General Plan amendment would not require the approval of another agency. Development of the subject Ridgeline would also not require the approval of another agency. Development of a larger project could possibly require the approval of some State agencies such as CALTRANS and the Regional Water Control Board. Approval by other agencies would be determined at the time a specific development application is submitted.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings Of Significance |

## DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed General Plan Amendment MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but additional information is needed to determine whether or not a NEGATIVE DECLARATION or an EIR is the appropriate document to be prepared.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Signature

Joel Galbraith, Senior Planner

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February 3, 2015

Date

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
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**I. AESTHETICS**

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The subject Ridgeline is a subordinate ridge located at the northwest end of the Valley of the Moon which is a broad valley with rolling topography. The ridge high point is 446 feet while the dominate ridge to the south and within Annadel State Park is 900 feet. The hills to the north range between 800 and 1,300 feet in height. The valley floor consists of a mix of rural residential, low density residential development, and some limited commercial development. Vegetation consists of stands of oaks, grassy meadows, and fields. The adjacent hills and ridges are predominantly undeveloped and forested with native oak and fir.

“The site is dominated by a northwest trending ridge with moderately steep sided slopes immediately surrounded by more gentile terrain,” as stated in the adopted Policy Statement for the Santa Rosa Life Care Planned Development District which is also known as Pacific Life Care. The top of the ridge includes 3 single-family homes, accessory buildings, and openly spaced oaks and other trees. The State Route 12 side of the ridge has been heavily graded to accommodate the previously approved Santa Rosa Life Care project and falls away to a rolling plain, which extends to State Route 12. The south side of the ridge is an open meadow sloping steeply down to a densely wooded Oakmont Creek. Beyond the creek, the site is relatively flat and contains open meadow, except for the band of woods along Channel Drive.

Following are General Plan Goals and Polices which apply to this application:

UD-A preserve and enhance Santa Rosa’s scenic character, including its natural waterways, hillsides, and distinctive districts.

UD-A-1 Maintain view corridors to natural ridgelines and landmarks, such as Taylor Mountain and Bennett Mountain.

UD-A-2 Strengthen and emphasize community focal points, visual landmarks, and features that contribute to the identity of Santa Rosa using design concepts and standards implemented through the Zoning Code, Design Guidelines, Preservation District Plans, Scenic Road policies, the Downtown Station Area Specific Plan, and the City Wide Creek Master Plan.



*Examples of landmarks and community focal points are Old Railroad Square, De Turk Round Barn, Rail Road Square water tower, St. Rose School, Hotel La Rose, Santa Rosa Creek, Luther Burbank Home and Gardens, and views to the hills.*

UD-A-8 Maintain hillsides in the City as a scenic backdrop to urban development.

UD-A-9 and OSC-B-1 Prohibit development on hillside and ridgelines where development would break the skyline.

UD-H Design hillside development to be sensitive to existing terrain, views, and significant natural landforms or features.

UD-H-1 Minimize the visual prominence of hillside development by taking advantage of existing site features for screening, such as tree clusters, depressions, in topography, setback hillside plateau areas, and other natural features.

UD-H-6 Minimize vegetation removal in hillside areas, and preserve large trees that partially screen development or help blend new development into views.

UD-I Respect natural features in the design and construction of hillside development.

UD-I-1 Require mapping of all natural features as part of development applications, including landforms, mature tree stands, rock outcropping, creek ways, and ridgelines. During development review, ensure that site layout is sensitive to such mapped features.

OSC-A-6 Protect the Annadel and Spring Lake Regional Park from intrusion by inappropriate uses. Conserve the biotic systems in those parks.

The site is located adjacent to Channel Drive within Annadel State Park which is designated by the City as a Scenic Road. The site is also visible from Melita Road and at a distance from Los Alamos Road which are also designated as Scenic Roads. The Zoning Code identifies Scenic Road Standards for this section of Highway 12.

