

Initial Study

## Roseland Creek Community Park



Prepared by



City of  
Santa Rosa

In Consultation with



**DAVID J. POWERS**  
& ASSOCIATES, INC.  
ENVIRONMENTAL CONSULTANTS & PLANNERS

November 2019

## MITIGATED NEGATIVE DECLARATION

<b>CIRCULATION PERIOD</b>	11/19/2019 to 12/18/2019
<b>PROJECT NAME</b>	Roseland Creek Community Park Project
<b>PROJECT LOCATION</b>	The proposed project would develop an approximately 19.49-acre project site on four contiguous parcels located between Burbank Avenue and McMinn Avenue in the Roseland neighborhood in southwest Santa Rosa.
<b>PROJECT PROPONENT</b>	City of Santa Rosa Recreation and Parks Department
<b>CITY CONTACT</b>	Jen Santos, Deputy Director City of Santa Rosa Recreation and Parks Department 55 Stony Point Road Santa Rosa, CA 95401
<b>PROJECT DESCRIPTION</b>	The project proposes to develop a community park on the approximately 19.49-acre consisting of four City-owned parcels located at 1027 McMinn Avenue, and 1360, 1370 and 1400 Burbank Avenue. Roseland Creek flows from northeast to southwest through the lower portion of the site. The proposed park would include a nature center, an outdoor classroom/community garden, picnic areas, a shade structure, a multi-use turf area, a nature-themed play area, sports court, parking areas, and a network of universally accessible trails including two footbridges across Roseland Creek.

**DETERMINATION**

In accordance with the City of Santa Rosa's procedures for compliance with the California Environmental Quality Act (CEQA), the City has conducted an Initial Study to determine whether the proposed project could have a significant effect on the environment. On the basis of that study, the City makes the following determination:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby adopted.
- ☒ Although the project, as proposed, could have a significant effect on the environment, there will not be a significant effect on the environment in this case because mitigation measures have been added to the project and, therefore, a MITIGATED NEGATIVE DECLARATION is hereby adopted.

The initial study includes all relevant information regarding the potential environmental effects of the project and confirms the determination that an EIR is not required for the

project. In addition, the following mitigation measures have been incorporated into the project:

### **Biological Resources**

#### **MM BIO-1.1**

**MM BIO-1.1:** A qualified biologist shall conduct a roost assessment survey of uninhabited residences located within the project site. The survey will assess use of the structure for roosting as well as potential presence of bats. If the biologist finds no evidence of, or potential to support bat roosting, no further measures are recommended. If evidence of bat roosting is present, additional measures described below should be implemented:

- If evidence of bat roosting is discovered during the pre-construction roost assessment and demolition is planned August 1 through February 28 (outside the bat maternity roosting season), a qualified biologist should implement passive exclusion measures to prevent bats from re-entering the structures. After sufficient time to allow bats to escape and a follow-up survey to determine if bats have vacated the roost, demolition may continue and impacts to special-status bat species will be avoided.
- If a pre-construction roost assessment discovers evidence of bat roosting in the uninhabited residences during the maternity roosting season (March 1 through July 31), and determines maternity roosting bats are present, demolition of maternity roost structures will be avoided during the maternity roosting season or until a qualified biologist determines the roost has been vacated.

#### **MM BIO-2.1**

A pre-construction survey to determine the presence of Western pond turtle (WPT) shall be conducted 48 hours prior to the commencement of any construction activities in or adjacent to Roseland Creek within the project site boundaries.

#### **MM BIO-3.1**

The project shall implement the following avoidance and mitigation measures contained in the Santa Rosa Plan Conservation Strategy:

- No ground disturbing activities shall be conducted during the wet season (October 15 through April 14) when CTS are likely to move through the site.

- In addition to the seasonal work restriction, no ground disturbing activities occur within 48 hours of a rain event (defined as 0.25 inch or greater within a 24-hour period) because CTS are more likely to leave refugia and move during such rain events.

- MM BIO-3.2** Based upon the Conservation Strategy and PBO, the appropriate ratio for upland habitat mitigation within the site is one acre of mitigation for every one acre of impact; the relevant parameter for determining this ratio is the location of nearest documented breeding habitat areas located between 2,200 feet and 1.3 miles from the site or reported adult occurrences. The project will impact 1.37 acres of CTS upland dispersal habitat, requiring 1.37 acres of mitigation credits. Mitigation is generally recommended to occur within the same area where impacts are taking place or mitigation bank credits may be purchased from an approved mitigation bank. In this case, the project site lies within the Southwest Santa Rosa Preserve System conservation area, southeast from Wright, northeast from Llano, and directly north from Stony Point conservation areas. As stated in the Conservation Strategy, considering the developed nature of the Southwest Santa Rosa Preserve System, other conservation areas are recommended for mitigation. Therefore, the areas recommended to mitigate for habitat lost within the site would be the Wright, Llano, or Stony Point Conservation Areas.
- MM BIO-3.3** Prior to construction, the City of Santa Rosa shall initiate a formal consultation with the USFWS and CDFW to determine final habitat compensation amounts for impacts to CTS and its habitat.
- MM BIO-4.1** Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1 through August 15.
- MM BIO-4.2** If it is not possible to schedule demolition and construction between September and January, pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through

August). During this survey, the ornithologist will inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with CDFW, will determine the extent of a construction-free buffer zone to be established around the nest, typically 250 feet, to ensure that raptor or migratory bird nests will not be disturbed during project construction.

**MM BIO-4.3**

Any trees or standing snags (i.e. dead standing trees) needing to be removed shall be taken down outside of the bat maternity roosting season (April 1 through August 15). If tree removal is necessary during the maternity season, preconstruction surveys for bat maternity roosts should be conducted by a qualified biologist no less than 14 days prior to the removal of the trees, or snags. Following the removal of any tree at any time of year, that tree shall be allowed to lay undisturbed for one night to allow any roosting bats to leave the tree or snag before chipping, grinding or off-hauling. If special-status bat species are detected during surveys, species avoidance and minimization measures shall be used.

**Cultural Resources**

**MM CUL-1.1**

No prehistoric or historical archaeological sites were found within the study area but a 19th century cemetery is reported to be within the study area. Therefore, any ground disturbing activities in the northeast part of the parcel at 1400 Burbank Avenue (APN 125-331-001) shall be monitored by a professional archaeologist and/or a tribal monitor from culturally affiliated Tribe(s). Implementation of the following mitigation measures will reduce potential impacts to prehistoric and historic resources to less than significant levels.

- If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease and a qualified archaeologist and representatives of the culturally affiliated tribe(s) shall be retained by the project sponsor to investigate the find and make recommendations as to treatment and mitigation of any impacts to those resources. A qualified archaeological monitor will be present and will have the authority to stop and redirect grading activities, in consultation with any designated tribal

monitors, to evaluate the significance of any archaeological resources discovered on the property.

- If human remains are encountered, consistent with California Health and Safety Code Section 7050.5, no further disturbance shall occur until the Sonoma County Coroner has made the necessary findings as to origin of the remains. Further, consistent with California Public Resources Code Section 5097.98(b), human remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made.

If the Sonoma County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within twenty-four (24) hours. The Native American Heritage Commission shall immediately identify the "most likely descendant(s)" and notify them of the discovery. The "most likely descendant(s)" shall make recommendations within forty-eight (48) hours, and engage in consultations with the landowner concerning the treatment of the remains, as provided in Public Resources Code Section 5097.98.

### **Hazardous Materials**

**MM HAZ-1.1:** In conformance with state and local laws, a visual inspection/pre-demolition survey shall be conducted prior to the demolition of on-site buildings to determine the presence or absence of asbestos-containing materials and/or lead-based paint.

During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, California Code Regulations 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings would be disposed of at landfills that meet acceptance criteria for the waste being disposed.

All potentially friable ACMs shall be removed in accordance with NESHAP guidelines prior to building demolition or renovation that may disturb the materials. All demolition activities shall be undertaken in accordance with Cal/OSHA standards contained in Title 8 of CCR, Section 1529, to protect workers from asbestos exposure.

A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in conformance with the standards stated above.

Materials containing more than one percent asbestos are also subject to BAAQMD regulations. Removal of materials containing more than one percent asbestos shall be completed in accordance with BAAQMD requirements and notifications.

**MM HAZ-2.1:** Soil sampling and analytical testing shall be performed on that portion of the site identified as the "refuse dump" in the report entitled Phase I Environmental Site Assessment, Roseland Creek Community Park, 1400 Burbank Avenue, APN 125-331-001, Santa Rosa, California, prepared by Econ, dated February 19, 2010. If hazardous materials are detected at levels that exceed regulatory thresholds, the extent of the contamination shall be identified, and recommendations for a Health and Safety Plan (HSP), Soil Management Plan (SMP), and methods for a cleanup shall be implemented, as applicable. This work shall be performed under the oversight of a regulatory agency such as the Sonoma County Department of Environmental Health and Safety or the Department of Toxic Substances Control.

#### **Noise and Vibration**

**MM NV-1.1** The City will incorporate the following practices into the construction documents to be implemented by the project contractor:

- Maximize the physical separation between noise generators and noise receptors. Such separation includes, but is not limited to, the following measures:
  - Locate stationary equipment to minimize noise impacts on the community;
  - Minimize backing movements of equipment;
- Use quiet construction equipment whenever possible and properly maintained and muffled internal combustion engine-driven construction equipment;
- Impact equipment (e.g., jack hammers and pavement breakers) shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools.
- Compressed air exhaust silencers shall be used on other equipment.
- Prohibit unnecessary idling of internal combustion engines.

- The City will designate a “disturbance coordinator” for construction activities. The coordinator would be responsible for responding to any local complaints regarding construction noise and vibration. The coordinator would determine the cause of the noise or vibration complaint and would implement reasonable measures to correct the problem.
- The construction contractor shall send advance notice in conjunction with the City of Santa Rosa Recreation and Parks Department to neighborhood residents within 300 feet of the project site regarding the construction schedule and including the telephone number for the disturbance coordinator at the construction site. Copies of the advance notice of construction activity shall be provided to the City.

 Signature      DEPUTY DIRECTOR - PARKS Title      11-15-19 Date

*Adopted by City Council, Attested by  
Director of Recreation and Parks  
(signed after MND has been approved)*

*Title      Date*

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## ACRONYMS AND ABBREVIATIONS

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BAAQMD	Bay Area Air Quality Management District
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFGF	California Fish & Game Code
CWA	Clean Water Act
EIR	Environmental Impact Report
GHG(s)	Greenhouse Gas(es)
MND	Mitigated Negative Declaration
NOD	Notice of Determination
NOI	Notice of Intent (Storm Water)
NOT	Notice of Termination (Storm Water)
PBO	Programmatic Biological Opinion
RWQCB	Regional Water Quality Control Board
SCAPOS	Sonoma County Agricultural Preservation and Open Space District
USFWS	United States Fish and Wildlife Service

## **SECTION 1.0 INTRODUCTION AND PURPOSE**

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### **1.1 PURPOSE OF THE INITIAL STUDY**

The City of Santa Rosa, as the Lead Agency, has prepared this Initial Study for the Roseland Creek Community Park project in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. seq.) and the regulations and policies of the City of Santa Rosa, California.

The project proposes to develop a community park on the approximately 19.49-acre site that would include a nature center, an outdoor classroom/community garden, picnic areas, a shade structure, a multi-use turf area, a nature-themed play area, sports court, parking areas, and a network of universally accessible trails including two footbridges across Roseland Creek. This Initial Study evaluates the environmental impacts that might reasonably be anticipated to result from implementation of the proposed project.

### **1.2 PUBLIC REVIEW PERIOD**

Publication of this Initial Study marks the beginning of a 30-day public review and comment period. During this period, the Initial Study will be available to local, state, and federal agencies and to interested organizations and individuals for review. Written comments concerning the environmental review contained in this Initial Study during the 30-day public review period should be sent to:

City of Santa Rosa  
Recreation and Parks Department  
55 Stony Point Road  
Santa Rosa, CA 95401  
Contact: Jen Santos, Deputy Director – Parks  
Tel: (707) 543-3781  
Email: [jsantos@srcity.org](mailto:jsantos@srcity.org)

### **1.3 CONSIDERATION OF THE INITIAL STUDY AND PROJECT**

Following the conclusion of the public review period, the Santa Rosa City Council will consider the adoption of the Initial Study/Mitigated Negative Declaration (MND) for the project at a regularly scheduled meeting. The Santa Rosa City Council shall consider the Initial Study/MND together with any comments received during the public review process. Upon adoption of the MND, the City may proceed with project approval actions.

### **1.4 NOTICE OF DETERMINATION**

If the project is approved, a Notice of Determination (NOD) will be filed, which will be available for public inspection and posted within 24 hours of receipt at the County Clerk's Office for 30 days. The filing of the NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA [CEQA Guidelines Section 15075(g)].

## **SECTION 2.0      PROJECT INFORMATION**

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### **2.1              PROJECT TITLE**

Roseland Creek Community Park Master Plan

### **2.2              LEAD AGENCY CONTACT**

Jen Santos  
Deputy Director  
City of Santa Rosa Recreation and Parks Department  
55 Stony Point Road  
Santa Rosa, CA 94501

### **2.3              PROJECT APPLICANT**

City of Santa Rosa Recreation and Parks Department  
55 Stony Point Road  
Santa Rosa, CA 94501

### **2.4              PROJECT LOCATION**

The approximately 19.49-acre project site consists of four City-owned parcels located at 1027 McMinn Avenue, and 1360, 1370 and 1400 Burbank Avenue in the Roseland area of Southwest Santa Rosa, Sonoma County.

Regional and vicinity maps of the site are shown on Figures 2.4-1 and 2.4-2, and an aerial photograph of the project site and surrounding area is shown on Figure 2.4-3.

### **2.5              ASSESSOR'S PARCEL NUMBERS**

APN 125-331-001, 125-252-002, 125-252-003, 125-252-004

### **2.6              GENERAL PLAN DESIGNATION AND ZONING DISTRICT**

General Plan: The General Plan designates the property as *Medium-Density Residential*. The project site is also identified as *Parks/Recreation* and a *Proposed Community Park*.

Zoning: The City of Santa Rosa Zoning Ordinance designates the project site as *Open Space – Recreation (OSR-SR) and Multi Family Residential (R-3-18-SR)* in a Scenic Road combining district (-SR).

### **2.7              SANTA ROSA PLAIN CONSERVATION STRATEGY**

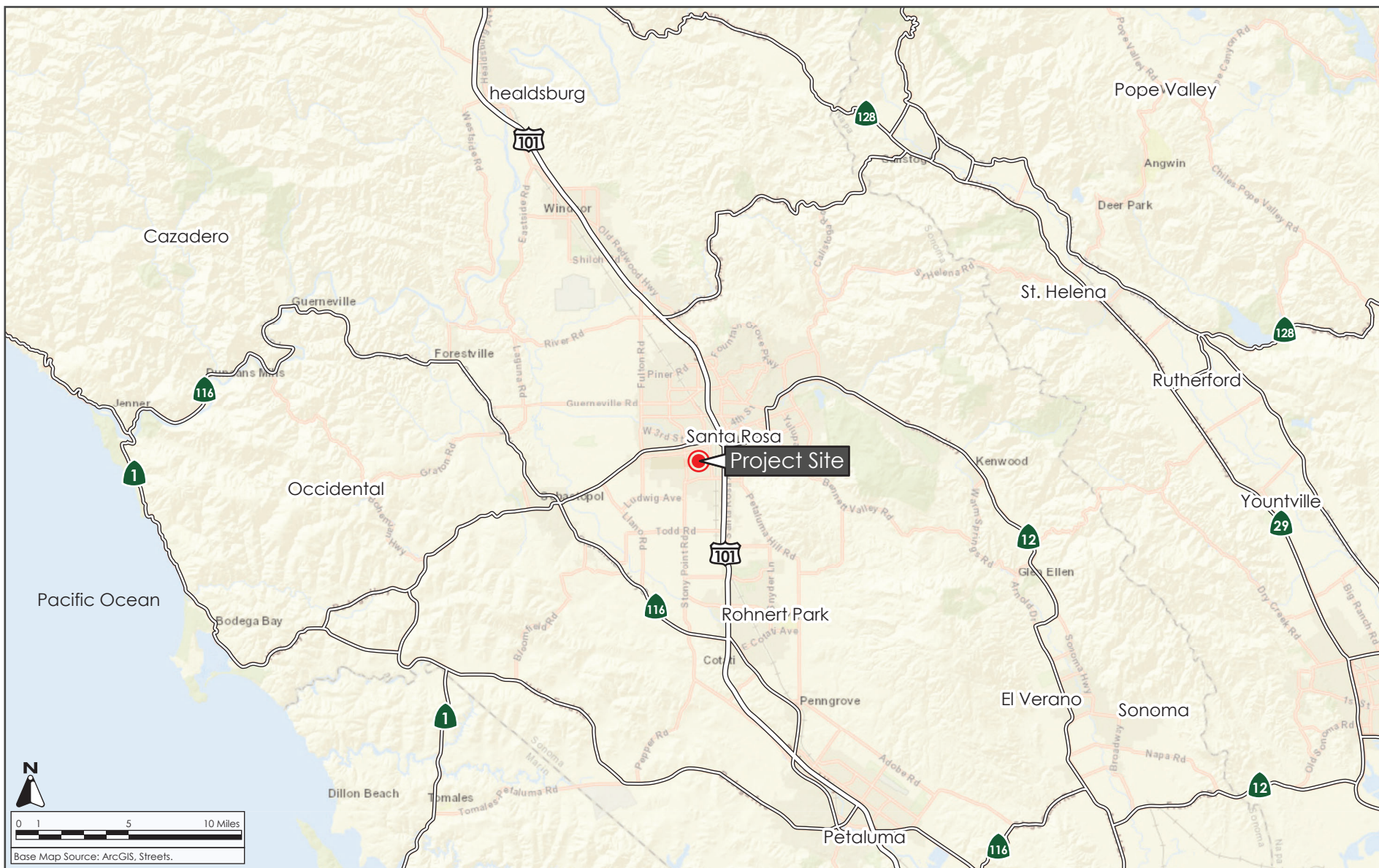
The project site is located within the boundaries of the Santa Rosa Plain Conservation Strategy area. In 2005, the Santa Rosa Plain Conservation Strategy Team, consisting of representatives of state and federal agencies including U.S. Fish & Wildlife Service (USFWS), California Department of Fish & Game, now California Department of Fish and Wildlife (CDFW), U.S. Environmental Protection

Agency, and U.S. Army Corps of Engineers, along with other interested agricultural, environmental and private landowner stakeholders, developed a Conservation Strategy. The Conservation Strategy establishes a long-term program to offset adverse environmental effects of future development on the Santa Rosa Plain and surrounding areas, with the objective of conserving protected species and contributing to their recovery. In doing so, the Conservation Strategy seeks to mitigate harm to protected species in a manner that minimizes interference with the rights of public and private property owners.

## **2.8 PROJECT-RELATED APPROVALS, AGREEMENTS, AND PERMITS**

Approvals and/or permits required for the project may include, but are not limited to, the following:

- General Plan Amendment
- Specific Plan Amendment
- Tree Removal Permit
- Grading Permit
- Building Permit
- USFWS Consultation
- Lake and Streambed Alteration Agreement (CDFW)
- Sonoma County Agricultural Preservation and Open Space District (SCAPOS D)  
Conservation Easement
- SCAPOS D Master Plan Approval



REGIONAL MAP

FIGURE 2.4-1



VICINITY MAP

FIGURE 2.4-2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 2.4-3

## **SECTION 3.0      PROJECT DESCRIPTION**

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### **3.1                      EXISTING SETTING**

The approximately 19.49-acre project site consists of four contiguous parcels located between Burbank Avenue and McMinn Avenue in the Roseland neighborhood in southwest Santa Rosa. Roseland Creek flows from northeast to southwest through the lower portion of the site. The site is surrounded by single- and multi-family residential land uses on the north and east, by rural residential uses to the south, and by an elementary school to the west.