Following are Design Guidelines Section 4.5 (Hillside Considerations) that apply to this application:

- I. A. To allow limited hillside development that is sensitive to site features.  
B. To preserve vistas of ridgelines, particularly to avoid structures silhouetted above the ridgelines.
- II.A.1 Preserve surrounding ridge tops as a back drop to the City. Keep the tops of structures in hillside development below the perceived skyline.
- II.A.2. Views of nearby hillsides are to remain uncluttered by houses on obtrusively placed in visually sensitive open areas and on highly visible ridgetops.
- II-C-2 Place buildings to take advantage of existing vegetation in the foreground and in the background.

## **Discussion**

**I(a-c) Less than Significant Impact.** Channel Drive and Melita Road are designated as Scenic Roads in the Santa Rosa 2020 General Plan. Scenic Roads (Transportation Element Section 5-3) apply to those highways and streets in the City which provide opportunities for enjoyment of unique natural and man-made scenic resources. State Route 12 is designated by the Zoning Code as a Scenic Road. The aesthetic values of these areas are protected by careful regulation of new development of lands adjoining the Scenic Roads. The subject Ridgeline is also visible at a distance from Los Alamos Road which is also designated a Scenic Roads. Also,

a major reason for designating Ridgelines on the General Plan is to preserve and enhance Santa Rosa’s scenic character.

The applicant has submitted three-dimensional photographic simulations showing how future development of the ridgeline might appear from surrounding public streets consisting of Highway 12, Melita Road and Channel Drive located within Annadel State Park. The simulations were prepared by Digital Realm and are based on the construction of approximately 30 single-family and single-story, 26 foot tall homes located along the entire length of ridgeline extending approximately 1,500 feet northwest of the Oakmont boundary. A specific project has not been proposed in conjunction with the General Plan Amendment, so specific impacts have not been analyzed. The information submitted by the applicant does show how future development might appear if subject Ridgeline is developed.

The simulations show that development on the Ridgeline will be visible from Highway 12, Melita Road and Channel Drive. Due to the amount of vegetation along these scenic roads the Ridgeline is only visible from few viewpoints where there is a break in the vegetation. The simulations show that while new single-story homes will be visible to the public from a few specific viewpoints, in general the ridgeline is not highly visible from public view points due the significant amounts of existing vegetation. The simulations do not show development breaking the skyline from any public viewpoint to any significant degree. There may be one or two small vantage points on Melita Road or Channel Drive where a one story-house could possibly extend into the skyline in minor way. The simulations do not include new landscaping that would be required with future development. Future development will be subject to City Code development standards and the Design Guidelines, which are designed to lessen the potential degradation of the existing visual character or quality of the site and its surroundings.

I (d) **Less than Significant Impact** A specific project has not been proposed in conjunction with the General Plan Amendment. The City of Santa Rosa Design Guidelines require that all outdoor lighting fixtures be limited to a maximum height of 17 feet. In addition, the City of Santa Rosa Zoning Code (Code) Section 20-30.080 requires that lighting fixtures be shielded or recessed to reduce light bleed to adjoining properties, and that each light fixture be directed downward and away from adjoining properties and public rights-of-way, so that no on-site light fixture directly illuminates an area off the site. With these requirements in place, a future proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

**Recommended Mitigation Measures:** No mitigation required.

**Sources**

- City of Santa Rosa Design Guidelines, September 2002
- City of Santa Rosa Code – Title 20, Zoning Code, adopted August 3, 2004, and revised March 1, 2004 and October 11, 2005
- City of Santa Rosa General Plan, November 2009
- Pacific LifeCare Community EIR, July 1992
- Visual Simulations prepared by Digital Realm

<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporation</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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**II. AGRICULTURE AND FOREST RESOURCES**

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
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*(In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.)* Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion**

- II(a) **No Impact.** The property is not identified as being prime farmland, unique farmland, or farmland of statewide or local importance pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency and therefore the project would have no impact.
- II(b) **No Impact.** The project site is currently zoned PD which does not allow agricultural uses. The project site is not under a Williamson Act contract. Therefore, the proposed project would not conflict with existing agricultural zoning or Williamson Act contract for the property.
- II(c) **No Impact.** The project site is located within Santa Rosa’s Urban Growth Boundary, is not currently used for agricultural uses, and is zoned for *residential/Senior* development. Adjacent properties are similarly designated for *residential/Senior* development and there are no existing agricultural uses in the immediate area. Therefore, the proposed project is expected to have no impact on conversion of farmland or existing agricultural uses.