The site is mostly undeveloped and contains grassland, oak woodland and riparian habitat zones. There is one existing unoccupied house located at the northeast corner of the site (1027 McMinn Avenue). The middle section of the site contains two single-family dwellings and several associated outbuildings located at 1370 Burbank Avenue. There is a house and barn located in the southwestern portion of the site located at 1400 Burbank Avenue. All of the existing structures are proposed to be removed with the project.

### **3.2                      PROPOSED DEVELOPMENT**

#### **3.2.1                      Access, Circulation, Parking**

The project proposes to construct a new community park to serve the Roseland neighborhood. The proposed Master Plan for the park shows two paved vehicle entrances to the park, both from Burbank Avenue. Each of the two entrances leads to a small parking lot, the more northerly lot containing 19 parking spaces and the southerly lot containing 17 parking spaces. A multi-use trail runs from the southwest corner of the site to the northeast corner, following the south side of the Roseland Creek riparian corridor across the southern portion of the site and crossing the creek near the eastern park boundary. The multi-use trail meanders through the oak woodland habitat area in the center of the site and connects to McMinn Avenue. The trail would be a paved 10-foot wide path with two-foot-wide gravel shoulders on either side, providing ADA access. A network of smaller trails and walkways would provide pedestrian circulation throughout the park, providing interconnectivity to the other features of the park as well as a pedestrian connection between the Burbank Avenue and McMinn Avenue neighborhoods on the west and east sides of the park.

#### **3.2.2                      Park Amenities and Natural Features**

The park is designed to preserve and enhance the habitat values of the existing grassland, oak woodland, riparian and purple needlegrass habitat areas on the site. Trails and interpretive signs are proposed for the northern section of the park, with existing grassland to remain. The central portion of the site contains the oak woodland habitat, which would be left intact and would also contain trails and interpretive signs. A nature center and restroom building would be constructed near the parking lot on the west side of the park, north of the creek. A picnic area and outdoor classroom or community garden are proposed to be located along the northern side of the riparian corridor at the edge of the oak woodland. On the south side of the riparian corridor, there would be a restroom near the parking lot, picnic areas (including a group BBQ area with a shade structure and sink), a nature-

themed play area, a multi-use turf area, and sports court. A trail surrounding the multi-use turf and play areas would include fitness stations. The existing purple needlegrass grassland area near the southeast corner of the site would be preserved, with trails encircling it. A potential future off-site trail connection to the multi-use trail is proposed near the eastern park boundary along the south side of Roseland Creek.

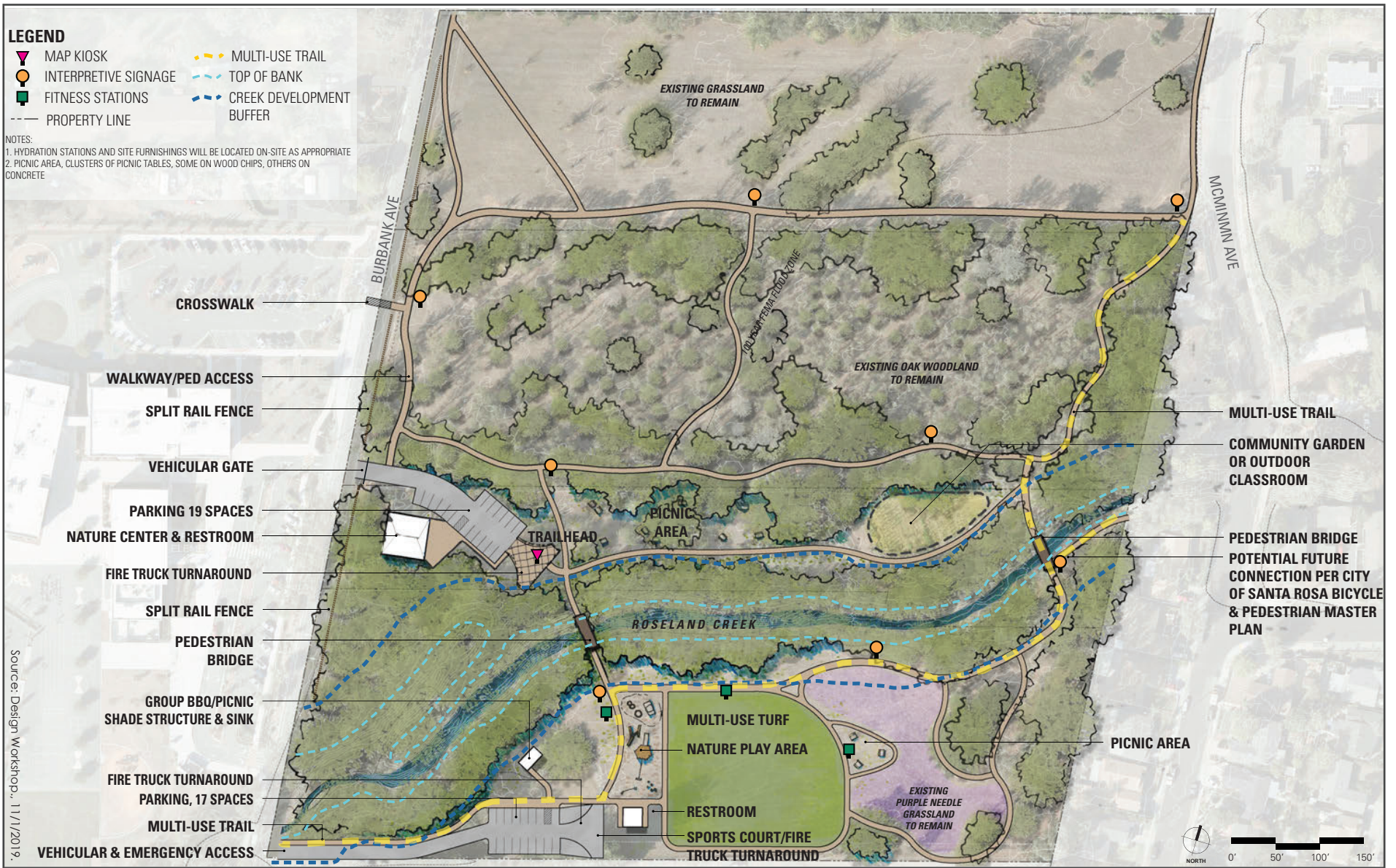
The Proposed Master Plan is shown on Figure 3.2-1.

### **3.2.3            Hours of Operation**

The proposed park would operate from sunrise (6:00 a.m.) to sunset (6:00 p.m. PST or 9:00 p.m. PDT), seven days per week consistent with City policies.

### **3.2.4            Conservation Easement**

Development of the proposed park on the project site would adhere to existing conservation easements on 1027 McMinn Avenue, and 1360 and 1400 Burbank Avenue that are held by the Sonoma County Agricultural Preservation and Open Space District (SCAPOS). A conservation easement would also likely be granted for 1370 Burbank Avenue. The conservation easement restricts development on the northerly two parcels to the development of minor structures and improvements in connection with low-intensity and educational uses. Impervious surfaces on the northerly parcels are also restricted to five percent of the total easement area. The conservation easement for 1400 Burbank Avenue limits structures and improvements within the “Natural Area” along Roseland Creek to trails and associated bridges which may provide emergency vehicle access. The easement also designates an “Oak Preservation Area” that allows for improvements in connection with low-intensity recreational and educational uses. Park improvements shall not result in impervious surfaces of more than 20 percent on this property. A conservation easement is anticipated to be granted for 1370 Burbank Avenue with similar provisions to the existing conservation easements on the project site and consistent with the proposed Master Plan.



PROPOSED MASTER PLAN

FIGURE 3.2-1

## SECTION 4.0 ENVIRONMENTAL CHECKLIST AND IMPACT DISCUSSION

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This section presents the discussion of impacts related to the following environmental subjects in their respective subsections:

4.1	Aesthetics	4.10	Land Use and Planning
4.2	Agricultural and Forestry Resources	4.11	Mineral Resources
4.3	Air Quality	4.12	Noise and Vibration
4.4	Biological Resources	4.13	Population and Housing
4.5	Cultural Resources	4.14	Public Services
4.6	Geology and Soils	4.15	Recreation
4.7	Greenhouse Gas Emissions	4.16	Transportation/Traffic
4.8	Hazards and Hazardous Materials	4.17	Utilities and Service Systems
4.9	Hydrology and Water Quality	4.18	Mandatory Findings of Significance

The discussion for each environmental subject includes the following subsections:

- **Environmental Checklist** – The environmental checklist, as recommended by CEQA, identifies environmental impacts that could occur if the proposed project is implemented. The right-hand column of the checklist lists the source(s) for the answer to each question. The sources are identified at the end of this section. The CEQA Guidelines Appendix G checklist was used to assess impacts in the Initial Study. The CEQA Guidelines Appendix G Checklist was updated in 2019 to include revised questions and incorporation of several new sections including Energy and Wildfire. The City has reviewed the revised CEQA Checklist and has determined that the revisions do not affect the conclusions in the Roseland Creek Community Park Master Plan Initial Study. The memorandum attached as Appendix D supports this determination.
- **Impact Discussion** – This subsection discusses the project’s impact as it relates to the environmental checklist questions. For significant impacts, feasible mitigation measures are identified. “Mitigation measures” are measures that will minimize, avoid, or eliminate a significant impact (CEQA Guidelines Section 15370). Each impact is numbered using an alphanumeric system that identifies the environmental issue. For example, **Impact HAZ-1** denotes the first potentially significant impact discussed in the Hazards and Hazardous Materials section. Mitigation measures are also numbered to correspond to the impact they address. For example, **MM BIO-2.1** refers to the first mitigation measure for the second impact in the Biological Resources section.

### **Important Note to the Reader**

The California Supreme Court in a December 2015 opinion [*California Building Industry Association v. Bay Area Air Quality Management District*, 62 Cal. 4th 369 (No. S 213478)] confirmed that CEQA, with several specific exceptions, is concerned with the impacts of a project on the environment, not the effects the existing environment may have on a project. Therefore, the

evaluation of the significance of project impacts under CEQA in the following sections focuses on impacts of the project on the environment, including whether a project may exacerbate existing environmental hazards.

The City of Santa Rosa currently has policies that address existing conditions (e.g., air quality, noise, and hazards) affecting a proposed project, which are also addressed in this section. This is consistent with one of the primary objectives of CEQA and this document, which is to provide objective information to decision-makers and the public regarding a project as a whole. The CEQA Guidelines and the courts are clear that a CEQA document (e.g., EIR or Initial Study) can include information of interest even if such information is not an “environmental impact” as defined by CEQA.

Therefore, where applicable, in addition to describing the impacts of the project on the environment, this chapter will discuss Planning Considerations that relate to policies pertaining to existing conditions. Such examples include, but are not limited to, locating a project near sources of air emissions that can pose a health risk, in a floodplain, in a geologic hazard zone, in a high noise environment, or on/adjacent to sites involving hazardous substances.

## 4.1 AESTHETICS

### 4.1.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
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"/>	1,3,4
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"/>	1,3,4
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"/>	1,3,4
d) Create a new source of substantial light or glare which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1

### 4.1.2 Existing Setting

The project site is located in the Roseland neighborhood, which was incorporated into the City of Santa Rosa in November 2017. Roseland is a predominantly single-family residential neighborhood, with some larger undeveloped properties included. Roseland Creek runs in a southwesterly direction through the neighborhood. The 19.49-acre project site consists four parcels of land, three of which are developed. It is bounded by McMinn Avenue on the east, and by Burbank Avenue, a designated Scenic Roadway, on the west. The Roseland Creek riparian corridor runs through the lower portion of the site. The site also includes an oak woodland habitat area, open space areas containing native grasses, and remnant orchard walnut trees. Photos of the site are shown on the following pages.

#### 4.1.2.1 *Surrounding Visual Character*

The area surrounding the project site contains mostly residential uses, with single-family residences to the north, east and west, and multiple family buildings also on the east. There is an elementary school located across Burbank Avenue from the site on the west, and a single-family residence and storage buildings adjacent to the south side of the site.

#### 4.1.2.2 *Scenic Views and State Scenic Highways*

The current view of the site from the surrounding neighborhood is of open space, oak woodland, densely wooded riparian corridor, and rural residential development. Views of these open and undeveloped spaces are framed by the suburban residential development surrounding the site. Views of the site are limited to the adjacent roadways and urban development. There are no State Scenic Highways in the vicinity of the site that would be impacted by the project. Burbank Avenue, however, which forms the western boundary of the project site, is a designated Scenic Road in the

*Santa Rosa General Plan 2035.* The General Plan contains goals and policies intended to preserve and enhance the scenic quality of designated roads in both the rural and developed areas of the City. The following General Plan policies are applicable to Burbank Avenue:

- Policy T-G-4      Respect natural topography and landscaping during alignment of scenic roads. Protect land through careful grading.*
- Policy T-G-5      Retain existing trees and vegetation along scenic roads, as possible. Enhance roadway appearance through landscaping, using native plant material.*
- Policy T-G-6      Provide large setbacks from scenic roads, as possible, to avoid encroachment of buildings on the view of the roadway.*
- Policy T-G-15     Require that scenic road rights-of-way are wide enough to preserve natural vegetation. Provide appropriate construction setbacks to retain views along the corridor.*

In addition to the General Plan, the following site planning and development standards contained in the Santa Rosa City Code (Title 20 – Zoning) apply to Burbank Avenue as a Scenic Road:

*Burbank Avenue (from the northerly boundary of Roseland Creek Community Park to Hearn Avenue). Scenic characteristics consist of larger front setbacks than typically found in low density, single-family residential areas, and a narrow roadway width that provides a “country road” feel, as well as roadside trees that create an occasional wooded “tunnel” effect. The area has a semi-rural residential character, with more urbanized subdivisions to the north and south.*

- a.      Minimum setback from Burbank Avenue:*
- (1) 20 feet measured from edge of pavement to one-story structure or element with a maximum height not exceeding 25 feet;*
  - (2) 25 feet measured from edge of pavement to a two-story or greater structure or element, or one-story structure or element with height over 25 feet;*
  - (3) Fences and walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other standards of the primary zoning district.*
- c.      Roadway improvements. Roadway improvements along Burbank Avenue shall be designed consistent with the street sections included in the Roseland Area/Sebastopol Road Specific Plan.*



**Photo 1:** Existing house at the northeast corner of the site (1027 McMinn Avenue).



**Photo 2:** Existing houses at the west side of the site (1370 Burbank Avenue).



**Photo 3:** View west across the northern portion of the site from McMinn Avenue.



**Photo 4:** View south toward the oak woodland habitat area from the northern portion of the site.



**Photo 5:** View south along the project site frontage on Burbank Avenue.



**Photo 6:** View north along the project site frontage on Burbank Avenue from the Roseland Creek bridge.



**Photo 7:** View east across the open grassland area in the southern portion of the site.



**Photo 8:** View east along the Roseland Creek riparian habitat area in the western portion of the site.

#### **4.1.3      Impact Discussion**

**a)    Have a substantial adverse effect on a scenic vista?**

Development of the proposed community park would have a minimal impact on any scenic vistas. As discussed previously, views across the site as it currently exists are limited to the boundaries of the site itself, and do not extend to any adjacent scenic lands beyond the site. Thus, there is no scenic vista that would be adversely affected. The proposed park improvements include the construction of several small structures, parking areas, walking trails and open space use areas such as picnic areas, a community garden or outdoor classroom, and multi-use turf play fields. The majority of the site, including the riparian corridor and oak woodland areas would remain undeveloped or be minimally developed with trails and open space uses that would not affect scenic vistas. **(Less Than Significant Impact)**

**b)    Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

Implementation of the proposed community park project would require the removal of four heritage trees for the construction of parking areas and the proposed trail (refer to *Section 4.4 Biological Resources*). The tree removals would be subject to the provisions of the City's Tree Ordinance, which would require obtaining a permit and providing replacement trees as mitigation for trees removed. This would result in a less than significant impact. There are no rock outcroppings, historic buildings or State Scenic Highways on or adjacent to the site. The proposed improvements on the site would conform to the General Plan policies and Zoning development standards for properties fronting Burbank Avenue. **(Less Than Significant Impact)**

**c)    Substantially degrade the existing visual character or quality of the site and its surroundings?**

As discussed previously, implementation of the proposed community park project would have a minimal impact upon the visual character or quality of the site because the number and size of the proposed structures would be small, and the proposed uses would be primarily of a passive open space nature – walking trails, interpretive signs, picnic areas, a community garden or outdoor classroom, and play fields. There would be minimal visual impacts to the existing oak woodland, riparian corridor and native grassland resource areas on the site. **(Less Than Significant Impact)**

**d)    Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

The proposed park project would only include lighting for the parking areas and within the nature center and restroom structures. The amount of glare produced by the proposed structures would be minimal. The proposed sports court and multi-use turf play areas would not include lighting for evening use. The proposed park uses would not be considered substantial sources of light and glare, and would not result in significant impacts. **(Less Than Significant Impact)**

#### 4.1.4 Conclusion

The proposed community park project is designed to allow park visitors to experience the natural features of the park, including the oak woodlands, riparian corridor and native grassland communities. The passive open space and recreational use areas are located in areas of the park that have the least physical impact on these features, and consequently have the least impacts to their visual quality as well. The resulting aesthetic impacts of the project would be less than significant. **(Less Than Significant Impact)**

## 4.2 AGRICULTURAL AND FORESTRY RESOURCES

### 4.2.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
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"/>	5
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"/>	3,5
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"/>	3
d) Result in a loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4

### 4.2.2 Existing Setting

The project site consists of four parcels, one of which is currently developed with two residential structures and several accessory structures. The other three parcels are essentially undeveloped, containing native and non-native grasslands, remnant orchard trees, a riparian corridor, and an oak woodland area. Two of the parcels contain vacant residences (1027 McMinn Avenue and 1400 Burbank Avenue) and are mostly undeveloped. The site is located in a developed suburban area, and is surrounded by residential development on three sides. Portions of the site were formerly used as orchards, but the site is not designated as farmland or forest land. According to the *Sonoma County Important Farmland 2016* map, the site is designated as *Urban and Built-Up Land*, defined as land that is "...occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures."

#### **4.2.3      Impact Discussion**

**a)    Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?**

The site does not currently contain any agricultural or farm uses, and is designated on the *Sonoma County Important Farmland 2016* map as Urban and Built-Up Land. The proposed community park project would not therefore convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. **(No Impact)**

**b)    Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

The City of Santa Rosa Zoning Ordinance designates the project site as *Open Space – Recreation (OSR-SR)* and *Multi Family Residential (R-3-18-SR)* in a Scenic Road combining district (-SR). These zoning districts allow for open space, recreation, and multi-family residential development. No agricultural uses are allowed within these districts. There are no Williamson Act contracts recorded on the site. **(No Impact)**

**c)    Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?**

The existing zoning on the project site, identified above, allows for open space, recreation, and residential use of the project site. There is no forest land or timberland in the vicinity of the project site. **(No Impact)**

**d)    Result in a loss of forest land or conversion of forest land to non-forest use?**

The project site is not currently designated or zoned as forest land. Development of the proposed community park would result in the removal of four heritage trees and non-native vegetation (refer to *Section 4.4 Biological Resources*). Development of active park uses on the site would occur in existing developed areas of the site and non-native grasslands. The proposed project would not be considered a conversion of forest land to non-forest use. **(No Impact)**

**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?**

According to the *Sonoma County Important Farmland 2016* map, the project site and surrounding area is designated as Urban and Built-Up Land. The development of the project site would not result in conversion of any forest or farmlands. **(No Impact)**

#### **4.2.4      Conclusion**

The project would have no impact on agricultural and forestry resources. **(No Impact)**

## 4.3 AIR QUALITY

### 4.3.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
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"/>	1,6
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"/>	1,6
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as 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"/>	1,6
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,6
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,6

### 4.3.2 Existing Setting

#### 4.3.2.1 *Background Information*

Air quality and the amount of a given pollutant in the atmosphere are determined by the amount of a pollutant released and the atmosphere's ability to transport and dilute the pollutant. The major determinants of transport and dilution are wind, atmospheric stability, terrain, and for photochemical pollutants, sunshine.