**Recommended Mitigation Measures:** None required with General Plan Amendment.

**Sources**

- City of Santa Rosa GIS
- California Department of Conservation, Project Development Plan, Farmlands Map 2007
- County Assessor’s Property Record (for Williamson Act Contract)
- City of Santa Rosa General Plan 2020
- City of Santa Rosa Code – Title 20, Zoning Code, adopted August 3, 2004, and revised March 1, 2004 and October 11, 2005

Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
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**III. AIR QUALITY**

Would the project: *(Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.)*

a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Discussion:**

**III. (a-c) Less than Significant Impact.** The proposed General Plan Amendment would not change the underlying land use designation, zoning, or the intensity of development of the area, and therefore, the proposed modification is not expected to have significant air quality impacts. Additional analysis and/or mitigation shall be undertaken at the time of any future development applications.

**Recommended Mitigation Measures:** None required for General Plan Amendment

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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**IV. BIOLOGICAL RESOURCES**

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:**

**IV. (a-f) Less-than-Significant.** The proposed General Plan Amendment would not change the underlying land use designation, zoning, or the intensity of development of the area, and therefore, the proposed modification is not expected to have significant biological impacts. Development of the Ridgeline would likely result in the removal of heritage oaks not previously considered for removal, which would need to be mitigated as required by the City’s Tree Ordinance. Additional analysis and/or mitigation shall be undertaken at the time of any future development applications.

**Recommended Mitigation Measures:** None required for General Plan Amendment

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

**Discussion:**

**V(a-e) Less than Significant Impact.** The City of Santa Rosa’s Historic Properties Inventory has assigned no historic significance to this site based upon past structures or inhabitancy. This project was referred to the Native American Heritage Commission and no comments have been received. An environmental impact report was certified for development of this site in 1992 and which did not identify any historical, cultural, archaeological, and/or unique geological resources. The Hoag House which is a locally designated landmark is stored west of the Ridgeline and west of Oakmont Creek. The Hoag House has been approved to be

relocated and reconstructed at Prince Gateway Park on Santa Rosa Avenue. The Hoag House is not located in proximity to the Ridgeline, and would not be impacted by the proposed modification to the General Plan.

Additional analysis and/or mitigation shall be undertaken at the time of any future development applications.

**Sources**

- GIS Historic Preservation Layer
- General Plan chapter 11 (Historic Preservation)
- Historic Properties Inventory
- List of local landmarks
- National Register database
- Secretary of the Interior’s Standards for Rehabilitation
- Pacific LifeCare Community EIR

<b>Potentially Significant Impact</b>	<b>Less-Than- Significant With Mitigation Incorporation</b>	<b>Less-Than- Significant Impact</b>	<b>No Impact</b>
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**VI. 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:
  - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
  - ii) Strong seismic ground shaking?
  - iii) Seismic related ground failure, including liquefaction?
  - iv) Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on, or off, site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code

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



<b>Potentially Significant Impact</b>	<b>Less-Than- Significant With Mitigation Incorporation</b>	<b>Less-Than- Significant Impact</b>	<b>No Impact</b>
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(1994), creating substantial risks to life or property?

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:**

(a-e) **Less- than- Significant Impact:** The City of Santa Rosa is subject to geological hazards related primarily to seismic events (earthshaking) due to the presence of active faults. The project site is not with the Alquist-Priolo Zone. The General Plan Amendment would not directly result in any geologic or geotechnical impacts. Any development will require the application of City and California Building code (CBC) construction standards to address all potential impacts related to possible area seismic activity, making impacts from geologic hazards less than significant. The CBC requires earthquake resistant design and construction which reduces earthquake damages and losses.

The site below and east of the Ridgeline has been significantly graded as part of the previously approved Pacific Life Care project. No grading is being directly proposed with this General Plan Amendment, and therefore, impacts related to landslides, geology or soils are not anticipated. Appropriate analysis and/or mitigation shall be undertaken at the time of any subsequent development applications.

Application of City standards and Title 24/California Code of Regulations in effect at the of a development application swill address any potential impacts related to possible area seismic activity and presence of expansion soils.

Future development would include connection to City sewer systems for wastewater disposal, and therefore will not include use of septic systems.

**Recommended Mitigation Measures:** None required for General Plan Amendment

<b>Potentially Significant Impact</b>	<b>Less-Than- Significant With Mitigation Incorporation</b>	<b>Less-Than- Significant Impact</b>	<b>No Impact</b>
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**VII. GREENHOUSE GAS EMISSIONS**

Would the project:

- a. Generate Greenhouse Gas Emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

**Discussion:**

**(a-b). Less-than-Significant:**

Global Climate Change

According to the US Environmental Protection Agency, climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth’s surface, attributed to accumulation of Greenhouse Gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through the combustion of fossil fuels (i.e., fuels containing carbon) in conjunction with other human activities, appears to be closely associated with global warming. State law defines GHG to include the following: carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride (Health and Safety Code, section 38505(g).) The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, recognizes that California is the source of substantial amounts of GHG emissions. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems. In order to avert these consequences, AB 32 establishes a state goal of reducing GHG emissions to 1990 levels by the year 2020 (a reduction of approximately 25 percent from forecast emission levels) with further reductions to follow.

Lead agencies are required to make a good-faith effort, based on available information, to calculate, model, or estimate the amount of CO2 and other GHG emissions from a project, including the emissions associated with vehicular traffic, energy consumption, water usage and construction activities.

Removing the Ridgeline Designation as proposed would not have a significant impact on amount of development that could be accommodated on the entirety of the site, as that portion of the site that is within the Ridgeline designation is relatively small, and therefore, the amendment to the General Plan is not expected to have a significant impact on GHG emissions. The eventual buildout will incorporate design elements and other measures to reduce GHG emissions, as required by the City’s Green Building Ordinance. Additional analysis and/or mitigation shall be undertaken at the time of any future development applications.

**Recommended Mitigation Measures:** None required with General Plan Amendment

**Sources:**

- BAAQMD CEQA Guidelines 2010
- Urbemis
- BGM
- US EPA; <http://www.epa.gov/climatechange/science/index.html>; June 17, 2010.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
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**VIII. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
adjacent to urbanized areas or where residences are intermixed with wildlands?				

**Discussion:**

**(a-b). Less-than-Significant:**

The proposed General Plan Amendment does not include the storage or use of hazardous materials and the proposed amendment does not change the allowed uses for this site. At the time of future development applications, the City of Santa Rosa Fire Department will receive notification and assess hazard and hazardous waste applicable to the use.

The project site is not within close proximity to existing schools and the project site has not been identified as a specific source of groundwater contamination, and is not within an airport land use plan or within two miles of public airport, or within the vicinity of a private airstrip.

Future development will need to provide appropriate access, so as not to interfere with emergency response or evacuation plans. As the zoning requires senior housing and the expected future development is senior housing and care facility, the proposed General Plan Amendment is not anticipated to create a risk of explosion, release of hazardous substances or other dangers to public health.

Additional analysis and /or mitigations shall be undertaken at the time of any future development applications.

**Recommended Mitigation Measures:** None required for General Plan Amendment.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
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**IX. HYDROLOGY AND WATER QUALITY**

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

(a-j). **Less-than-Significant:** There are no ground disturbing activities or development proposals associated with the proposed General Plan Amendment. The site is not located in a special flood hazard area as designated by the Federal Emergency Management Agency or in an area of potential flooding shown a dam failure inundation map. As such, the proposed General Plan Amendment are not anticipated to expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, nor is the site expected to be impacted by inundation by seiche, tsunami or mudflow.