The San Francisco Bay Area typically has moderate ventilation, frequent inversions that restrict vertical dilution, and terrain that restricts horizontal dilution. These factors give the Bay Area a relatively high atmospheric potential for pollution. Sonoma County's climate is largely affected by the topography of the Petaluma, Cotati, and Sonoma valleys. Average daily temperatures range from moderate overnight to hot during the day in the summer, and cool overnight to moderate during the day in the winter. Wind patterns in the Petaluma and Cotati valleys are strongly influenced by the Petaluma Gap, with calm to mild winds typical in Santa Rosa. During late afternoons in summer, fog is common in the Petaluma and Cotati valleys, and can persist until late morning the following day. Annual rainfall averages 30 inches in Santa Rosa.<sup>1</sup>

<sup>1</sup> Santa Rosa General Plan 2035 Draft EIR. March 2009.

## **Criteria Pollutants**

The Clean Air Act requires the U.S. Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards for six common air pollutants, referred to as “criteria pollutants”: particulate matter (PM), ground-level ozone, carbon monoxide, sulfur oxides, nitrogen oxides, and lead. The California Air Resources Board (CARB) and the EPA have adopted ambient air quality standards establishing permissible levels of these pollutants.

### **Local Community Risks/Toxic Air Contaminants and Fine Particulate Matter**

The Federal Clean Air Act defines Hazardous Air Pollutants (HAPs) as air contaminants identified by U.S. EPA as known or suspected to cause cancer, serious illness, birth defects, or death. In California, Toxic Air Contaminants (TACs) include all HAPs, plus other contaminants identified by CARB as known to cause morbidity or mortality (cancer risk). TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., benzene near a freeway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, State, and Federal level. Unlike other emissions, TACs are measured based on the risk of human health rather than a set emission standard.

Diesel exhaust, a mixture of gases, vapors, and fine particles, is the predominant TAC in urban air and is estimated to represent about two-thirds of the cancer risk from TACs (based on the statewide average). Diesel particulate matter (DPM) is of particular concern since it can be distributed over large regions, thus leading to widespread public exposure. CARB has adopted and implemented a number of regulations for stationary and mobile sources to reduce emissions of DPM. Several of these regulatory programs affect medium and heavy duty diesel trucks. These trucks represent the bulk of DPM emissions from California highways and include the solid waste collection vehicles, public and utility fleets, and the heavy-duty diesel trucks and buses.

#### **4.3.2.2      *Existing Conditions***

### **Sensitive Receptors**

The Bay Area Air Quality Management District (BAAQMD) defines sensitive receptors as facilities where population groups that are particularly sensitive to the effects of air pollutants (i.e., children, the elderly, and people with illnesses) are likely to be located. Examples include schools, hospitals, and residential areas. The nearest sensitive receptors are the Roseland Creek Elementary School, located directly west of the site across Burbank Avenue, and the single-family residences located adjacent to the site boundaries on the north, east and south sides. Additionally, there are single-family residences northwest of the site, located diagonally across Burbank Avenue from the site, and single-family and multiple-family residences located to the east of the site across McMinn Avenue.

#### **4.3.2.3      *Applicable Plans, Policies, and Regulations***

##### **Relevant City of Santa Rosa General Plan 2035 Air Quality Goals and Policies**

*Goal OSC-J      Take appropriate actions to help Santa Rosa and the larger Bay Area region achieve and maintain all ambient air quality standards.*

*Policy OSC-J-1      Review all new construction projects and require dust abatement actions as contained in the CEQA Handbook of the Bay Area Air Quality Management District.*

As previously discussed in *Section 4.0* of this Initial Study, on December 17, 2015, the California Supreme Court issued an opinion in “CBIA vs. BAAQMD” holding that CEQA is primarily concerned with the impacts of a project on the environment and generally does not require agencies to analyze the impact of existing conditions on a project’s future users or residents unless the project risks exacerbating those environmental hazards or risks that already exist. In light of this ruling, the effect of existing air pollutants from off-site sources on new sensitive receptors introduced by the project would not be considered an impact under CEQA. Nevertheless, the City has policies and regulations that address existing conditions affecting a proposed project, which are also discussed below.

#### **4.3.3      Impact Discussion**

##### **a)    Conflict with or obstruct implementation of the applicable air quality plan?**

BAAQMD’s most recently adopted plan is the Bay Area 2017 Clean Air Plan (2017 CAP). The 2017 CAP focuses on two closely-related BAAQMD goals: protecting public health and protecting the climate.

The 2017 CAP includes 85 control measures that are intended reduce air pollutant emissions in the Bay Area either directly or indirectly. These control measures are divided into nine categories that include:

- Stationary Sources;
- Transportation;
- Energy;
- Agriculture;
- Water;
- Waste;
- Buildings;
- Natural and Working Lands; and
- Super-GHG Pollutants

The consistency of the project is evaluated with respect to each set of applicable control measures in Table 4.3-1 below.

<b>Table 4.3-1: Bay Area 2017 Clean Air Plan Applicable Control Measures</b>		
<b>Control Measures</b>	<b>Description</b>	<b>Project Consistency</b>
<b><i>Transportation Measures</i></b>		
Bicycle and Pedestrian Access and Facilities	Encourage planning for bicycle and pedestrian facilities in local plans, e.g., general and specific plans, fund bike lanes, routes, paths and bicycle parking facilities.	The project would include the provision of trails that would facilitate bicycle and pedestrian travel throughout the site, and provide connectivity to adjacent streets.
<b><i>Building Measures</i></b>		
Urban Heat Island Mitigation	Develop and urge adoption of a model ordinance for “cool parking” that promotes the use of cool surface treatments for new parking facilities, as well existing surface lots undergoing resurfacing. Develop and promote adoption of model building code requirements for new construction or reroofing/ roofing upgrades for commercial and residential multifamily housing.	The project would be required to comply with the City’s Green Building Ordinance and the most recent California Building Code which would increase building efficiency over standard construction. Therefore, the project is consistent with this control measure.
<b><i>Natural and Working Lands Measures</i></b>		
Urban Tree Planting	Develop or identify an existing model municipal tree planting ordinance and encourage local governments to adopt such an ordinance. Include tree planting recommendations, the Air District’s technical guidance, best management practices for local plans, and CEQA review.	The project would be required to adhere to the City’s tree replacement policy. Therefore, the project is consistent with this control measure.

The project includes transportation, building, and natural and working lands measures consistent with the 2017 CAP. The project is also consistent with the City’s General Plan. The project, by itself would not result in a significant impact related to consistency with the Bay Area 2017 CAP. (**Less Than Significant Impact**)

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

As discussed in the following paragraphs, the project falls below the BAAQMD screening criteria for operational impacts from parks. The project would have emissions below the BAAQMD thresholds for ozone precursors and particulate matter. Therefore, the project would not contribute substantially to existing or projected violations of those standards. **(Less Than Significant Impact)**

**c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard including releasing emissions which exceed quantitative thresholds for ozone precursors?**

As discussed in CEQA Guidelines Section 15064(b), the determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the Lead Agency and must be based to the extent possible on scientific and factual data. The City of Santa Rosa has carefully considered the thresholds updated by BAAQMD in May 2017 and regards these thresholds to be based on the best information available for the San Francisco Bay Area Air Basin and conservative in terms of the assessment of health effects associated with TACs and PM<sub>2.5</sub>. The BAAQMD CEQA Air Quality thresholds used in this analysis are identified in Table 4.3-2.

### **Operational Criteria Pollutants**

According to the BAAQMD thresholds listed in Table 4.3-2, a project that generates more than 54 pounds per day of ROG (reactive organic gases), NO<sub>x</sub>, or PM<sub>2.5</sub>; or 82 pounds per day of PM<sub>10</sub> would be considered to have a significant impact on regional air quality. BAAQMD developed screening criteria that provide Lead Agencies with a conservative indication of whether a proposed project could result in a significant operational impact (e.g., daily or annual emissions above these thresholds). The proposed project would construct active park uses on approximately 4.59 acres of the site, which is well below the most stringent screening criteria of 2,613 acres of City park for operational impacts.<sup>2</sup> Based on the BAAQMD screening tables, the project would not result in a significant impact to regional air quality in the San Francisco Bay Area Air Basin due to operational criteria pollutant emissions. **(Less Than Significant Impact)**

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<sup>2</sup> Bay Area Air Quality Management District. *CEQA Air Quality Guidelines*. Table 3-1, Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes. Updated May 2017. p. 3-2.

Table 4.3-2: Thresholds of Significance Used in Air Quality Analyses			
Pollutant	Construction	Operation	
	Average Daily Emissions (pounds)	Average Daily Emissions (pounds)	Maximum Annual Emissions (tons)
ROG, NO <sub>x</sub>	54	54	10
PM <sub>10</sub>	82 (exhaust)	82	15
PM <sub>2.5</sub>	54 (exhaust)	54	10
Fugitive Dust (PM <sub>10</sub> /PM <sub>2.5</sub> )	Implement Best Management Practices	None	None
Risk and Hazards for New Sources and Receptors (Project)	Same as operational threshold	<ul style="list-style-type: none"><li>Increased cancer risk of &gt;10.0 in one million</li><li>Increased non-cancer risk of &gt; 1.0 Hazard Index (chronic or acute)</li><li>Ambient PM<sub>2.5</sub> increase: &gt; 0.3 μ/m<sup>3</sup> (Zone of influence: 1,000-foot radius from property line of source or receptor)</li></ul>	
Risk and Hazards for New Sources and Receptors (Cumulative)	Same as operational threshold	<ul style="list-style-type: none"><li>Increased cancer risk of &gt;100 in one million</li><li>Increased non-cancer risk of &gt; 10.0 Hazard Index (chronic or acute)</li><li>Ambient PM<sub>2.5</sub> increase: &gt; 0.8 μ/m<sup>3</sup> (Zone of influence: 1,000-foot radius from property line of source or receptor)</li></ul>	
Sources: BAAQMD CEQA <i>Thresholds Options and Justification Report</i> (2009) and BAAQMD CEQA <i>Air Quality Guidelines</i> (dated May 2017).			
<sup>1</sup> For stationary source projects, modeling for CO concentrations is only required for projects emitting 100 tons per year or more of CO. Projects emitting less are assumed to not exceed the CO concentration threshold.			

**d) Expose sensitive receptors to substantial pollutant concentrations?**

**Construction Emissions**

Criteria Pollutants

The BAAQMD screening criteria size for construction impacts from criteria pollutants is 67 acres for a city park. Projects that are smaller than the screening size are considered to have a less than significant operational air quality impact. The proposed 19.49-acre project site is well below the screening size for the proposed land use. Therefore, the project would have a less than significant construction air quality impact from criteria pollutant emissions.

Dust Emissions

Construction activities on the site includes minimal grading, which would generate dust and other particulate matter. The generation of dust and other particulate matter could temporarily impact

children at the nearby Roseland Creek Elementary School, as well as residents of the adjacent residential properties.

**Standard Measures:** The following standard measures would be implemented during construction to reduce dust impacts:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

The dust control/exhaust measures listed for construction impacts would ensure that the construction of the proposed park would emit less exhaust emissions (including diesel) and fugitive dust emissions and would result a less than significant construction-related air quality impact on nearby residents. **(Less than Significant Impact)**

**e) Create objectionable odors affecting a substantial number of people?**

The proposed development is a community park consisting of open space and passive recreational uses and would not result in incompatible odors. While construction of the development would result

in temporary exhaust emissions, it would not result in a significant odor impact. **(Less than Significant Impact)**

#### **4.3.4            Conclusion**

With the implementation of the identified construction-related Standard Measures, the project would not result in significant long-term or construction-related air quality impacts. **(Less Than Significant Impact)**

## 4.4 BIOLOGICAL RESOURCES

The following discussion is based, in part, on reports prepared by *WRA Environmental Consultants* (WRA) including a plant survey (July 2017), biological resources assessment (September 2019), and a tree survey report (March 2019). Copies of these reports are included in Appendix A of this Initial Study.

### 4.4.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
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 (CDFW) or United States Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7, 8
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 CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7, 8
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"/>	7, 8
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, impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7, 8
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"/>	3,9
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"/>	7, 8

#### **4.4.2      Existing Setting**

The majority of the project site remains undeveloped and comprised of open non-native annual grassland, and valley oak (*Quercus lobata*) woodland. During the time of the site visit in May 2017, one of the parcels, 1370 Burbank Avenue (APN #125-252-003), had an occupied residence, while the rest of the parcels were vacant.

The project site is bisected by Roseland Creek, an intermittent United States Geological Survey (USGS) “blue-line” stream, which flows through the project site in a westerly direction. Historic aerial imagery indicates that nearly the entire project site, with the exception of the creek corridor, supported high density, intensive agricultural (orchard) production from at least 1942 to as recently as 1971. The existing conditions of the site generally reflect the previous disturbance regime, and existing oak woodlands on site, outside of the riparian corridor, consist of a naturalized even-aged stand of relatively young trees. Other old, dead and/or decadent Northern California black walnut (*Juglans hindsii*) trees on the northernmost parcel are further indicative of the site’s agricultural past, as this species was typically used as rootstock for English walnut (*J. regia*) orchards. The two northernmost parcels are currently accessible and in use by the public, as evidenced by numerous social trails crossing the site, and numerous tire tracks and ruts observed during the site visit. Recent aerial imagery (Google Earth 2017) also indicate that the open grassland portions of the project site are likely mowed annually for fire suppression.

Seven biological communities were identified on the project site (refer to Figure 4.4-1). Non-sensitive biological communities include: non-native grassland, developed/landscaped areas, and disturbed valley oak woodland. Potentially sensitive biological communities observed on the project site include intermittent stream (Roseland Creek), valley oak riparian woodland, riparian wetland, and purple needlegrass grassland, all of which are detailed below.

### **Wetlands and Waters of the U.S.**

#### **Intermittent Stream**

The project site contains approximately 0.35-acre of the intermittent stream which bisects the site flowing in a southwesterly direction. Roseland Creek is an intermittent USGS blue-line stream. The upper reach of the creek within the project site, where the creek enters the site, is approximately eight feet wide and has a concrete slab bed for approximately 400 linear feet, with water undermining and flowing underneath the concrete at the time of the site visit. The lower reach (western portion) of the stream has a more natural channel composed of rock and cobble mixed with sands and silts.

Roseland Creek was delineated within the project site based on observable Ordinary High Water Mark (OHWM) indicators including: presence of a bed and bank, scouring, wrack, sediment deposition, and water stains on the banks. The lower reach of the creek contains a backflow channel which supports a riparian wetland, described in detail below. Dominant vegetation along the banks of the intermittent stream is composed of valley oak riparian woodland (described below). The channel had flowing water in it during the May 2017 site visit. Areas mapped as intermittent creek are considered jurisdictional under Section 404 of the CWA and Section 1602 of the CFGC.

Roseland Creek is also generally subject to development setbacks for structures (including buildings

of any type, driveways, streets, parking areas, patios, platforms, decks, fences, earth fill or other structural debris fill, or retaining walls) of 50 feet from the top of bank, as per Section 20-30.040 “Creekside Development”, of the Santa Rosa City Code. Bridges for motor vehicles, pedestrians, and/or bicycles, and/or public utility infrastructure may cross through a waterway setback area and over or under its channel, provided that the installation has received all required approvals from the City. In accordance with Zoning Code Section 20-10.050(G), the Zoning Code shall not apply to any public project of the City except to the minimum extent required by law.

### Riparian Wetland

The project site contains approximately 0.09 acre of riparian wetland directly adjacent to Roseland Creek. The riparian wetland is located in the downstream portion of Roseland Creek, adjacent to Burbank Avenue where the stream flows off of the site through a box culvert underneath Burbank Avenue. The culvert appears to be functioning as a sediment trap which backs up stream flows enough to cause wetland conditions below the OHWM, in-line with the stream. Standing water and wetland vegetation were also observed in an approximately nine-foot wide backflow scour channel on the north side of the main creek channel. The riparian wetland within the project site contained standing water to a depth of two inches or greater during the time of the site visit, and was dominated by wetland vegetation including northern water plantain (*Alisma triviale*), Santa Barbara sedge (*Carex barbarae*), curly dock (*Rumex crispus*), California blackberry (*Rubus ursinus*), and Oregon ash (*Fraxinus latifolia*). Areas mapped as riparian wetland are considered jurisdictional under Section 404 of the CWA. In addition, due to its position adjacent to or in-line with the intermittent stream, the riparian wetland is likely to be considered jurisdictional under Section 1602 of the CFGC, as riparian habitat.

## **Other Sensitive Biological Communities**

### Valley Oak Riparian Woodland

Valley oak riparian woodland occupies approximately 1.94 acres of the project site. Valley oak riparian woodland forms a contiguous canopy along the banks of Roseland Creek. This community was mapped as having valley oak greater than 30 percent relative cover in the tree canopy with other tree species present. The overstory is dominated by large, mature valley oak trees, with a middlestory composed of various native trees tolerant of winter flooding and/or a high water table, including valley oak, arroyo willow (*Salix lasiolepis*), and Oregon ash. The understory is dominated by woody vine/shrub species including non-native invasive Himalayan blackberry (*Rubus armeniacus*), with other native species present including poison oak (*Toxicodendron diversilobum*), and snowberry (*Symphoricarpos albus*). Understory herbs are scarce, and mostly restricted to steep banks, and the stream edge. Valley oak woodland is reported by the CDFW with a rarity ranking of G3, S3 (CNPS 2017), indicating that it is considered vulnerable globally and in California. This community would therefore be considered sensitive and must be evaluated under CEQA (CCR Title 14, Div. 6, Chap. 3). Valley oak riparian woodland is also considered a sensitive community under Section 1602 of the CFGC, and this community also contains many individual trees protected per the City of Santa Rosa Tree Ordinance. Any tree removal deemed necessary for construction will require a tree removal permit from the City of Santa Rosa. Any development within this community, including but not limited to trail construction will require a CDFW permit.



EXISTING BIOLOGICAL COMMUNITIES

FIGURE 4.4-1

### Purple Needlegrass Grassland

Purple needlegrass grassland occupies approximately 0.45 acre in the southeastern portion of the project site. This community was mapped within the project site as containing purple needle grass (*Stipa [Nassella] pulchra*) greater than ten percent relative cover of the herbaceous layer. Within the project site, this community is dominated by purple needlegrass at approximately 45 percent relative cover with other predominantly non-native grasses and forbs including slim oat (*Avena barbata*), spring vetch (*Vicia sativa*), hairy cat's ear (*Hypochaeris radicata*), rose clover (*Trifolium hirtum*), and Spanish lotus (*Acmispon americanus* var. *americanus*). Purple needlegrass grassland is reported by the CDFW with a rarity ranking of G4, S3? (CDFW 2017), indicating that it is apparently secure globally, but vulnerable in California. Although, the purple needlegrass community is relatively disturbed, likely mowed annually or semi-annually, and contains a low diversity of associated native forbs, this community could potentially be considered sensitive under CEQA, due to its sensitivity ranking.

## **Non-Sensitive Biological Communities**

### Developed/Landscaped

Developed/landscaped areas occupy approximately 2.84 acres within the project site. These areas have been previously developed and contained occupied or abandoned residences with associated hardscape, gravel driveways, and landscapes including ornamental trees and shrubs including Mexican fan palm (*Washingtonia robusta*), blue gum (*Eucalyptus globulus*), apple (*Malus* sp.), rose (*Rosa* sp.), and lilac (*Syringa* sp.). Developed/landscaped areas are not considered sensitive. However, they may contain protected trees per the City of Santa Rosa Tree Ordinance.

### Non-Native Grassland

Non-native grassland occupies approximately 6.07 acres within the project site. Non-native grasslands within the project site are dominated by non-native annual grasses including slim oat, Italian ryegrass, and soft chess (*Bromus hordeaceus*), with associated grasses and forbs including Harding grass (*Phalaris aquatica*), bristly ox-tongue (*Helminthotheca echioides*), spring vetch, and carrot (*Daucus carota*). This community contains scattered trees including several over-mature, declining Northern California black walnut trees, which are likely remnant rootstock from the historic orchard which occupied the area. Non-native grasslands appear to be mowed annually or semi-annually, and other human-caused disturbance, including off-road vehicle use, and social trails were observed. This community is not considered sensitive. However, these areas may contain protected trees per the City of Santa Rosa Tree Ordinance.

### Disturbed Valley Oak Woodland

Disturbed valley oak woodland occupies approximately 7.01 acres within the project site. This community was characterized as disturbed valley oak woodland, due to historic and contemporary disturbance within the community. Historic aerials indicate that all areas mapped as disturbed valley oak woodland were occupied by high-density orchards as recently as 1971. This historic disturbance is evident, in particular in the northern portion of the stand, north of Roseland Creek, where the

community is composed of an even-aged stand of young valley oak trees, which have the appearance of a planted or naturalized stand. Current disturbance observed within this community included numerous social trails, and off-road vehicle use, as evidenced by numerous tire tracks and ruts. Vegetation within this community is dominated by valley oak, with an understory dominated by non-native grasses including rattlesnake grass (*Briza maxima*), Italian ryegrass, and soft chess. Woody vines including poison oak and Himalayan blackberry are also abundant within the understory. This community is not considered sensitive due to the historic and contemporary disturbance levels. However, the majority of trees within this community are considered protected per the City of Santa Rosa Tree Ordinance.

### **Special-Status Plant Species**

Eighty-nine special-status plant species have been documented within the vicinity of the project site. Of the 89 special-status species documented, two were determined to have a moderate potential to occur on the project site, and are described in Table 4.4-1, below. The remaining 87 special-status plant species are either unlikely or have no potential to occur within the project site for one or more of the following reasons:

- The project site has been repeatedly and intensively altered from a natural state, by development, agricultural conversion, discing, or mowing, thereby eliminating the seedbank or diminishing establishment of the special-status plant(s);
- The project site does not contain hydrologic conditions (e.g., perennial saline, freshwater marshes and swamps) necessary to support the special-status plant(s);
- The project site does not contain edaphic (soil) conditions (e.g., serpentine or volcanic substrate) necessary to support the special-status plant(s);
- The project site does not contain vegetation communities (e.g., chaparral, coastal scrub, vernal pools) associated with the special-status plant(s);
- Very unique pH characteristics, such as alkali wetlands are absent from the project site;
- Competition from vigorous non-native invasive species (e.g. non-native annual grasses), likely precludes the special-status species' ability to persist on-site;
- This special-status species was not observed during the site visit which was conducted during the bloom period of the species.

<b>Table 4.4-1: Special-Status Plant Species with the Potential to Occur on the Project Site</b>		
<i>Species</i>	<i>Habitat Requirements</i>	<i>Potential to Occur</i>
Sonoma alopecurus ( <i>Alopecurus aequalis</i> var. <i>sonomensis</i> )	Marshes and swamps (freshwater), riparian scrub. Elevation ranges from 20 to 1,200 feet. Blooms May-July	<b>Moderate Potential.</b> The project site contains potentially suitable riparian habitat which could support this species.
Congested-headed hayfield tarplant ( <i>Hemizonia congesta</i> ssp. <i>Congesta</i> )	Chaparral, cismontane woodland/volcanic, rocky. Elevation ranges from 390 to 2,100 feet. Blooms Feb-June.	<b>Moderate Potential.</b> The Project site contains potentially suitable grassland habitat that may support this species. This species is relatively disturbance-tolerant and may not be precluded by historic and current disturbance regime in the Project site.

All listed plant species covered by the Santa Rosa Plain Programmatic Biological Opinion (PBO) Burke's goldfields, Sonoma sunshine, and Sebastopol meadowfoam, are unlikely to occur within the project site due to a lack of vernal pool habitat, lack of suitable hydrology (i.e. extended ponding), and/or prior disturbance (i.e. agricultural conversion, annual mowing). Moreover, Burke's goldfields, and Sebastopol meadowfoam were not observed during the 2017 site visits which were conducted during their documented bloom period. Both species were observed in bloom at a documented reference site just five days after the site visit, confirming their phenology would have been identifiable during the time of the site visit. However, as a conservative measure, due to the presence of semi-mesic grassland and valley oak woodland observed during the 2017 site visit, protocol-level surveys for these species were conducted in 2018. No special-status plant species were identified during the protocol-level surveys.

### Special-Status Wildlife Species

A total of 30 special-status wildlife species are known in the vicinity based upon review of the resources and databases. Of these wildlife species, 14 have moderate or high potential to occur within the project site. Special-status wildlife species with potential to occur include seven species of bat, six species of birds, and western pond turtle (WPT). These species may be affected both directly and indirectly by project activities if present. There is no suitable habitat for the California Giant Salamander or California red-legged frog on-site.

While surrounded on three sides by "Heavily Urbanized Areas", the project site and neighboring properties to the south are mapped within the "Core Area" for CTS by the USFWS (2016), albeit at the periphery of this area. However, several factors indicate that the species is unlikely overall to

occur there. At the time of the site visit, small mammal burrows, the typical subterranean refugia for CTS, were not observed. The nearest documented CTS occurrence in CNDDDB is located approximately 0.6-mile to the south of the site, south of Hearn Avenue; this occurrence involved an adult CTS that was found along the road in 2003 (CDFW 2017). The nearest documented breeding occurrence/habitat is located approximately 0.7-mile to the southwest (CDFW 2017), though this site has become isolated by urban development. The next-nearest breeding occurrence is at Southwest Community Park approximately 0.75-mile to the south of the site, south of Hearn Avenue (CDFW 2017). As per Trenham and Cook (2008), Hearn Avenue and directly associated infrastructure (e.g., storm drains) provides a barrier to CTS movement. The project site does not provide any wetlands or seasonal aquatic features suitable for CTS breeding, and as such the persistence of a population there and on adjacent properties north of Hearn Avenue is highly unlikely. As such, CTS is considered unlikely to occur within the project site. The project site is, however, within designated critical habitat which applies regardless of habitat conditions and on-site presence/absence of the species unless USFWS removes the designation for this area.

The diversity of vegetation within the project site provides a variety of suitable conditions for nesting and foraging by both special-status and non-special-status birds. Vegetation communities including non-native grassland, purple needlegrass grassland, and valley oak woodland may provide suitable habitat to support nesting birds. Table 4.4-2 identifies special-status birds which have been documented in the area and have a moderate to high potential to nest within the project site.

<b>Table 4.4-2: Special-Status Birds with Moderate or High Potential to Nest on the Project Site</b>		
<i>Scientific Name</i>	<i>Common Name</i>	<i>Protection Status</i>
<i>Selasphorus sasin</i>	Allen's hummingbird	USFWS Bird of Conservation Concern
<i>Lanius ludovicianus</i>	loggerhead shrike	CDFW Species of Special Concern, USFWS Bird of Conservation Concern
<i>Picoides nuttallii</i>	Nuttall's woodpecker	USFWS Bird of Conservation Concern
<i>Agelaius tricolor</i>	tricolored blackbird	CDFW Species of Special Concern, USFWS Bird of Conservation Concern
<i>Elanus leucurus</i>	white-tailed kite	California Fully Protected Species
<i>Icteria virens</i>	yellow-breasted chat	CDFW Species of Special Concern

In addition to the special-status bird species noted above, non-status nesting birds are protected under the Migratory Bird Treaty Act (MBTA) and by the CFGC. Birds may nest in trees, brush, shrubs and grasslands within or adjacent to the project site. Nesting birds may be directly or indirectly affected by activities within the project site.

Seven special-status bat species also have a moderate potential to occur within the oak woodland, intermittent stream habitat, and abandoned structures within the project site. Table 4.4-3 outlines the species with potential to occur on the project site as well as their protection status with the Western Bat Working Group (WBWG) and CDFW.

<b>Table 4.4-3: Bat Species with Moderate Potential to Occur on the Project Site</b>		
<i>Scientific Name</i>	<i>Common Name</i>	<i>Protection Status</i>
<i>Myotis thysanodes</i>	fringed myotis	WBWG High Priority
<i>Lasiurus cinereus</i>	hoary bat	WBWG Medium Priority
<i>Myotis volans</i>	long-legged myotis	WBWG High Priority
<i>Antrozous pallidus</i>	pallid bat	CDFW Species of Special Concern, WBWG High Priority
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	CDFW Species of Special Concern, WBWG High Priority
<i>Lasiurus blossevillei</i>	western red bat	CDFW Species of Special Concern, WBWG High Priority
<i>Myotis yumanensis</i>	Yuma myotis	WBWG Low Priority

In addition to the bat and bird species, there is one special-status herptile species having a moderate potential to occur within the project site's riparian habitat. It is listed in Table 4.4-4, below.

<b>Table 4.4-4: Herptile Species with Moderate Potential to Occur Within the Project Site</b>		
<i>Scientific Name</i>	<i>Common Name</i>	<i>Protection Status</i>
<i>Actinemys marmorata</i>	western pond turtle	CDFW Species of Special Concern

### Protected Trees

The project site contains numerous native trees that are large enough to be considered "heritage" trees per Chapter 17-24, "Trees" of the Santa Rosa City Code (Tree Ordinance). Trees, other than heritage trees, situated within City-owned parks and other City-owned or controlled places when altered, removed, or relocated by City employees or by contractors retained by the City are also exempt. The Tree Ordinance defines a "heritage tree" as:

- valley oak (*Quercus lobata*), blue oak (*Q. douglasii*), or buckeye (*Aesculus californica*) 19 inches circumference at breast height (measured at 4.5 feet above ground; equal to 6 inches diameter at breast height [DBH]) or greater;

- Pacific madrone (*Arbutus menziesii*) 38 inches circumference (12 inches DBH) or greater;
- coast live oak (*Quercus agrifolia*), black oak (*Q. kelloggii*), Oregon oak (*Q. garryana*), canyon live oak (*Q. chrysolepis*), interior live oak (*Q. wislizenii*), red alder (*Alnus rubra* [*A. oregona*]), or white alder (*A. rhombifolia*) 57 inches circumference (18 inches DBH) or greater; or
- Coast redwood (*Sequoia sempervirens*), California bay (*Umbellularia californica*), Douglas fir (*Pseudotsuga menziesii*), or big-leaf maple (*Acer macrophyllum*) 75 inches circumference (24 inches DBH) or greater.

WRA's ISA-Certified Arborist conducted a preliminary assessment of trees within the project site during their biological reconnaissance, and determined that the majority of trees within the valley oak riparian woodland, and disturbed valley oak woodland habitats are large enough to be considered heritage trees per the Tree Ordinance. In addition, developed/landscaped areas, and non-native grasslands contain scattered native trees which are large enough to be considered heritage trees.

In July 2018 WRA conducted a focused heritage tree survey that concentrated on the trees located along the proposed pathway and active use areas of the site. The survey counted 355 heritage trees, including coast live oak, valley oak, redwood, and California buckeye, and ranging from six to 111 inches in trunk diameter. In addition to providing the sizes, the survey rated the health, structure and overall condition of the trees. The survey also identified which trees were potential candidates for removal, based on their locations with respect to the proposed trail alignments and park facilities. A copy of the tree survey is included in Appendix A.

### **Santa Rosa Plain Conservation Strategy**

The project site is located within the Santa Rosa Plain, an eco-region which supports habitat for many vernal pool-associated special-status species. The USFWS developed the Santa Rosa Plain Conservation Strategy as a conservation plan for these species. The Santa Rosa Plain Conservation Strategy Area is an area established by the USFWS for the protection and continued existence of California tiger salamander (CTS, *Ambystoma californiense*) and three endangered plant species: Burke's goldfields (*Lasthenia burkei*), Sonoma sunshine (*Blennosperma bakeri*), and Sebastopol meadowfoam (*Limnanthes vinculans*). The Conservation Strategy outlines the specific species of concern for this area along with guidance for specific conservation measures. In 2007 the Corps consulted with the USFWS on Section 404 permitting within the Conservation Strategy area which resulted in a Programmatic Biological Opinion (PBO). This 2007 PBO outlines the mitigation requirements resulting from impacts to wetlands and associated impacts to CTS and the three listed plants, and can be appended to permits authorized by the Corps. It is the PBO that dictates the mitigation requirements for CTS and the three listed plant species.

#### 4.4.3 Impact Discussion

- 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 CDFW or USFWS?**

##### **Rare Plants**

Eighty-nine special-status plant species have been documented within the vicinity of the project site. Two special-status plant species, Sonoma alopecurus, and congested-headed hayfield tarplant, were initially determined to have a moderate potential to occur within the project site, due to the presence of suitable habitat, proximity to documented occurrences, and relative tolerance of the disturbance regime (in the case of congested-headed hayfield tarplant). A protocol-level rare plant survey was performed by WRA on July 20, 2017 to determine the presence or absence of these species on the project site. The survey resulted in negative findings for special-status plant species within the project site.

The project site does not contain suitable habitat for listed plant species covered by the Santa Rosa Plain PBO, Burke's goldfields, Sonoma sunshine, and Sebastopol meadowfoam, due to a lack of vernal pool and seasonal wetland habitat, lack of suitable hydrology (i.e. extended ponding), and prior disturbance (i.e. agricultural conversion, development, repeated mowing or discing). Although the project site does contain riparian wetland habitat, riparian wetlands within the site are characterized by perennial emergent marsh conditions which does not represent suitable habitat for these species. Moreover, Burke's goldfields, and Sebastopol meadowfoam were not observed during the site visit which was conducted during their documented bloom period. No further surveys are recommended for Santa Rosa Plain covered species.

Despite the lack of suitable habitat within the project site, protocol-level surveys for listed species were conducted by WRA as a conservative measure in March, April, and May 2018. Given the lack of suitable habitat, no further surveys are warranted. No special-status plants were encountered during the surveys, and these species are considered not present within the project site. **(Less Than Significant Impact)**

##### **Purple Needlegrass Grasslands**

The project site contains a robust stand of native purple needlegrass grassland which is potentially considered sensitive under CEQA, and would require mitigation if significant impacts to these grasslands occur through project implementation. Purple needlegrass grasslands are mapped within the project site as containing purple needlegrass greater than approximately 45 percent relative cover of the herbaceous layer. The project is designed to avoid impacts, however, by locating trails around the perimeter of the mapped purple needlegrass grasslands area, and providing interpretive signage adjacent to it. **(Less Than Significant Impact)**

## Special-status Bats

The project site contains uninhabited buildings that may provide roost structures to the following special-status bat species documented in the vicinity: fringed myotis, hoary bat, long-legged myotis, pallid bat, Townsend's big-eared bat, and Yuma myotis. At the time of the site visit, one uninhabited residence was boarded at typical points of entry. However, vents were not blocked and bats are known to use buildings' relatively small entry and egress points. Any planned demolition of these buildings could potentially impact bat species that may use them as a roost. These activities could result in the direct removal or destruction of the maternity roost. These activities may also create audible, vibratory and/or visual disturbances which cause maternity roosting bats to abandon their roost site.

**Impact BIO-1:** Demolition of the existing buildings on the project site could potentially impact special-status bat species that may use them as a roost, and could result in the direct removal, abandonment, or destruction of the maternity roost. **(Significant Impact)**

**Mitigation Measures:** Implementation of the following mitigation measures will reduce potential impacts to special-status bats to less than significant levels.

**MM BIO-1.1:** A qualified biologist shall conduct a roost assessment survey of uninhabited residences located within the project site. The survey will assess use of the structure for roosting as well as potential presence of bats. If the biologist finds no evidence of, or potential to support bat roosting, no further measures are recommended. If evidence of bat roosting is present, additional measures described below should be implemented:

- If evidence of bat roosting is discovered during the pre-construction roost assessment and demolition is planned August 1 through February 28 (outside the bat maternity roosting season), a qualified biologist should implement passive exclusion measures to prevent bats from re-entering the structures. After sufficient time to allow bats to escape and a follow-up survey to determine if bats have vacated the roost, demolition may continue and impacts to special-status bat species will be avoided.
- If a pre-construction roost assessment discovers evidence of bat roosting in the uninhabited residences during the maternity roosting season (March 1 through July 31), and determines maternity roosting bats are present, demolition of maternity roost structures will be avoided during the maternity roosting season or until a qualified biologist determines the roost has been vacated. **(Less Than Significant Impact with Mitigation Incorporated)**

## Special-Status Herptiles

Western pond turtle has a moderate potential to occur within the project site but is generally only associated with aquatic habitats. If present, western pond turtle would only occur within or directly adjacent to Roseland Creek. No in-water work is proposed within the project site's intermittent stream habitat (Roseland Creek). However, the project will incorporate measures intended to prevent and/or avoid impacts to special-status species, as described below, during work in or adjacent to the aquatic features they inhabit.

### Western Pond Turtle

Western pond turtle (WPT) has a moderate potential of occurring in the intermittent stream habitat along Roseland Creek within the project site. To avoid impacting this species of special concern, a pre-construction survey is recommended to determine if the species is present within work impact areas. If so, CDFW should be consulted to determine if individuals may be relocated to outside the work area.

**Impact BIO-2:** Construction activities associated with the project could potentially impact WPT occurring in the intermittent stream habitat along Roseland Creek.  
**(Significant Impact)**

**Mitigation Measures:** Implementation of the following mitigation measure will reduce potential impacts to WPT to less than significant levels.

**MM BIO-2.1:** A pre-construction survey to determine the presence of WPT shall be conducted 48 hours prior to the commencement of any construction activities in or adjacent to Roseland Creek within the project site boundaries. **(Less Than Significant Impact with Mitigation Incorporated)**

### California Tiger Salamander

The project site does not contain aquatic habitat inundated to depths or for time periods long enough for CTS breeding; however, the project site is within 0.7 mile of documented breeding occurrences of CTS and is designated in the Santa Rosa Plain Conservation Strategy as potential for CTS. While there is potential for CTS to disperse through the project site, the project site did not contain small mammal burrows typical of CTS upland habitat at the time of the May 2017 site visit. The Conservation Strategy contains an extensive list of recommended avoidance and habitat mitigation measures, however, consultation with the USFWS and CDFW will be necessary to determine final minimization measures and habitat compensation amounts for impacts to CTS and its habitat.

While CTS is considered unlikely to be present within the project site based on the Biological Resources Assessment (Appendix A), the site is within designated critical habitat for CTS. Therefore, all non-hardscaped upland areas within the site including non-native grassland, disturbed valley oak woodland, riparian wetland, intermittent stream, purple needlegrass grassland, and valley oak riparian woodland, and the non-hardscaped portion of the developed/landscaped areas are

considered potential non-breeding habitat for CTS, and impacts to these habitats require mitigation. Although the Conservation Strategy and PBO provide guidelines for habitat mitigation within the Santa Rosa Plain, final habitat mitigation ratios and location of mitigation lands will be determined during consultation with the USFWS and CDFW.

While CTS could potentially disperse through the project site, planning future development for areas of the site that are already developed or contain hardscape would likely preclude CTS dispersal into those areas. Thus, the area of impact, for mitigation purposes, is reduced by locating development in previously developed or hardscaped areas of the site. The project would impact approximately 1.37 acres of CTS upland dispersal habitat.