Appropriate project-specific analysis shall be undertaken at the time of any future development applications. Future development would be required to comply with the erosion control requirements stipulated in the National Pollutant Discharge Elimination System (NPDES) Permit issued to the San Francisco Bay Regional Water Quality Control Board. These requirements include the preparation and implementation of an SWPPP that contains Best Management Practices (BMP) design to control erosion from Construction Sites. The preparation and implementation of the SWPPP would ensure that potential adverse erosion, siltation, and contamination impacts would not occur during short-term construction activities.

To determine the water supply needs of the City's current and proposed General Plan, the Utilities Department has calculated water demand and water supply projections. These projections are included in the City's 2005 Urban Water Management Plan and the Water Supply Assessment for the Santa Rosa General Plan 2035. To meet the current water supply needs, the City has an agreement for water supply with the Sonoma County Water Agency to receive up to 29,100 acre-feet per year of water. In addition, the City has two groundwater wells that can produce up to 2,300 acre-feet per year and the City is the owner and operator of the Subregional System, which produces recycled water for irrigation. To meet the needs of the City's General Plan growth projections, additional water sources beyond what the City has currently developed could be needed as early as 2015. To augment currently developed supply, the City will use water conservation, recycled water, additional groundwater (wells), and possibly additional supply from the Sonoma County Water Agency. At this time, there is adequate reliable water supply during most hydrologic conditions for both current users and future users as dictated by the City's growth management regulations.

The City has had a long-standing commitment to water conservation, resulting in savings of over 3,900 acre-feet per year. In 1976-77, the City began its water conservation program and over the years has implemented many innovative water conservation incentives, such as the Go Low Flow program (replaced over 47,000 high flow toilets, showerheads and faucet aerators with ultra-low flow versions), washing machine rebate programs, landscape irrigation rebate programs, and other residential and commercial programs. Development fees fund the City's Water Conservation Program. In addition, new development is required to install ultra-low flush toilets and low flow showerheads and faucet aerators, as well as water efficient landscapes.

To deal with water supply shortages, the City has an adopted Urban Water Shortage Contingency Plan (Shortage Plan), which outlines how the City will respond to a reduction in water supply and which addresses the effect on new development when a cutback of 35% or greater is required. The Shortage Plan was updated in 2006 and adopted by City Council on June 27, 2006. Water supply shortages of 35% and greater require development to offset the water demand from their projects by conserving 2 times and 3 times the amount, depending on the level of the water supply shortage.

The Sonoma County Water Agency has not declared a water shortage to date. Should the Water Agency declare a water shortage and allocate water per the Water Shortage Allocation Methodology as outlined in the Restructured Agreement for water supply, the City will enact the appropriate stage of our Shortage Plan. Depending on when the project is developed, the appropriate demand offset will be required if needed.

Additional analysis and /or mitigations shall be undertaken at the time of any future development applications.

**Recommended Mitigation Measures:** None required for General Plan Amendment

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
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**X. LAND USE AND PLANNING**

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Physically divide an established community?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:**

(a) **Less than Significant:** The site is adjacent to the established Oakmont Community. Oakmont is nearing completion and was not designed to extend northwest and no street connections between the subject site and Oakmont were contemplated or established.

(b) **Less than Significant:** The proposal is a General Plan Amendment to remove a designated Ridgeline from several mostly undeveloped parcels located between Highway 12 and Annadel State Park in an area with a Very Low Density General Plan Land Use Designation. The Planned Development Zoning District anticipates the site being developed with senior house and continuing care for seniors. The proposed General Plan amendment does not change the allowed uses for the site as the site would still remain within the Very Low Density Residential Designation.