**Impact BIO-3:** Construction activities associated with the project could potentially impact CTS occurring on the site and 1.37 acres of upland dispersal habitat.  
**(Significant Impact)**

**Mitigation Measures:** Implementation of the following mitigation measures will reduce potential impacts to CTS to less than significant levels.

**MM BIO-3.1:** The project shall implement the following avoidance and mitigation measures contained in the Santa Rosa Plan Conservation Strategy:

- No ground disturbing activities shall be conducted during the wet season (October 15 through April 14) when CTS are likely to move through the site.
- In addition to the seasonal work restriction, no ground disturbing activities occur within 48 hours of a rain event (defined as 0.25 inch or greater within a 24-hour period) because CTS are more likely to leave refugia and move during such rain events.

**MM BIO-3.2:** Based upon the Conservation Strategy and PBO, the appropriate ratio for upland habitat mitigation within the site is one acre of mitigation for every one acre of impact; the relevant parameter for determining this ratio is the location of nearest documented breeding habitat areas located between 2,200 feet and 1.3 miles from the site or reported adult occurrences. The project will impact 1.37 acres of CTS upland dispersal habitat, requiring 1.37 acres of mitigation credits. Mitigation is generally recommended to occur within the same area where impacts are taking place or mitigation bank credits may be purchased from an approved mitigation bank. In this case, the project site lies within the Southwest Santa Rosa Preserve System conservation area, southeast from Wright, northeast from Llano, and directly north from Stony Point conservation areas. As stated in the Conservation Strategy, considering the developed nature of the Southwest Santa Rosa Preserve System, other conservation areas are recommended for mitigation. Therefore, the areas

recommended to mitigate for habitat lost within the site would be the Wright, Llano, or Stony Point Conservation Areas.

**MM BIO-3.3:** Prior to construction, the City of Santa Rosa shall initiate a formal consultation with the USFWS and CDFW to determine final habitat compensation amounts for impacts to CTS and its habitat.

With the implementation of the mitigation measures described above and included in the project, the project will not have substantial adverse effects on any species identified as a candidate, sensitive, or special-status species. **(Less Than Significant with Mitigation Incorporated)**

**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 CDFW or USFWS?**

The project site contains riparian wetland, and intermittent stream which are likely to be considered jurisdictional waters of the U.S. All areas mapped as riparian wetland on the site are avoided by the proposed park improvements. However, the conceptual plan includes two pedestrian bridge crossings across Roseland Creek. If impacts occur below the top of bank (TOB), within riparian habitat, or the project proposes to fill wetlands or areas below the OHWM of the creek then the following permits will be required:

- Corps Section 404 Nationwide Permit (OHWM, wetlands),
- RWQCB Section 401 Water Quality Certification (OHWM, wetlands),
- RWQCB Waste Discharge Requirements (TOB), and
- CDFW Section 1602 Streambed Alteration Agreement (TOB, riparian woodland, or riparian wetland)

The proposed bridge construction will avoid the OHWM of the creek, as well as potential riparian wetlands, so no formal wetland delineation or permits from the Corps would be required. Although the final design of the bridges has not been completed to date, the removal of vegetation, particularly woody trees and shrubs within the valley oak riparian woodland will require a CDFW permit and require replacement mitigation at a three to one ratio. **(Less Than Significant Impact)**

**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?**

See response to Question b), above.

**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, impede the use of native wildlife nursery sites?**

The project may involve the removal of trees and woody vegetation. Wildlife that would need to be protected if any trees are removed include birds and bats. The nesting season of birds is generally considered to be between February 1 and August 15. In addition to tree removal, construction activities associated with the proposed project could result in the loss of fertile eggs, nesting raptors or other migratory birds. Nest abandonment could also occur. If construction, woody or herbaceous vegetation removal, or initial ground disturbance commences during the nesting season, then a pre-construction nesting bird survey is required. If active nests are observed during the pre-construction surveys, project activities must avoid the area as determined by a qualified biologist and resume only after the young have fledged the nest or the nest otherwise becomes inactive.

The report also recommended, if possible, that any trees or standing snags needing to be removed should be taken down outside of the bat maternity season. If removal of trees or standing snags (i.e. dead standing trees) is necessary during the bat maternity roosting season (April 1 through August 15), preconstruction surveys for bat maternity roosts is required.

**Impact BIO-4:** Construction activities and tree removal associated with the proposed project could result in the loss of fertile eggs, nesting raptors or other migratory birds, and bat maternity roosts. Nest abandonment could also occur. **(Significant Impact)**

**Mitigation and Avoidance Measures:** Implementation of the following mitigation measures will reduce potential impacts to nesting birds and bat maternity roosts to less than significant levels through project construction scheduling and completion of pre-construction surveys.

**MM BIO-4.1:** Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1 through August 15.

**MM BIO-4.2:** If it is not possible to schedule demolition and construction between September and January, pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the ornithologist will inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with CDFW, will determine the extent of a construction-free buffer zone to be established around the nest, typically 250 feet, to ensure that raptor or migratory bird nests will not be disturbed during project construction.

**MM BIO-4.3:** Any trees or standing snags (i.e. dead standing trees) needing to be removed shall be taken down outside of the bat maternity roosting season (April 1

through August 15). If tree removal is necessary during the maternity season, preconstruction surveys for bat maternity roosts should be conducted by a qualified biologist no less than 14 days prior to the removal of the trees, or snags. Following the removal of any tree at any time of year, that tree shall be allowed to lay undisturbed for one night to allow any roosting bats to leave the tree or snag before chipping, grinding or off-hauling. If special-status bat species are detected during surveys, species avoidance and minimization measures shall be used.

With the implementation of the mitigation measures described above and included in the project, the project will not have substantial adverse effects on any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors or nursery sites. **(Less Than Significant with Mitigation Incorporated)**

**e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

The project has been designed to locate project elements such as trails, pavilions, play areas and parking lots away from protected trees and outside of tree drip lines, where possible. Elevated boardwalk structures are proposed where necessary to avoid compaction within adjacent tree root zones.

Based on an arborist survey conducted by WRA in March 2019 (refer to Appendix A), the areas of the site proposed for improvements contain 355 native trees that are large enough to be considered “heritage” trees per the Tree Ordinance. Of these, approximately four trees were identified in the survey as having the potential for removal, based on their locations relative to the proposed trail alignments and park facilities.

A tree removal permit may be required for any alteration, removal or relocation of heritage, protected or street trees. Replacement plantings will be required as a condition of approval in order to mitigate for the loss of functions provided by trees to be removed including shade, erosion control, groundwater replenishment, visual screening, and wildlife habitat. The project site has adequate acreage to accommodate replacement plantings within non-sensitive habitat areas.

In addition to the heritage trees anticipated to be removed, the project will include trail construction within the root zones (defined by the Tree Ordinance as the outer extent of the tree dripline, plus 10 feet) of heritage trees to be preserved. Potential impacts to the canopy or root systems of trees selected for preservation could include damage to branches or trunk during construction, ripping or tearing roots during subgrade excavation, or smothering roots due to soil compaction or grade fills. These types of injuries can lead to reduced tree vigor, increased susceptibility to pathogens or pests, or in severe cases eventual tree decline or death. As described above, the project has been designed to avoid direct and indirect impacts to heritage trees. In order to avoid and minimize any further damage to existing trees additional conditions of approval shall be implemented during construction consistent with the Tree Ordinance.

**Standard Conditions:** As a condition of approval for tree removal permits, replacement trees shall be planted in accordance with the following criteria from the Ordinance:

- For each six inches or fraction thereof of the diameter of a tree which was approved for removal, two trees of the same genus and species as the removed tree (or another species, if approved by the City), each of a minimum 15-gallon container size, shall be planted on the project site, provided however, that an increased number of smaller size trees of the same genus and species may be planted if approved by the City, or a fewer number of such trees of a larger size if approved by the City.
- If the development site is inadequate in size to accommodate the replacement trees, the trees shall be planted on public property with the approval of the Director of the City's Recreation and Parks Department. Upon the request of the developer and the approval of the Director, the City may accept an in-lieu payment of \$100.00 per 15-gallon replacement tree on condition that all such payments shall be used for tree-related educational projects and/or planting programs of the City.

The following relevant tree protection measures during construction are required as a condition of approval, as excerpted from Section 17-24.050 of the Tree Ordinance:

- Before the start of any clearing, excavation, construction or other work on the site, every protected tree shall be securely fenced off at the "protected perimeter," which shall be either the drip line or other limit as may be established by the City. Such fences shall remain continuously in place for the duration of all work undertaken in connection with the development. The area so fenced off shall not be used as a storage area or altered or disturbed except as may be permitted under this subsection.
- If the proposed development, including any site work for the development, will encroach upon the protected perimeter of a protected tree, special measures shall be utilized, as approved by the Director, to allow the roots to obtain oxygen, water, and nutrients as needed. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter, if authorized at all by the Director, shall be minimized and subject to such conditions as may be imposed by the Director. No significant change in existing ground level shall be made within the drip line of a protected tree. 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 tree.
- No oil, gas, chemicals or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter of any protected tree, or at any other location on the site from which such substances might enter the perimeter of a protected tree. No construction materials shall be stored within the protected perimeter of a protected tree.
- Underground trenching for utilities shall avoid major support and absorbing tree roots of protected trees. If avoidance is impractical, tunnels shall be made below the roots. Trenches shall be consolidated to service as many units as possible. Trenching within the drip line of

protected trees shall be avoided to the greatest extent possible and shall only be done under the on-site directions of a Certified Arborist.

- No concrete or asphalt paving shall be placed within the dripline of protected trees [selected for preservation]. No artificial irrigation shall occur within the root zone of oaks.
- No compaction of the soil within the root zone of protected trees [selected for preservation] shall occur.

The Tree Ordinance also allows the Director to impose additional conditions for work encroaching on the protected perimeter of a protected tree. Where construction activities overlap with heritage tree dripline the following protection measures will be required as conditions of approval:

- A Tree Protection Zone (TPZ) equal to the dripline radius plus 10 feet shall be the standard TPZ for heritage trees selected for preservation in which ground disturbance shall be limited to the maximum extent feasible.
- Where possible, temporary protective fencing shall be installed around the TPZ of each tree designated for preservation prior to commencement of any construction activity conducted within 25 feet of the TPZ, of a tree designated for preservation.
- Many existing trees in the Project Area selected for preservation are situated too close to project improvements (e.g. trail alignments), where fencing around the TPZ is infeasible. In those cases, high visibility temporary fencing shall be wrapped around the tree trunk to signify the tree is to be saved and to alert machine operators to avoid damaging the tree. Extreme caution shall be taken to avoid mechanical injury to tree trunks, scaffold branches and root flares. As soon as required work is complete within the TPZ, temporary protective fencing shall be installed around the TPZ and shall remain in place as long as ground disturbance activities are taking place.
- The fence shall consist of highly visible material (e.g. orange safety fencing) to prevent inadvertent encroachment by heavy machinery. Heavy equipment use, excavation, fill, grading, trenching, drainage changes or other soil disturbance shall be limited within the TPZ. Material storage, vehicle parking, and trash disposal shall not occur within the TPZ.
- Grading and soil compacting shall be restricted within the TPZ to the maximum extent feasible. If any significant roots (2 inch diameter or greater) are uncovered within the TPZ they shall be kept moist at all times with use of damp burlap fabric, and buried as soon as feasible.
- Grading and/or trail construction within the TPZ of heritage trees shall be monitored periodically by a Certified Arborist. All necessary tree work should be performed by an ISA-Certified Arborist or comparable tree specialist. Improper pruning can be harmful to health and structure of trees. No tree pruning will be permitted unless approved by a Certified Arborist. Any pruning of existing trees shall be performed by a licensed tree care

professional and shall comply with the ANSI A300 standards and International Society of Arboriculture (ISA) Best Management Practices for Tree Pruning. All tree pruning tools must be cleaned prior to and after use. All branches being removed shall be cut to, but not beyond, the branch collar. All pruning shall be done in a way that maintains the balance and structure of the tree.

- Site drainage should be designed to create positive drainage away from the trunk of preserved trees, and to prevent ponding within the TPZ. Supplemental irrigation of 1 to 2 inches monthly, may be necessary within the TPZ of preserved trees during construction within the dry season.

With the implementation of the Standard Conditions described above, the project would not conflict with any local policies or ordinances such as tree preservation ordinances. **(Less Than Significant Impact)**

**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?**

As discussed in the response to Question a), above, the project will conform to the recommended avoidance and habitat mitigation measures contained in the Santa Rosa Plain Conservation Strategy to reduce potential impacts to a less than significant level. **(Less Than Significant Impact)**

**4.4.4 Conclusion**

With the implementation of the mitigation measures and Standard Conditions described above and included in the project, the project will not have substantial adverse effects on any species identified as a candidate, sensitive, or special-status species, nor will it have substantial adverse effects on any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors or nursery sites. The project would not conflict with any approved habitat conservation plans, as it would be consistent with the applicable provisions of the Santa Rosa Plain Conservation Strategy. **(Less Than Significant with Mitigation Incorporated)**

## 4.5 CULTURAL RESOURCES

The following discussion is based in part on an architectural and historical evaluation of the existing structures located at 1400 Burbank Avenue, within the project site boundary, prepared by *Tom Origer & Associates* in May 2011. A copy of the evaluation report is included in Appendix B of this Initial Study. A cultural resources survey was also completed in January 2011 and is on file with the City.

### 4.5.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10,11
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10
e) 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:					
1. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,11

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
2. 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 this criteria, the significance of the resource to a California Native American tribe shall be considered.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,11

#### 4.5.2 Existing Setting

##### 4.5.2.1 *Historical Setting*

The project site is located in southwest Santa Rosa, within the bounds of the Rancho Cabeza de Santa Rosa, an 8,885-acre grant made to María Ignacia López de Carrillo, the mother-in-law of General Mariano Vallejo. Traveling from San Diego in 1837, she brought seven of her children to settle on the rancho and built the first European dwelling in the Santa Rosa area. After Señora Carrillo's death in 1849, most of the rancho was divided among her children. James Eldridge filed a claim with the U.S. Lands Commission in 1853 for a 1,668-acre portion in the southwestern quadrant of the Cabeza de Santa Rosa. The claim was confirmed by the district court in 1857, and he received patent to the claim in 1880.

Eldridge sold some 320 acres in the southwest corner of the grant to Joseph McMinn, who was an early settler in the Santa Rosa area having brought his family overland from Missouri in 1852. As an adolescent, John McMinn traveled from Missouri to California with his family, arriving in Sonoma County in 1852, where he worked on his father's farm southwest of Santa Rosa. He married Elizabeth Blair, also from Missouri, in 1861, and together they had eleven children. The McMinns lived on the farm outside of Santa Rosa for many years, moving into town in 1888 when John retired from farming. They sold much of the old farm to Henry Davis near the turn of the 20th century and their sons, John and James Ross, were deeded 40 acres in 1904.

John and James Ross sold eleven of their 40 acres to George Dutton in 1908, leaving them with 29 acres of the original 320-acre farm. Despite living in town, James Ross continued to farm the property, commuting from the family's 5th Street home. His brother John left the area and was in San Francisco working as a bookkeeper by 1910. During the first decade of the 20th century, the area southwest of Santa Rosa was divided again and again, and the once sprawling farmland became a Santa Rosa suburb. Neighbor Henry Davis filed a plat for the West Roseland subdivision in 1912, dividing his parcels into small farm lots, creating Burbank Avenue as part of the subdivision.

James Ross McMinn began selling portions of his farm during the 1940's and 50's. A 3.5-acre parcel to the south of the project site was sold to members of the Malde family in 1950. In 1960,

1400 Burbank Avenue was sold to Alf and Borghild Gunderson. Both of these families were Norwegian, and Alf's sister Borgny was married to Paul Malde, who lived next door. The Gunderson family immigrated in 1928, and was in San Francisco in 1930.

#### **4.5.2.2      *Archaeological Setting***

Archaeological evidence indicates that human occupation of California began at least 10,000 years ago. Early occupants appear to have had an economy based largely on hunting, with limited exchange, and social structures based on the extended family unit. Later, milling technology and an inferred acorn economy were introduced. At the time of European settlement, the study area was situated in an area controlled by the Southern Pomo. The Southern Pomo were hunter-gatherers who lived in rich environments that allowed for dense populations with complex social structures. They settled in large, permanent villages about which were distributed seasonal camps and task-specific sites. Sites often were situated near freshwater sources and in ecotones where plant life and animal life were diverse and abundant.

In 2011, *Tom Origer & Associates* conducted a cultural resources survey for the proposed Roseland Creek Community Park Project on Burbank Avenue in Santa Rosa, Sonoma County, California, as requested by the City of Santa Rosa. This study included archival research at the Northwest Information Center, Sonoma State University (NWIC File No. 04-501), examination of the library and files of *Tom Origer & Associates*, consultation with the Native American Heritage Commission, and field inspection of the project location. The field survey found no prehistoric cultural resources within the study area.<sup>3</sup>

#### **4.5.2.3      *Paleontological Resources***

The *Santa Rosa General Plan 2035* does not identify paleontological resources in the City. The geological formations within the project area have not been identified as sensitive for paleontological resources.<sup>4</sup>

#### **4.5.3      Impact Discussion**

##### **a) Cause a substantial adverse change in the significance of an historical resource?**

##### **Evaluation of Existing Structures**

The cultural resources survey completed for the project site identified buildings on three properties, 1027 McMinn Avenue, 1370 Burbank Avenue, and 1400 Burbank Avenue. The single-family residence at 1027 McMinn Avenue is a simple, post-World War II structure that was determined not to be historic. The residence and outbuildings at 1370 Burbank Avenue were also found not to be

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<sup>3</sup> Tom Origer & Associates. *A Cultural Resources Survey for the Roseland Creek Community Park Project*. January 11, 2011.

<sup>4</sup> City of Santa Rosa. *Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Draft Environmental Impact Report*. May 2016.

historic.<sup>5,6</sup> The house at 1400 Burbank Avenue is a one-story frame structure with a compound form, constructed in 1931. The front of the house is very simple and appears to have been used rarely, the rear entry serving as the main access point. The door and stoop are centered on the front façade, and are flanked by narrow, double-hung windows. Outward of these windows are larger, fixed windows. Projecting to the rear are gabled wings that create a small, U-shaped courtyard at the rear of the building. Three doorways open on to the courtyard accessing different parts of the house. Two doorways are standard sized, and one consists of a pair of French doors. A third gabled wing extends north from the northern wing. It has its own entrance on the east elevation.

The house is clad with narrow, lapped siding except near the bottom of each wall where vinyl siding has been installed. Decorative brackets are found at the gable ends. Windows throughout the house have vinyl sashes. At the rear of the house is a small, gable-roofed barn. Original siding appears to be vertical boards and battens. The roof is covered with corrugated metal sheets, and the windows are a mix of multi-paned and fixed vinyl sashes.

According to the California Register criteria, a building (or any other cultural resource) acquires significance from its association with an important event or pattern in history; through its association with an important person; because it represents a particular type, period, region or method of construction, the work of a master, or possesses high artistic values; or because it contains information that can be studied to enhance our understanding of history. In addition to meeting one or more of these criteria, eligibility for the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, “Integrity is the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” [Title 14, Chapter 11.5 CCR, §4852(c)]. Seven elements are considered key in considering a property’s integrity: location, design, setting, materials, workmanship, feeling, and association.

Within the context of Rural Subdivisions, it is necessary to determine if this property illustrates and conveys the importance of that context. The following conclusions were reached with regard to each of the California Register criteria:

**Criterion 1.** In order to be considered important under Criterion 1, the property needs to be able to convey the importance of the historic context. For example, a property that demonstrates the role that rural subdivisions played in creating our landscape patterns would be of a size that would allow for a small family farm but not so large that it would require the full effort of the family to maintain. This property lacks the agricultural element of a rural sub-division lot (i.e., most outbuildings, garden, or orchards), and does not meet Criterion 1.