At the time the site was annexed and approved for development in 1992, the subject ridgeline was considered to be a significant natural feature of the site and was proposed to be preserved and enhanced with the planting of additional oaks. The current General Plan reflects previous decisions regarding the subject ridgeline. In the mid-1990s, the area just to the east of the subject Ridgeline was heavily graded as a part of the approved Pacific Life Care project. Due to financing issues that project did not proceed past the grading stage and the site has remained in a dormant state.

In 2002, the City added hillside and ridgeline goals and polices to the General Plan to preserve and enhance Santa Rosa's scenic character. A Slope and Ridgeline Figure was also added to show the location of these features. These policies and figure were added to the General Plan in response to criticism regarding several hillside/ridgeline developments that had been constructed. A Hillside and Ridgeline study prepared in 2001 documents issues with several hillside subdivisions within Santa Rosa. One of the projects included in the Study is Oakmont 15 which includes the southern continuation of the subject Ridgeline. While the subject Ridgeline is a dominate feature of the site itself, the Ridgeline is a lower than the ridgeline within Oakmont and is much lower than ridgelines within Annadel State Park to the west. In addition, the site is currently developed with three large single family homes and the area just below the Ridgeline is scarred due to the extensive grading that occurred in the 1990's. Additional development could occur on this Ridgeline without significant impacts provide, the development is designed to meet the City's Design Guidelines.

(c) The area in general is within habitat zones. No Development is proposed with this application. Additional analysis and /or mitigations shall be undertaken at the time of any future development applications.

**Recommended Mitigation Measures:** Additional information is needed.

**Sources:**

1. City of Santa Rosa 2035 General Plan, adopted November 3, 2009 and Final EIR, certified November 2009 (SCH No. 2008092114).
2. Santa Rosa City Code
3. Planned Development Zoning District 93-002
4. Santa Rosa Design Guidelines
5. Pacific Life Care EIR dated July 1992
6. Hillside and Ridgelines Study Fall 2001

<b>Potentially Significant Impact</b>	<b>Less-Than- Significant With Mitigation Incorporation</b>	<b>Less-Than- Significant Impact</b>	<b>No Impact</b>
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**XI. MINERAL RESOURCES**

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

X(a-b) **No Impact.** The project site does not contain any locally or regionally-significant mineral resources. Future development of the project site with will not create an adverse impact upon locally or regionally-significant resources. The City of Santa Rosa General Plan does not identify any locally important mineral resource locations in the vicinity of the proposed project.

**Recommended Mitigation Measures:** No mitigation required.

**Sources:**

- City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).

<b>Potentially Significant Impact</b>	<b>Less-Than- Significant With Mitigation Incorporation</b>	<b>Less-Than- Significant Impact</b>	<b>No Impact</b>
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**XII. NOISE**



	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

XI(a-f) **Less-Than Significant:** Residential uses do not typically generate substantial sources of noise, therefore, it is not anticipated that the project will substantially and permanently increase ambient noise levels in the project vicinity above existing levels without the project.

The contemplated project does not include the construction or long-term operation of any facilities that would result in a significant permanent increase in ambient noise levels in the project vicinity. The contemplated project would generate project-related traffic.

The project site is located more than two miles from the Sonoma County Airport, and is outside of the Airport Land Use planning area. The project site is not within the vicinity of a private airstrip.

The Ridgeline is located within the 60-65 decibel (dbA) contours, as indicated in the General Plan Noise Contours Map. As such, project-specific analyses and/or mitigations shall be undertaken at the time of any future development applications.

**Recommended Mitigation Measures:** None required with General Plan Amendment

**Sources:**

- City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030)

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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**XIII. POPULATION AND HOUSING**

Would the project:

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

Discussion:

XII. (a-c) **Less-Than-Significant.** The proposed General Plan Amendment does not increase the amount of development that may occur on the site. At the time of future development applications, the City of Santa Rosa will assess potential impacts to population and housing relative to the proposal.

**Recommended Mitigation Measures:** No mitigation required with General Plan Amendment

Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporation	Less-Than- Significant Impact	No Impact
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**XIV. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to

	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporation</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

XIII(a-e) The project site is located within the City of Santa Rosa and would receive all necessary public services.