**Criterion 2.** Under Criterion 2, a property can be significant because of its association with an important person but the association must be one that reflects the reason for the person’s importance. The McMinn family has a long history in Sonoma County beginning in the

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<sup>5</sup> Tom Origer & Associates. *A Cultural Resources Survey for the Roseland Creek Community Park Project*. January 11, 2011.

<sup>6</sup> City of Santa Rosa. *Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Draft Environmental Impact Report*. May 2016.

1850s when they were pioneers of the Santa Rosa area. At that time the family owned 320 acres southwest of Santa Rosa where cattle and grain production was their focus. Despite their long residence and having loaned their name to McMinn Avenue, no especially important tie was found between the McMinn family nor any of its members with the historic context of Rural Subdivisions. Criterion 2 is not met.

**Criterion 3.** Criterion 3 speaks to the architectural significance of a property. This property does not meet Criterion 3. No particular style, method, or type of construction is demonstrated.

**Criterion 4.** Criterion 4 generally applies to archaeological resources or resources that, through study of construction details, can provide information that cannot be obtained in other ways. This building possesses no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

The architectural/historical evaluation of the buildings at 1400 Burbank Avenue found that the building does not appear eligible for inclusion on the California Register as an individual property and is not a contributor to an historic district. As the property does not meet the criteria for inclusion on the California Register, no further consideration is warranted. Implementation of the proposed project would therefore not cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines Section 15064.5. **(Less Than Significant Impact)**

**b) Cause a substantial adverse change in the significance of an archaeological resource?**

A cultural resources survey conducted for the site by *Tom Origer & Associates* in 2011 found no prehistoric cultural resources within the study area. Implementation of the proposed project would therefore not cause a substantial adverse change in the significance of an archaeological resource. **(Less Than Significant Impact)**

**c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?**

The Santa Rosa General Plan 2035 EIR does not identify paleontological resources in the City. It is therefore not anticipated that there would be significant risk of discovery of or damage to paleontological resources resulting from the implementation of the proposed park project. Although the potential exists for ground-disturbing activities to inadvertently impact an unknown resource, if these resources are inadvertently discovered, General Plan Policies HP-A-2 and HP-A-3 (with assistance from a paleontologist) will be implemented along with federal and state statutes protecting these resources from disturbance and destruction.

No paleontological resources, nor the potential for paleontological resources to exist was identified on the project site. Therefore, no impacts to paleontological resources are anticipated to result from the proposed park project, and no mitigation measures are required. **(No Impact)**

**d) Disturb any human remains, including those interred outside of dedicated cemeteries?**

A Cultural Resources Evaluation was prepared by *Tom Origer & Associates*, dated January 11, 2011. Archival research from the evaluation found that about 60 percent of the study area was previously inspected for the presence of cultural resources. No prehistoric resources were found within the study area, but potentially important buildings were noted during both surveys. Harris and Clarke (1991) reported the presence of the T.M. Markham family cemetery dating to the 1860s. Loyd and Beard (2002) talked to nearby residents and were told that headstones and a plaque marked the cemetery location but were removed by a former property owner. Archival research completed in 2002 and 2011 found no information about the cemetery and no evidence of a Markham family in this area during the late 1800s. The study did not find any further evidence of this cemetery, but recommends any ground disturbing activity have a professional archaeologist on-site.

**Impact CUL-1:** Construction activities associated with the proposed project could result in the disturbance of subsurface prehistoric and/or historic resources, including a 19<sup>th</sup> century cemetery. **(Significant Impact)**

**Mitigation Measures:** Implementation of the following mitigation measures will reduce potential impacts to subsurface cultural resources to less than significant levels.

**MM CUL-1.1:** No prehistoric or historical archaeological sites were found within the study area but a 19<sup>th</sup> century cemetery is reported to be within the study area. Therefore, any ground disturbing activities in the northeast part of the parcel at 1400 Burbank Avenue (APN 125-331-001) shall be monitored by a professional archaeologist and/or a tribal monitor from culturally affiliated Tribe(s). Implementation of the following mitigation measures will reduce potential impacts to prehistoric and historic resources to less than significant levels.

- If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease and a qualified archaeologist and representatives of the culturally affiliated tribe(s) shall be retained by the project sponsor to investigate the find and make recommendations as to treatment and mitigation of any impacts to those resources. A qualified archaeological monitor will be present and will have the authority to stop and redirect grading activities, in consultation with any designated tribal monitors, to evaluate the significance of any archaeological resources discovered on the property.
- If human remains are encountered, consistent with California Health and Safety Code Section 7050.5, no further disturbance shall occur until the Sonoma County Coroner has made the necessary findings as to origin of the remains. Further, consistent with California Public Resources Code Section 5097.98(b), human remains shall be left in place and free from

disturbance until a final decision as to the treatment and disposition has been made.

If the Sonoma County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within twenty-four (24) hours. The Native American Heritage Commission shall immediately identify the “most likely descendant(s)” and notify them of the discovery. The “most likely descendant(s)” shall make recommendations within forty-eight (48) hours, and engage in consultations with the landowner concerning the treatment of the remains, as provided in Public Resources Code Section 5097.98.

With implementation of the Mitigation Measures described above, the proposed project would have a less than significant impact on subsurface cultural resources. **(Less Than Significant Impact With Mitigation Incorporated)**

- e) **Cause a substantial adverse change in the significance of a tribal cultural resource that is:**  
**1) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources, 2) determined to be a significant resource to a California Native American tribe.**

Assembly Bill (AB) 52 was approved by the Governor on September 25, 2014. It adds a new category of resources to CEQA that must be considered during project planning – Tribal Cultural Resources. It also establishes a framework and timeline for consultation. AB 52 applies to projects that have a Notice of Preparation or a notice of a Negative Declaration or Mitigated Negative Declaration filed on or after July 1, 2015.

AB 52 requires lead agencies to conduct formal consultations with California Native American tribes during the CEQA process to identify tribal cultural resources that may be subject to significant impacts by a project. Where a project may have a significant impact on a tribal cultural resource, the lead agency’s environmental document must discuss the impact and whether feasible alternatives or mitigation measures could avoid or substantially lessen the impact.

This consultation requirement applies to tribes that have sent written requests for notification of projects to the lead agency. The City of Santa Rosa has received written requests for notification of consultation opportunities from Native American tribal representatives. The City has been in contact with representatives from the Federated Indians of Graton Rancheria regarding project design issues.

Based on the project’s conformance with the provisions of AB 52, as described above, the proposed park would have less than significant impacts on tribal cultural resources. **(Less Than Significant Impact)**

#### 4.5.4 Conclusion

With incorporation of mitigation measure, MM CUL-1.1, project implementation would result in a less than significant impact to cultural resources. **(Less Than Significant with Mitigation Incorporated)**

## 4.6 GEOLOGY AND SOILS

### 4.6.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
1. Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
c) Be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
d) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2016), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
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"/>	1

### 4.6.2 Existing Setting

The City of Santa Rosa lies within the northeastern portion of the Cotati Valley found along the Santa Rosa Plain and also includes part of the Sonoma Mountains to the east. The planning area can be characterized by three distinct topographic regimes: gently sloping alluvial plains, upland foothills, and low valleys. The City is situated at the confluence of Matanzas Creek and Santa Rosa Creek, both of which originate from the Sonoma Mountains to the east. The Santa Rosa

Plain slopes gently towards the west, away from the uplands, towards the lowest elevations of Cotati Valley.

#### **4.6.2.1      *On-Site Geologic Conditions***

##### **Topography and Soils**

The project site is relatively flat with slopes of less than two percent. The entirety of the project site is underlain by soils of the Yolo, Zamora, Wright and Clear Lake Series and alluvial deposits. These soils have textures ranging from clay to clay loam to silty clay loam. They have very slow to moderate infiltration rates, and are moderately to well-drained.

##### **Seismicity and Seismic-Related Hazards**

The City of Santa Rosa lies adjacent to the Rodgers Creek Fault Zone and is approximately eight miles southwest of the Maacama Fault Zone and 20 miles northeast of the San Andreas Fault Zone. The Hayward-Rodgers Creek and San Andreas fault systems are two principally active, Bay Area strike-slip-type faults that have been responsible for historic earthquakes within the last 150 years. The Rodgers Creek fault is considered an extension of the Hayward fault and has experienced historic seismic events in 1969 and 1898. The Maacama Fault Zone experienced movement within the last 11,000 years and is capable of producing a maximum moment magnitude 7.1 earthquake. Other principal faults capable of producing ground shaking in Santa Rosa include the East Bay's Hayward, San Gregorio-Hosgri Fault Zone along the San Mateo Coast, the Calaveras fault, and Concord-Green Valley fault.

The project site is approximately three miles from the Rodgers Creek Fault Zone, ten miles from the Maacama Fault, and 22 miles from the San Andreas Fault. Due to the proximity of the project site to these active or potentially active faults, ground shaking, ground failure, and/or liquefaction as a result of an earthquake could cause damage to structures on the site. An earthquake of moderate to high magnitude generated within the San Francisco Bay region could cause considerable ground shaking at the project site. Strong shaking during an earthquake can result in ground failure such as that associated with soil liquefaction, lateral spreading, and differential compaction. These seismic-related hazards are discussed below.

The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act, and no known active or potentially active faults exist on the site.

#### **4.6.2.2      *Liquefaction***

Liquefaction is the result of seismic activity and is characterized as the transformation of loose water saturated soils from a solid state to a liquid state during ground shaking.

#### **4.6.2.3      *Landslides***

Landsliding due to static forces (not seismically induced) could occur in developed and undeveloped upland areas. Landslide potential increases in areas where construction activity, such as road building or grading for building sites, reduces slope support or in areas where residential

development has led to ground saturation or removal of adequate lateral support. Over-steepened slopes, slope saturation in areas of heavy rainfall, and removal of slope vegetation can also increase landslide potential. Instability of existing slopes could expose people to rockfall hazards and property damage. Failure in cut slopes produced during grading could cause damage and disrupt construction projects. Landslides can damage building beyond repair by dislodging the structure from the foundation or causing collapse as the slope beneath fails and moves downslope.

#### **4.6.2.4      *Applicable Plans, Policies, and Regulations***

##### **Alquist-Priolo Earthquake Fault Zoning Act**

The Alquist-Priolo Earthquake Fault Zoning Act regulates development in California near known active faults due to hazards associated with surface fault ruptures. The Earthquake Fault Zones indicate areas with potential surface fault-rupture hazards. Areas within the Alquist-Priolo Earthquake Fault Zone require special studies to evaluate the potential for surface rupture to ensure that no structures intended for human occupancy are constructed across an active fault. The project site is not located in an Alquist-Priolo Earthquake Fault Zone.

##### **California Building Code**

The California Building Code prescribes a standard for constructing safer buildings throughout the State of California. It contains provisions for earthquake safety based on factors including occupancy type, soil and rock profile, strength of the ground, and distance to seismic sources. The Code is renewed on a triennial basis every three years; the current version is the 2016 Building Standards Code.

#### **4.6.3      Impact Discussion**

**a,c) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 1) rupture of a known earthquake fault, 2) strong seismic ground shaking, 3) seismic-related ground failure, or 4) landslides? Be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

##### **Surface Fault Rupture and Seismic Shaking**

The project site is located in a seismically active region of California and strong ground shaking would be expected during the lifetime of the proposed project. The closest active fault is the Rodgers Creek Fault, located approximately 2.5 miles northeast of the site. Because of the proximity of the Rodgers Creek Fault, there is a high probability that seismic ground shaking will affect the project site during the life of the proposed park structures. There are no known active faults traversing the project site and the site is not located in an Alquist-Priolo Earthquake Fault Zone. Potential for surface rupture from displacement or fault movement directly beneath the proposed project is, therefore, considered low. **(Less Than Significant Impact)**

## **Landslides**

The project site is relatively flat, with a general slope of less than two percent. According to the General Plan Geologic and Seismic Hazards Map, the site is not located in or near any Landslide Complexes or Areas of Relatively Unstable Rock on Slopes of Greater than 15%. Therefore, there is a very low potential for structures on-site to be adversely impacted by landslides. **(Less Than Significant Impact)**

## **Liquefaction and Lateral Spreading**

Liquefaction typically occurs in areas underlain with loose saturated cohesionless soils within the upper 50 feet of subsurface materials. These soils, when subjected to ground shaking, can lose their strength resulting from the buildup of excess pore water pressure causing them to behave closer to a liquified state. According to the General Plan, the project site is not located in an area that is prone to liquefaction hazards.

The project site is located in a relatively flat area and would not be exposed to nor cause substantial lateral spreading. Planned structures within the park are setback from Roseland Creek and would not be affected by lateral spreading. The project site is located in a relatively flat area and would not be exposed to substantial slope instability, or erosion. Dewatering is not required for the construction of the project. **(Less Than Significant Impact)**

**b,d) Result in substantial soil erosion or the loss of topsoil? Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?**

The project shall be constructed in accordance with the standard engineering practices in the California Building Code, as adopted by the City of Santa Rosa. Additionally, General Plan Policies NS-C-1 through NS-C-4 generally restrict development in areas of high hazards and require geotechnical investigations to evaluate potential hazards and provide recommendations to mitigate. Therefore, potential impacts from the presence of locally compressible and potentially expansive soils on the site would be less than significant. **(Less Than Significant Impact)**

**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?**

The project does not propose the use of septic tanks or alternative wastewater disposal systems as the project site is currently served with sanitary service provided by the City of Santa Rosa. **(No Impact)**

### **4.6.4 Conclusion**

The project would not result in significant geology and soil impacts. **(Less Than Significant Impact)**

## 4.7 GREENHOUSE GAS EMISSIONS

### 4.7.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
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"/>	1,2,6
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

### 4.7.2 Existing Setting

This section provides a general discussion of global climate change and focuses on emissions from human activities that alter the chemical composition of the atmosphere. Unlike emissions of criteria and toxic air pollutants, which have regional and local impacts, emissions of greenhouses gases (GHGs) have a broader, global impact. Global warming is a process whereby GHGs accumulating in the upper atmosphere contribute to an increase in the temperature of the earth and changes in weather patterns. The principal GHGs contributing to global warming include CO<sub>2</sub>, methane, nitrous oxide, and fluorinated compounds. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the transportation, manufacturing, utility, and agricultural sectors.

The project site is developed with three single-family residences. Residential development typically results in greenhouse gas (GHG) emissions from building operations (e.g., heating/cooling and lighting) and vehicular travel to and from the site.

#### 4.7.2.1 *Applicable Plans, Policies, and Regulations*

##### **Senate Bill 32**

The Bay Area Air Quality Management District (BAAQMD) adopted GHG emissions thresholds of significance to assist in the review of projects under CEQA. These thresholds were designed to establish the level at which BAAQMD has determined that GHG emissions would cause significant environmental impacts. The GHG emissions thresholds identified by BAAQMD are 1,100 metric tons (MT) of CO<sub>2</sub>e per year or 4.6 MT CO<sub>2</sub>e per service population per year for development through 2020. A project that is in compliance with the City's Climate Action Plan (a qualified GHG Reduction Strategy) is considered to have a less than significant GHG impact regardless of its emissions.

The California Air Resources Board (CARB) has completed a Scoping Plan, which will be utilized by BAAQMD to establish the 2030 GHG efficiency threshold. BAAQMD has yet to publish a

quantified GHG efficiency threshold for 2030. For the purposes of this analysis, however, a Substantial Progress efficiency metric of 2.6 MT CO<sub>2</sub>e/year/service population has been calculated for 2030 based on the GHG reduction goals of SB 32 and Executive Order B-30-15, taking into account the 1990 inventory and the projected 2030 statewide population and employment levels.

### **Bay Area 2017 Clean Air Plan**

Regional air quality management districts, such as BAAQMD, must prepare air quality plans specifying how state and federal air quality standards would be met. BAAQMD's most recently adopted plan is the Bay Area 2017 Clean Air Plan (2017 CAP). The 2017 CAP focuses on two related BAAQMD goals: protecting public health and protecting the climate. To protect the climate, the 2017 CAP includes control measures designed to reduce emissions of methane and other super-GHGs that are potent climate pollutants in the near-term, and to decrease emissions of carbon dioxide by reducing fossil fuel combustion.

### **Climate Action Plan**

In June 2012, the City of Santa Rosa adopted a comprehensive Climate Action Plan (CAP), the purpose of which was to present measures which would reduce local greenhouse gas emissions, to meet state, regional, and local reduction targets, and to streamline future environmental review of projects within Santa Rosa by following the California Environmental Quality Act (CEQA) Guidelines and meeting the BAAQMD expectations for a Qualified GHG Reduction Strategy.

The CAP is intended to achieve the City's fair share of statewide emissions reductions by the year 2020 consistent with AB 32, the Global Warming Solutions Act. It specifies the strategies and measures to be taken for a number of topic areas (energy and conservation, renewable energy, parking and land use management, waste reduction, recycling & composting, water and wastewater, etc.) citywide to achieve the overall emission reduction target, and reflect a diverse mix of regulatory and incentive-based programs for both new and existing development.

CEQA clearance for all discretionary development proposals are required to address the consistency of individual projects with reduction measures in the CAP and goals and policies in the General Plan designed to reduce GHG emissions. Compliance with appropriate measures in the CAP would ensure an individual project's consistency with the adopted GHG reduction plan. Projects that are consistent with the CAP would have a less than significant impact related to GHG emissions.

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

The CAP and the Santa Rosa General Plan 2035 (General Plan) work in conjunction to facilitate GHG emissions reductions. Measures, policies and projects that reduce community-wide GHGs presented in the CAP are aligned with the goals and policies in the General Plan. In addition, the General Plan provides the basis for analyzing proposed development to determine consistency with the CAP goals and measures. The measures presented in the CAP are referenced generally throughout the General Plan, although the following policy contained in the General Plan explicitly references the CAP:

#### **4.7.3            Impact Discussion**

##### **a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Greenhouse gas emissions worldwide contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change. No single land use project could generate sufficient GHG emissions on its own to noticeably change the global average temperature. The combination of GHG emissions from past, present, and future projects in Santa Rosa, the entire state of California, and across the nation and around the world, contribute cumulatively to the phenomenon of global climate change and its associated environmental impacts.

Per the CEQA Guidelines Section 15064 (b), a Lead Agency may analyze and mitigate significant GHG emissions in a plan for the reduction of GHG emissions that has been adopted in a public process following environmental review. The City of Santa Rosa adopted its CAP (a GHG reduction strategy) in 2012 which is in conformance with its most recent General Plan Update. The City's projected emissions and the CAP are consistent with measures necessary to meet statewide 2020 goals established by AB 32 and addressed in the Climate Change Scoping Plan. The threshold of significance for whether a development project in the City of Santa Rosa would generate GHG emissions that would have a significant impact on the environment, therefore, would be whether or not the project conforms to the applicable reduction measures the City's CAP.

Greenhouse gas emissions from the proposed project would include emissions from construction and operation of the project. The GHG emissions from the project would include:

- Construction emissions;
- Emission from the manufacture and transport of building materials;
- Mobile emissions (e.g., emissions from combustion of fossil fuels for vehicle trips to and from the site); and
- Emissions from the generation of electricity to operate lighting on the site.

#### **Operational Greenhouse Gas Emissions**

The project consists of a community park that includes paved parking areas, restrooms/hydration stations, a nature center, picnic areas, sports court, a multi-use turf area, and a network of interconnected trails with interpretive signage and fitness stations.

The proposed project would implement the following Green Building measures to reduce GHG emissions:

- Reduce light pollution through project design;
- Include low-flow water fixtures to reduce potable water use, and
- Use water efficient landscaping and reclaimed water for irrigation, where feasible.

The proposed park site acreage is substantially below the 600-acre BAAQMD threshold for potentially significant GHG emissions in 2020. Assuming that threshold is further reduced by 40 percent to meet the SB 32 emissions reduction requirements in 2030, a park of 360 acres may potentially result in significant GHG emissions. The proposed 19.49-acre park, most of which would remain undeveloped, is substantially below the size of a City park with potentially significant GHG emissions and, therefore, the GHG emissions of the proposed project would be less than significant. **(Less Than Significant Impact)**

### **Construction Greenhouse Gas Emissions**

GHG emissions would occur during grading of the site and construction of the project. Construction of the project would involve emissions associated with equipment, vehicles, and manufacturing materials used to construct the project.

The project site currently contains only a few buildings and structures and would, therefore, generate minimal demolition and construction waste. Nevertheless, waste generated from demolition and construction would be salvaged and recycled to the extent practical to reduce waste going to the landfill. Project construction and demolition would have a minimum waste diversion rate of 50 percent, consistent with the Sonoma County Waste Management Agency's construction and demolition debris diversion program requirements.

The project site is an infill site located in an urbanized location near construction supply and equipment companies, which would help to minimize GHG emissions generated by transport of construction materials and waste associated with the project.

Neither the City of Santa Rosa nor BAAQMD have quantified thresholds for construction activities. Given that the project is in an urban setting close to companies that provide construction supplies and equipment, discarded materials would be salvaged or recycled, and the project would implement the best management practices outlined in *Section 4.3 Air Quality*, construction of the project would not contribute substantially to local or regional GHG emissions. **(Less Than Significant Impact)**

#### **b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

### **Climate Action Plan**

As described previously, the City of Santa Rosa Climate Action Plan was adopted in June 2012. The CAP identifies a series of GHG emissions reduction measures that would allow the City to achieve its GHG reduction goals. The measures center around nine topic areas:

- Energy Efficiency and Conservation;
- Renewable Energy;
- Parking and Land Use Management
- Improved Transport Options
- Optimized Vehicular Travel

- Waste Reduction, Recycling, Composting
- Water and Wastewater
- Transportation and Land Use
- Urban Heat Island Effect.

Of these nine topic areas, three are applicable to development projects such as the proposed community park. The project's conformance with applicable reduction measures are discussed below.

### Energy Efficiency and Conservation

#### *Measure 1.1: CALGreen Requirements for New Construction*

Measure 1.1 calls for the continued enforcement and requirement of new development to meet Tier 1 CALGreen requirements, as amended, for new non-residential development. The proposed project would conform to these requirements for the proposed restroom/hydration station and nature center buildings.

#### *Measure 1.4: Tree Planting and Urban Forestry*

Measure 1.4 requires the planting and maintenance of trees on private property, streets and open space areas. This is applicable to the proposed community park, which will include the planting of new trees.

#### *Measure 1.5: Cool Roofs and Pavements*

Measure 1.5 requires new sidewalks, crosswalks, and parking lots to be made of cool paving materials with a high solar reflectivity. The project includes the construction of paved parking lots that will conform to this requirement.

### Parking and Land Use Management

#### *Measure 3.2: Diversity and Destination Accessibility*

Measure 3.2 recommends planning for a variety of complimentary land uses within walking distance of each other, such as housing, neighborhood-serving retail, and recreational facilities, to decrease the need for vehicular travel. The project, which proposes the development of a community park, is consistent with this measure. The future park is intended to serve the surrounding community, and provides pedestrian links between adjacent neighborhoods as well as recreational facilities.

## Water and Wastewater

### *Measure 7.1: Water Conservation*

Measure 7.1 seeks to continue to require and incentivize water conservation. The project is consistent with this measure in that it will incorporate water-efficient landscaping and irrigation equipment.

The project is consistent with the CAP and would not preclude the City from reaching its GHG emissions reduction goals. **(Less Than Significant Impact)**

#### **4.7.4            Conclusion**

Construction activities would have a less than significant short-term GHG impact. **(Less Than Significant Impact)**

The design of the project and implementation of the green building measures would ensure conformance to the CAP and reduce operational GHG emissions to a less than significant level. **(Less Than Significant Impact)**

## 4.8

## HAZARDS AND HAZARDOUS MATERIALS

The following discussion is based in part on Phase I Environmental Site Assessments (ESAs) of the site prepared by *Econ, Harris & Lee Environmental Services, LLC*, and *EBA Engineering*, as well as on a Limited Phase II Environmental Site Assessment prepared by *ATC*. The *Harris & Lee* report was completed in 2010 and covered the two northernmost of the four parcels that constitute the project site. The *Econ* report, also completed in 2010, covered the southernmost parcel, and the *EBA* report, prepared in March 2018 covered the privately owned and occupied parcel in the middle of the site. A Limited Phase II ESA for the site was completed in October 2018. Copies of these reports are included in Appendix C of this Initial Study.

### 4.8.1

### Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
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"/>	1
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"/>	13,14,15, 16
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"/>	13,14,15, 16
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, will it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13,14,15, 16
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, will the project result in a safety hazard for people residing or working in the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
f) For a project within the vicinity of a private airstrip, will the project result in a safety hazard for people residing or working in the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
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"/>	1
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

## 4.8.2 **Existing Setting**

### 4.8.2.1 ***Existing and Historic Uses***

#### **1027 McMinn Avenue and 1360 Burbank Avenue**

The northerly parcels of the project site (APNs 125-252-002 and -004) is located in an area of Santa Rosa that is mainly residential with some vacant properties that are largely unused, though seem to have been actively farmed in past decades. The property appears to have been used for low impact agricultural uses in the form of orchards, farming, poultry and rural residential. Most of the surrounding residential development occurred during the 1940's and 1950's, but residential development has continued since. The subject site is among the largest properties in the area. The northeast section of the site contains one residential building and one small shed at the northeast corner. The remainder of the property is undeveloped and covered by annual grasses and trees. There are currently no agricultural uses on the site, although several old remnant walnut trees are scattered throughout the northern portion of the site. The parcel adjacent to the south has been taken over by a forest of young oak trees and brush.

#### **1370 Burbank Avenue**

The portion of the project site, addressed as 1370 Burbank Avenue (APN 125-252-003) consists of a single parcel of developed residential property containing two single-family dwellings, a mobile home trailer and several associated outbuildings. At the time of the field reconnaissance, the property was occupied by several tenants. The first single-family dwelling is located on the western side of the project site and consists of a single-story, wood-framed structure that has a concrete perimeter foundation. At the time of the property inspection the dwelling was reported to be occupied and the condition of the dwelling was observed to be fair. A domestic water well is located to the east of the dwelling and was reported to be used to supply potable water at the project site. The second dwelling is located to the east of the domestic water supply well. The second dwelling also consists of a single-story, wood-framed structure that has an attached garage and slab on grade foundation. At the time of the property inspection the dwelling was reported to be occupied by a

tenant. The condition of the dwelling was observed to be fair. A concrete slab on grade foundation is located to the northeast of the eastern dwelling. It was reported that the slab was the previous location of a carport that was recently removed by the owner of the property as an unpermitted structure. At the time of the property inspection the slab foundations remained at the site. In addition to the two single-family dwellings on the site, a mobile home trailer is located to the east of the concrete slab. The trailer appears to consist of several structures that have been joined together. At the time of the property inspection, a portion of the western side of the trailer appeared to be been partially removed. The trailer appeared to be occupied by a tenant. The condition of the structure appeared to be poor.

A small greenhouse and bathroom structure are located to the south of the mobile home trailer. The greenhouse appeared to be used for the storage of household items. A septic system appears to be located on the western side of the bathroom structure. The use and condition of the septic system is unknown. A pump house is located to the east of the greenhouse. The pump house appears to be a remnant of a water tower structure and consists of a wood framed structure with a slab on grade foundation. A second domestic water supply well is located within the pump house that also includes a water pressure tank and pump controls. The well appeared to be in use but did not contain a sealed top. A water storage tank is located on the west side of the pump house structure that appears to be used for the storage of water.

A mound septic system is located on the eastern side of the parcel. A portion of Roseland Creek runs through the eastern side and adjacent to the southern border of the parcel. The creek bottom is lined with concrete. The remainder of the project site consists of grassland and limited landscaping, with several brush and minor debris piles present on the eastern side of the parcel, and gravel driveways.

### **1400 Burbank Avenue**

The southernmost parcel, addressed as 1400 Burbank Avenue (APN125-331-001), consists of three distinct areas: the riparian zone; the residential area; and the pasture area. At the time of the site visit, only the residential area of the parcel, which contained a house, a barn, and gravel driveways was in use. The parcel was once used as an orchard, according to aerial photographs taken in 1953 and 1965 and topographic maps published in 1954 and 1968. The orchard occupied the pasture area between the existing barn and the eastern site boundary. The wide spacing and large canopy size suggests that the orchard trees were walnuts. Between 1965 and the present day, the parcel appears to have been used only as a residence and storage yard.

#### **4.8.2.2      *On-Site Sources of Contamination***

The project site is not identified in regulatory agency records or databases as having issues of environmental concern. Inspection of the property revealed no hazardous materials or wastes were observed or soil staining to indicate a release. There is no indication of the current or historic use of underground or aboveground fuel storage tanks at the project site. Residential structures on the site are known to have been constructed since the 1930s. The project site was also formerly used as orchards.

## **Groundwater Contamination**

The project site is located within an area that has been shown to have domestic water supply wells that have been impacted by releases of halogenated volatile organic compounds (HVOCs) from historical business operation located to the north of the project site on the Sebastopol Road corridor.

Contaminants consisting of volatile organic compounds were determined to be present in a number of water supply wells in the greater area to the north of the project site. There is documentation that the domestic water supply wells at the 1370 Burbank Avenue site were sampled as part of the area-wide investigation of environmental contaminants from releases at properties located along the Sebastopol Road corridor. Sampling of the domestic water supply wells indicated the presence of 1,2 Dichloroethane at concentrations of 1.0 and 1.4 ug/L. Subsequent sampling of the wells did not indicate the presence of these compounds. It appears that no long-term sampling of the wells has occurred and it appears that the wells are still in active use at the project site. The current condition of the wells is unknown; however, the prior concentrations of dichloroethane is a recognized environmental condition.

Groundwater samples collected from the domestic well at 1400 Burbank Avenue in 2010 did not contain detectable concentrations of petroleum hydrocarbons or Halogenated Volatile Organic Compounds (HVOCs).

## **Other Sources of Contamination**

A refuse dump at 1400 Burbank Avenue on the northwest side of Roseland Creek and north of the existing house contained glass containers and household debris including some automotive parts. No evidence of recent dumping was noted; however, the refuse dump was determined to be a potential source of hazardous substances.

### **4.8.2.3      *Off-Site Sources of Contamination***

## **Neighboring Properties**

An Environmental Data Resources, Inc. (EDR) search of public agency records at the federal, state, and local levels for cases which could impact the site, including SLIC and Envirostor was completed. The results are provided below.

### **SLIC**

This database is considered a California State ASTM supplemental database. SLIC stands for Spills, Leaks, Investigations and Cleanups database. The SLIC program is designed to protect and restore water quality from spills, leaks, and similar discharges. The SLIC program has several components at the North Coast Regional Water Quality Control Board: (1) complaint response, (2) non-permitted discharge investigations, (3) site cleanups under the oversight of the Water Board, (4) site cleanups pursuant to methods analogous to procedures in the Resource Conservation and Recovery Act, and (5) cleanups performed by redevelopment agencies. In some cases, the Regional Water Board oversight costs are recovered from responsible parties.

A review of the SLIC list, as provided by EDR, revealed that there are 19 SLIC sites within approximately 0.5 mile of the project site.

#### Envirostor

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) Envirostor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List [NPL]); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. A review of the Envirostor list, as provided by EDR, and dated 06/16/2010, reveals that there are 17 Envirostor sites within approximately one mile of the property. The Leaking Underground Storage Tank (LUST) Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data originates from the State Water Resources Control Board Leaking Underground Storage Tank Information System. A review of the LUST list as provided by EDR revealed there are 34 LUST sites within approximately 0.5 mile of the property, ten of which are open or unresolved at that time.

#### **4.8.2.4      *Other Hazards***

##### **Airports**

The Charles M. Schulz-Sonoma County Airport is located approximately 10 miles northwest of the project site. The project site is not within the Airport Influence Area (AIA) for the Sonoma County Airport.

##### **Wildland Fire Hazards**

According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zone Map, the project site is not located in a fire hazard zone or the Wildland Urban Interface.

#### **4.8.2.5      *Applicable Plans, Policies, and Regulations***

##### **Resources Conservation and Recovery Act**

The Resource Conservation and Recovery Act (RCRA), initially authorized in 1976, gives the U.S. EPA the authority to control hazardous waste from "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled the U.S. EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

##### **Department of Toxic Substances Control**

The California Department of Toxic Substances Control (DTSC) regulates hazardous waste, remediation of existing contamination, and evaluates procedures to reduce the hazardous waste produced in California. DTSC regulates hazardous waste in California primarily under the authority

of the federal RCRA and the California Health and Safety Code. Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup and emergency planning. From these laws and regulations, DTSC develops guidelines and regulations that define what those who handle hazardous waste must do to comply with the laws. These rulemakings are subject to public review and comment.

### **Government Code §65962.5 (Cortese List)**

Section 65962.5 of the Government Code requires the California Environmental Protection Agency (Cal EPA) to develop and update (at least annually) a list of hazardous waste and substances sites, known as the Cortese List. The Cortese List is used by the State, local agencies, and developers to comply with CEQA requirements. The Cortese List includes hazardous substance release sites identified by the Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and the Department of Resources Recycling and Recovery (CalRecycle).

Based on a regulatory records search, the project site is not included on the hazardous materials sites list compiled per Government Code (Section 65962.5).

#### **4.8.3      Impact Discussion**

**a)      Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

The proposed project is a community park consisting of grassland, oak woodland and riparian habitats, with amenities such as trails, BBQ/picnic areas, community gardens, outdoor play areas, a nature center, restrooms and paved parking areas. There will be minimal transport, use and disposal of hazardous materials on the site. Chemicals used on the site would include typical landscape maintenance and cleaning products, with minimal storage of these materials on-site. **(Less Than Significant Impact)**

**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?**

Several Phase I Environmental Site Assessments (ESAs) have been prepared for different parcels on the project site over the last few years. The project site is not identified in any of the regulatory agency records or database research contained in these reports as having issues of environmental concern. At the time of the property inspections no hazardous materials or wastes were observed or soil staining to indicate a release. There is no indication of the current or historic use of underground or aboveground fuel storage tanks at the project site.

There are, however, a number of identified sites in the greater surrounding area of the project site that have documented releases of contaminants to soil and groundwater. Many of these sites have been fully investigated and closed with regulatory agency oversight and direction. There are still active investigation and remedial activities at several of the identified properties. All of these sites are located a significant distance from the project site and there is no indication that contamination from

these properties impacts the project site. Based on a review of available information regarding the project site and properties in the surrounding area the threat of vapor intrusion at the project site is seen as unlikely.

### Lead-Based Paint and Asbestos-Containing Materials

Reported concentrations of lead exceeding the ESL were detected in two samples collected adjacent to existing structures at the site. These elevated lead concentrations are most likely the result of lead-based paint debris falling from these structures. The soil impacted with elevated lead concentrations is expected to be confined to the top one foot of soil in the vicinity of the structures.

Given the age of the existing structures, they are likely to contain asbestos. Construction workers could be exposed to asbestos-containing materials (ACMs) in addition to lead-based paint. An asbestos survey would be required by local authorities in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines and Occupational Safety and Health Administration (OSHA) regulations. Demolition of the existing structures on-site could expose construction workers and nearby building occupants to harmful levels of lead or asbestos.

**Impact HAZ-1:** Demolition of the existing buildings on the project site could potentially expose construction workers and nearby building occupants to harmful levels of asbestos or lead. **(Significant Impact)**

**Mitigation and Avoidance Measures:** Implementation of the following mitigation measures will reduce potential lead contamination and asbestos impacts to less than significant levels.

**MM HAZ-1.1:** In conformance with state and local laws, a visual inspection/pre-demolition survey shall be conducted prior to the demolition of on-site buildings to determine the presence or absence of asbestos-containing materials and/or lead-based paint.

During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, California Code Regulations 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings would be disposed of at landfills that meet acceptance criteria for the waste being disposed.

All potentially friable ACMs shall be removed in accordance with NESHAP guidelines prior to building demolition or renovation that may disturb the materials. All demolition activities shall be undertaken in accordance with Cal/OSHA standards contained in Title 8 of CCR, Section 1529, to protect workers from asbestos exposure.

A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in conformance with the standards stated above.

Materials containing more than one percent asbestos are also subject to BAAQMD regulations. Removal of materials containing more than one percent asbestos shall be completed in accordance with BAAQMD requirements and notifications. **(Less Than Significant with Mitigation Incorporated)**

### Soil Sampling

A refuse dump on the northwest side of Roseland Creek and north of the existing house at 1400 Burbank Avenue presents a material threat of a potential release of hazardous substances. In order to determine whether there was any contamination resulting from the refuse dump, and also because the property was formerly used for agricultural purposes, a limited Phase II Environmental Site Assessment was conducted on the property by ATC. A copy of the Phase II report is included in Appendix C.

Soil samples were collected from the northern and southern portions of the project site, and tested for pesticides, lead and arsenic. However, the area of the reported refuse dump was inaccessible due to vegetation overgrowth at the time of the sampling (June 2018) and no soil samples were collected from this location. For this reason, the testing excluded hazardous substances and petroleum products.

The testing results showed detections were reported for pesticides, lead and arsenic. ATC compared detections of the analytes to SWRCB Region 2 Tier II Environmental Screening Levels (ESLs). Table S-1 Direct Exposure Human Health Risk Levels; Residential, Shallow Soil Exposure). The following are the constituents detected and their applicable ESLs:

- Chlordane – Max Conc. 0.061 mg/kg; ESL 0.48 mg/kg (no exceedances)
- 4,4'-DDD – Max Conc. 0.020 mg/kg; ESL 2.7 mg/kg (no exceedances)
- 4,4'-DDE – Max Conc. 0.021 mg/kg; ESL 1.9 mg/kg (no exceedances)
- 4,4'-DDT – Max Conc. 0.048 mg/kg; ESL 1.9 mg/kg (no exceedances)
- Dieldrin – Max Conc. 0.013 mg/kg; ESL 0.038 mg/kg (no exceedances)
- Lead – Max Conc. 120 mg/kg; ESL 80 mg/kg ( 2 exceedances)
- Arsenic – Max Conc. 5.2 mg/kg; ESL 0.067 mg/kg (all analyses exceeded)

The samples collected from former orchard areas were considered to be representative of site. Based on the absence of ESL exceedances for pesticides No elevated concentrations of pesticides were found in site soils. Additionally, although all samples exceeded the arsenic ESL, it is well documented that concentrations of this magnitude are within typical background concentrations for Northern California. Therefore, no additional action is required with respect to arsenic concentrations.

**Impact HAZ-2:** A reported refuse dump on the northwest side of Roseland Creek containing glass containers and household debris including automobile parts could present a material threat of a potential release of hazardous substances.  
**(Significant Impact)**

**Mitigation Measures:** Implementation of the following mitigation measures will reduce potential hazardous materials impacts to less than significant levels.