Fire protection services will be provided by the City of Santa Rosa. Police protection services will be provided by the City’s Police Department. Evidence of school impact fees would be made to the applicable school district offices prior to City issuance of any building permits.

Parks impacts would be addressed through payment of City impact fees).

**Recommended Mitigation Measures:** None required with General Plan Amendment

**Sources:**

- City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030)

	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporation</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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**XV. RECREATION**

Would the project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

XIV. (a-b) **Less-than-Significant:** No on-site park or recreational facilities are proposed with the project. Potential impacts to parks and recreation, relative to the General Plan Amendment are anticipated to be less than significant. Future development will be analyzed to determine the project-related contributions required for recreational facilities. The General Plan does not identify a future park site on the project site.

**Recommended Mitigation Measures:** None required with General Plan Amendment

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
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**XVI. TRANSPORTATION/TRAFFIC**

Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

XV. (a-f) **Less-than-Significant Impact.** The proposed General Plan Amendment will not change the Very Low Density Residential land use designation, and therefore, a significant change in the amount of traffic that would be generated by future development of the site is not expected. At the time of future development applications, the City of Santa Rosa will assess potential impacts to transportation/traffic relative to the proposal.

**Recommended Mitigation Measures:** None required with General Plan Amendment.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

XVI. (a-g) **Less-than-significant.** The project is located within an urbanized area within the City limits of Santa Rosa. Utilities and services exist or are available through local City services, Waste Removal, Pacific Gas & Electric and other providers. The project will use some of the existing service capacity. As the site is mostly undeveloped new service lines will need to be constructed to serve future development. At the time of future development applications, the City of Santa Rosa will assess potential impacts to population and housing relative to the proposal.

**Recommended Mitigation Measures:** No mitigation required with General Plan Amendment.

**Sources:**

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporation	Less-Than-Significant Impact	No Impact
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**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<b>Potentially Significant Impact</b>	<b>Less-Than- Significant With Mitigation Incorporation</b>	<b>Less-Than- Significant Impact</b>	<b>No Impact</b>
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?				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

**XVII (a-c) Less-Than-Significant Impact:** There are no ground disturbing activities proposed as part of this General Plan Amendment request; therefore, impacts to biological and cultural resources are not anticipated.

The project does not have the potential to create impacts which are individually limited but cumulatively considerable. The environmental effects of the project are generally negligible and will be mitigated through standard City construction standards and practices at the time of a development project.

The proposal does not present potentially significant impacts which may cause adverse impacts upon human beings, either directly or indirectly. The ultimate development project will be conditioned to make City standard improvements with respect to noise impacts, roadways and storm drainage. Future building and improvement plans will be reviewed to ensure compliance with applicable building codes and standards.

Appropriate analyses and/or mitigations shall be undertaken at the time of any future development applications.

**Recommended Mitigation Measures:**

None.

**Sources:**

APPENDIX

**SOURCE REFERENCES**

The following is a list of references used in the preparation of this document. Unless attached herein, copies of all reference reports, memorandums and letters are on file with the City of Santa Rosa Department of Community Development. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

APPENDIX

**SOURCE REFERENCES**

The following is a list of references used in the preparation of this document. Unless attached herein, copies of all reference reports, memorandums and letters are on file with the City of Santa Rosa Department of Community Development. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

1. City of Santa Rosa 2035 General Plan, adopted November 3, 2009 and Final EIR, certified November 2009 (SCH No. 2008092114).
2. Santa Rosa City Code
3. Planned Development Zoning District 93-002
4. Santa Rosa Design Guidelines
5. Pacific Life Care EIR dated July 1992
6. Hillside and Ridgelines Study Fall 2001

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**DETERMINATION FOR PROJECT**

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

Could not have a Potentially Significant Effect on the environment.

	February 3, 2015
Signature	Date

Joel Galbraith	Senior Planner
Printed Name	Title

**REPORT AUTHORS AND CONSULTANTS**

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