**MM HAZ-2.1:** Soil sampling and analytical testing shall be performed on that portion of the site identified as the “refuse dump” in the report entitled Phase I Environmental Site Assessment, Roseland Creek Community Park, 1400 Burbank Avenue, APN 125-331-001, Santa Rosa, California, prepared by Econ, dated February 19, 2010. If hazardous materials are detected at levels that exceed regulatory thresholds, the extent of the contamination shall be identified, and recommendations for a Health and Safety Plan (HSP), Soil Management Plan (SMP), and methods for a cleanup shall be implemented, as applicable. This work shall be performed under the oversight of a regulatory agency such as the Sonoma County Department of Environmental Health and Safety or the Department of Toxic Substances Control. **(Less Than Significant with Mitigation Incorporated)**

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Roseland Creek Elementary School is across Burbank Avenue from the project site. Future park users would not use hazardous wastes on-site, which would therefore not impact the school. Implementation of the proposed project would therefore not result in the use or emission of significant quantities of hazardous materials that would have an impact on Roseland Creek Elementary School. **(Less Than Significant Impact)**

**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, will it create a significant hazard to the public or the environment?**

As discussed above, the project site is not identified in any regulatory agency records or databases as having issues of environmental concern. Most of the off-site sources of contamination listed in the SLIC and Envirostor databases are not considered a likely environmental risk to the subject property due to one or more of the following factors: status of case, distance from the property, groundwater flow relative to the property or definition of contaminant plume. Most of the sites identified are cross gradient or not directly up gradient from the site.

The remaining sites with potential for environmental impact to the project site are discussed below. For ease of discussion these should be divided into, first, those many sites along Sebastopol Road and, second, the McMinn Avenue Superfund Area which is discussed as a whole.

### **Sebastopol Road Sites**

There are approximately 50 closed and active sites of past contamination of soil, water, or groundwater along Sebastopol Road between 8 Sebastopol Road in the east and the intersection with Stony Point Road in the west (2000 Sebastopol Road). These are a diverse group of sites with different contaminants of concern, different probable directions of groundwater flow, different

owners, different age and clean-up status, etc. Many have completed the required remediation, while the scope of contamination has not been defined for others. Many others are far enough from the project site to be outside of the reporting requirements for this report. In spite of this diversity, the following important generalizations apply.

- All of the sites are at least ¼ mile from the project site.
- All of the sites are within 100 to 200 feet of Sebastopol Road and no sites are mapped between this cluster of contamination and the project site.
- The sites are approximately midway between Roseland Creek and Santa Rosa Creek. Groundwater is often higher than the water level in these creeks. Therefore groundwater flow may, for some of the year, be diverted to the nearer of these creeks. Many sites along the east end of Sebastopol Road are closer to Santa Rosa Creek. This may have a significant effect on the groundwater flow direction which may commonly be west and northwest in that area. This being the case, the eastern sites are actually strongly cross-gradient relative to the project site instead of up-gradient.
- The sites along the western portion of Sebastopol Road are located due north or northwest and are therefore reasonably classified as strongly cross-gradient relative to the project site.
- Undetermined sources of past contamination in the area are generally suspected.

Based on these factors, it is unlikely that any of the sites listed along Sebastopol Road can be classified as an REC relative to the project site.

### **McMinn Avenue State Superfund Area**

The McMinn Avenue Superfund area represents an area of study extending from Highway 101 on the east to Stony Point Road on the west, and Highway 12 on the north to Roseland Creek on the south. This area was designated as a Superfund site by the California Department of Toxic Substances Control in 1984 after petroleum and solvent contaminants were detected in several domestic water supply wells in the area. A variety of investigations have been conducted in this area since the listing as a Superfund site in 1984. These investigations include domestic well sampling events, monitoring well sampling events, soil gas and indoor air surveys and contamination source identification. Many sites within the McMinn Avenue Superfund Area are undergoing investigation and cleanup activities under the direction of the North Coast Regional Water Quality Control Board, and several of these sites have been issued closure notices that require no further action. Investigation is on-going at the remaining sites.

A majority of the sites located within the McMinn Avenue Superfund area are located approximately 0.75 miles northeast to northwest of the project site on the Sebastopol Avenue corridor. Groundwater in the Superfund area has been calculated to flow generally in a southwesterly direction. From a review of available information there is no indication that the impacts from the McMinn Avenue Superfund area have impacted the project site.

The project site is not identified in any regulatory agency records or databases as having issues of environmental concern, and most of the off-site sources of contamination listed in the SLIC and

Envirostor databases are not considered a likely environmental risk to the subject property. **(Less Than Significant Impact)**

**e) Result in a nearby airport-related safety hazard for people residing or working in the project site?**

The proposed project site is approximately 10 miles southeast of the Charles M. Schulz-Sonoma County Airport and is not located within the Airport Influence Area (AIA). The project would, therefore, not result in any airport-related safety hazards to people working or residing on the project site. **(No Impact)**

**f) Result in a private airstrip-related safety hazard for people residing or working in the project site?**

The project site is not located in the vicinity of a private airstrip. Therefore, private airstrip uses would not be a hazard to people working or residing on the project site. **(No Impact)**

**g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?**

The project would not interfere with an adopted emergency response plan or emergency evacuation plan. The park would provide access for emergency vehicles via Burbank Avenue. **(No Impact)**

**h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

The project site is not located in a fire hazard zone or the Wildland Urban Interface. Therefore, the risk of loss, injury or death involving wildland fires would be less than significant. **(Less Than Significant Impact)**

#### **4.8.4 Conclusion**

The implementation of the mitigation measures, MM HAZ-1.1 and MM HAZ-2.1, described above would reduce potential hazardous materials exposure impacts to construction workers during demolition and construction activities, as well as the surrounding community to less than significant levels. **(Less Than Significant With Mitigation Incorporated)**

While there have historically been contamination sites within close proximity of the project site, a review of available environmental information and records show there is no indication that soil or groundwater contamination from offsite sources in the area have impacted the project site. **(Less Than Significant Impact)**

## 4.9 HYDROLOGY AND WATER QUALITY

### 4.9.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
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"/>	1
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will 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 will drop to a level which will 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"/>	1,13, 14,15,16
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 will result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
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 will result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
e) Create or contribute runoff water which will 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"/>	1
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,13, 14,15,16
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"/>	1
h) Place within a 100-year flood hazard area structures which will impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
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 checked="" type="checkbox"/>	<input type="checkbox"/>	1

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1

#### 4.9.2 **Existing Setting**

##### 4.9.2.1 ***Applicable Plans, Policies, and Regulations***

##### **Federal and State Laws and Regulations**

The 1972 Federal Water Pollution Control Act (Clean Water Act) and California's Porter-Cologne Water Quality Control Act are the primary laws related to water quality. Regulations set forth by the U.S. Environmental Protection Agency (EPA) and the State Water Resources Control Board have been developed to fulfill the requirements of this legislation. EPA's regulations include the National Pollutant Discharge Elimination System (NPDES) permit program, which controls sources that discharge pollutants into waters of the United States (e.g., streams, lakes, bays, etc.). These regulations are implemented at the regional level by water quality control boards, which for the Santa Rosa area is the North Coast Regional Water Quality Control Board (RWQCB).<sup>7</sup> The RWQCB is also tasked with preparation and revision of a regional Water Quality Control Plan, also known as the Basin Plan. The Basin Plan identifies beneficial uses, which the Regional Board has specifically designated for local aquifers, streams, marshes, rivers, and the Bay, as well as the water quality objectives, and criteria that must be met to protect these uses. The RWQCB implements the Basin Plan by issuing and enforcing waste discharge requirements to control water quality and protect beneficial uses.

Under Section 303(d) of the Clean Water Act, states are required to identify impaired surface water bodies and develop total maximum daily loads (TMDLs) for contaminants of concern.<sup>8</sup> The TMDL is the quantity of pollutant that can be safely assimilated by a water body without violating water quality standards. Listing of a water body as impaired does not necessarily suggest that the water body cannot support the beneficial uses; rather, the intent is to identify the water body as requiring future development of a TMDL to maintain water quality and reduce the potential for future water quality degradation. The Russian River watershed in the vicinity of the project site is listed by the U.S. Environmental Protection Agency as an impaired water body.

##### **NPDES General Permit for Construction Activity**

The State Water Resources Control Board (State Water Board) has implemented an NPDES General Construction Permit for the State of California. Dischargers whose projects disturb one (1) or more

<sup>7</sup> Historically, efforts to prevent water pollution focused on "point" sources, meaning the source of the discharge was from a single location (e.g., a sewage treatment plant, power plant, factory, etc.). More recent efforts are focusing on pollution caused by "non-point" sources, meaning the discharge comes from multiple locations. The best example of this latter category is urban stormwater runoff, the source of which is a myriad of impervious surfaces (e.g., highways, rooftops, parking lots, etc.) that are found in a typical city or town.

<sup>8</sup> California State Water Resources Control Board, "Total Maximum Daily Load Program,"

[http://www.swrcb.ca.gov/water\\_issues/programs/tmdl/303d\\_lists2006\\_approved.shtml](http://www.swrcb.ca.gov/water_issues/programs/tmdl/303d_lists2006_approved.shtml), viewed May 8, 2018.

acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit – Order 2009-0009-DWQ). Construction activity subject to this permit includes clearing, grading, and ground disturbances such as stockpiling or excavation. In order to obtain coverage under the Construction General Permit, a Notice of Intent (NOI) must be filed with the RWQCB, and Storm Water Pollution Prevention Plan (SWPPP) must be developed by a certified Qualified SWPPP Developer (QSD) prior to commencement of construction.<sup>9</sup>

Once grading begins, the SWPPP must be kept on-site and updated as needed while construction progresses. The SWPPP details the site-specific Best Management Practices (BMPs) to control erosion and sedimentation and maintain water quality during the construction phase. The SWPPP also contains a summary of the structural and non-structural BMPs to be implemented during the post-construction period, pursuant to the stormwater control practices and procedures encouraged by the City of Santa Rosa and the RWQCB.

### **Municipal Stormwater Permitting Program**

Stormwater discharges in California are regulated through federal NPDES permits. The RWQCB's Municipal Storm Water Permitting Program regulates stormwater discharges from municipal separate storm sewer systems (MS4s). Pursuant to the Clean Water Act, section 402(p), stormwater permits are required for discharges from an MS4 serving a population of 100,000 or more. The Municipal Storm Water Program manages the Phase I Permit Program (serving municipalities over 100,000 people), the Phase II Permit Program (for municipalities less than 100,000), and the Statewide Storm Water Permit for the State of California Department of Transportation. The State Water Board and Regional Water Quality Control Boards implement and enforce the Municipal Storm Water Program.

### **Phase I Program**

There is one Phase I MS4 permit in the North Coast Region, Order No. R1-2015-0030. This permit regulates the discharge of pollutants from the City of Santa Rosa, as well as portions of unincorporated County of Sonoma, Sonoma County Water Agency, the City of Cotati, the City of Cloverdale, the City of Healdsburg, the City of Rohnert Park, the City of Sebastopol, the City of Ukiah, and the Town of Windsor.

The Phase 1 MS4 permit (Permit) mandates that the co-permittees use their planning and development review authority to require that stormwater post-construction Best Management Practices (BMPs) be included in private and public new and redevelopment projects that create or replace 10,000 square feet or more of impervious surface.

The Permit requires regulated projects to incorporate Low Impact Development (LID) practices, which are intended to reduce runoff and mimic a site's predevelopment hydrology by minimizing

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<sup>9</sup> State Water Resources Control Board, "Construction Storm Water Program," [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml), accessed July 11, 2017.

disturbed areas and impervious cover and then infiltrating, storing, detaining, evapotranspiring, and/or biotreating stormwater runoff close to its source. LID employs principles such as preserving and recreating natural landscape features and minimizing imperviousness to create functional and appealing site drainage that treats stormwater as a resource, rather than a waste product. Practices used to adhere to these LID principles include measures such as rain barrels and cisterns, green roofs, permeable pavement, preserving undeveloped open space, and biotreatment through rain gardens, bioretention units, bioswales, and planter/tree boxes. The Permit also requires that stormwater treatment measures are properly installed, operated and maintained.

Hydromodification is a change in stormwater runoff characteristics from a watershed caused by changes in land use conditions (i.e., urbanization) that alter the natural cycling of water. Changes in land use conditions can cause runoff volumes and velocity to increase which can result in a decrease in natural vegetation, changing of river/creek bank grades, soil compaction, and the creation of new drainages. In addition to runoff water quality controls, the Permit requires regulated projects to include measures to control hydromodification impacts where the project would otherwise cause increased erosion, silt pollutant generation, or other adverse impacts to local rivers and creeks.

### **Non-Storm Water Best Management Practices (BMP) Plans**

Each Co-Permittee, including Santa Rosa, has developed a draft Non-Storm Water BMP Plan (BMP Plan) to eliminate or minimize the discharge of pollutants to the MS4 related to select types of discharges. The discharges are allowable non-storm water discharges, provided they meet all required conditions in the MS4 Order, are not a significant source of pollutants, and are conducted as specified in the Co-Permittee's approved BMP Plan.<sup>10</sup>

#### **4.9.2.2      *Groundwater***

The project site is located within the Santa Rosa Plain Watershed (SRPW) boundary and further delineated by the California Department of Water Resources as the Santa Rosa Valley groundwater basin and the sub-basin of the Santa Rosa Plain.<sup>11</sup> The groundwater storage unit has been identified as the Cotati Basin. Groundwater in the project area has been calculated to generally flow to the west to southwest, with the predominant flow direction of the Laguna de Santa Rosa. Depths to groundwater have been documented between five and 15 feet below the surface. It should be noted, however, that groundwater depths and flow direction have been demonstrated to be influenced by local topography and drainage courses, and that groundwater levels can vary seasonally. The principal source of recharge in the SRPW is from infiltration from streams within the watershed and direct infiltration from precipitation. Based on the surface topography and near site investigations, groundwater in the area of the project site is anticipated to flow to the south and west with the flow of Roseland Creek and towards the Laguna de Santa Rosa, a wetlands complex located approximately 5.5 miles southwest of the site.

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<sup>10</sup> North Coast Regional Water Quality Control Board, "NPDES Stormwater, Municipal Program", [https://www.waterboards.ca.gov/northcoast/water\\_issues/programs/npdes\\_stormwater/](https://www.waterboards.ca.gov/northcoast/water_issues/programs/npdes_stormwater/), accessed May 8, 2018.

<sup>11</sup> EBA Engineering. *Phase I Environmental Site Assessment, McCafferty & Barton Property, 1370 Burbank Avenue, Santa Rosa, California*. March 20, 2018.

#### **4.9.2.3      *Existing Drainage Patterns***

Topography at the site is nearly flat with a very slight slope to the southwest. Roseland Creek, an intermittent stream that is a tributary of the Laguna de Santa Rosa runs through the site from the northeast to the southwest. The upper reach of the creek, where the creek enters the project site, is approximately eight feet wide and has a concrete slab bed for approximately 400 linear feet. The lower reach (western portion) of the stream has a more natural channel composed of rock and cobble mixed with sands and silts, and contains a backflow channel which supports a riparian wetland near Burbank Avenue at the western edge of the site. The channel had flowing water in it during the May 2017 site visit by WRA.

#### **Wetlands and Waters of the U.S.**

The project site contains 0.09 acre of riparian wetlands in-line and directly adjacent to Roseland Creek. The riparian wetland is located in the downstream portion of Roseland Creek, adjacent to Burbank Avenue where the stream flows off of the site through a box culvert underneath Burbank Avenue. The culvert appears to be functioning as a sediment trap which backs up stream flows enough to cause wetland conditions below the OHWM, in-line with the stream. Standing water and wetland vegetation was also observed in an approximately nine-foot wide backflow, scour channel on the north side of the main creek channel. The approximately 0.35-acre segment of Roseland Creek within the project site is classified as an intermittent stream. Areas mapped as intermittent stream and riparian wetland are likely considered jurisdictional under Section 404 of the Clean Water Act and Section 1602 of the California Fish and Game Code.

#### **4.9.2.4      *Flooding***

##### **National Flood Insurance Program**

Under the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973, the Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities that comply with FEMA regulations limiting development in floodplains. As part of the NFIP, FEMA publishes Flood Insurance Rate Maps that identify flood hazard zones within a community.

Based on the FEMA Flood Insurance Maps (Map 06097C0736F), portions of the project site are located within the 100-year flood plain (Zone AE – Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood).<sup>12</sup> The areas of the project site that are affected include the eastern half of the northerly two parcels, primarily north of Roseland Creek and the westerly end of 1400 Burbank Avenue on the north and south sides of Roseland Creek.

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<sup>12</sup> Federal Emergency Management Agency. *Flood Insurance Rate Map. Map Number 06097C0736F*. October 16, 2012. Accessed May 8, 2018.  
<<http://fema.maps.arcgis.com/home/webmap/viewer.html?webmap=cbe088e7c8704464aa0fc34eb99e7f30&extent=-121.98473452661187,37.34627891245006,-121.94319247338814,37.357536678808614>>.

#### **4.9.3      Impact Discussion**

##### **a)      Violate any water quality standards or waste discharge requirements?**

Stormwater runoff from impervious surfaces such as rooftops, paved streets or parking lots can carry with it pollutants such as oil, pesticides, herbicides, sediment, trash, nutrients, bacteria and metals. The runoff can then drain directly into a local stream, lake or bay. Urban areas commonly include large impervious cover which contributes to an increase in runoff flow, velocity and volume. As a result, streams are hydrologically impacted through streambed and channel scouring, instream sedimentation and loss of aquatic and riparian habitat. In addition to hydrological impacts, large amounts of impervious cover contribute to greater pollutant loading, resulting in turbid water, nutrient enrichment, bacterial contamination, and increased temperature and trash.

#### **Construction Water Quality Impacts**

Construction of the proposed park improvements would involve minor excavation and grading activities at the project site. These construction activities could degrade water quality in local creeks, Roseland Creek in particular, because stormwater runoff from the site drains into roadside swales along Burbank Avenue that discharge directly into Roseland Creek, southwest of the site. Construction activities would generate dust, sediment, litter, oil, paint, and other pollutants that could temporarily contaminate runoff from the site.

The following project-specific measures, based on RWQCB Best Management Practices (BMPs), have been included in the project to reduce construction-related water quality impacts. All measures will be implemented prior to the start of earthmoving activities on-site and will continue until the construction is complete.

- Burlap bags filled with drain rock or similar BMPs shall be installed around storm drains to route sediment and other debris away from the drains.
- Earthmoving or other dust-producing activities shall be suspended during periods of high winds.
- All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust as necessary.
- Stockpiles of soil or other materials that can be blown by the wind shall be watered or covered.
- All trucks hauling soil, sand, and other loose materials shall be required to cover all trucks or maintain at least two feet of freeboard.
- All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites shall be swept daily (with water sweepers).
- Vegetation in disturbed areas shall be replanted as quickly as possible.
- All unpaved entrances to the site shall be filled with rock to knock mud from truck tires prior to entering City streets. A tire wash system may also be employed at the request of the City.
- Prior to construction grading for the proposed land uses, the project proponent will file an NOI to comply with the General Construction Permit and prepare a SWPPP which addresses

measures that would be included in the project to minimize and control construction and post-construction runoff. Measures will include, but are not limited to, the aforementioned RWQCB BMPs.

- The certified SWPPP will be posted at the project site and will be updated to reflect current site conditions.
- When construction is complete, a NOT for the General Permit for Construction will be filed with the RWQCB and the City of Santa Rosa. The NOT will document that all elements of the SWPPP have been executed, construction materials and waste have been properly disposed of, and a post-construction storm water management plan is in place as described in the SWPPP for the site.

### **Post-Construction Water Quality Impacts**

Implementation of the proposed project would result in a slight increase in stormwater runoff due to an increase in impermeable surfaces compared to existing conditions. Runoff from the proposed rooftops, hardscape (sports court, picnic areas) and parking areas could carry fine sediment, grease, oil, and trace amounts of heavy metals into natural drainages and ultimately into the local creeks. Runoff from landscaping could carry pesticides, herbicides, and fertilizers, as well. Although the amounts of these pollutants ultimately discharged into the waterways are unknown, over time they could accumulate and be substantial.

The proposed project will add or replace more than 10,000 square feet of impervious surfaces, thus it must conform to the site design and treatment requirements of the Phase I MS4 Permit. Plans will be certified by engineers to ensure incorporation of appropriate and effective site design, source control, and Low Impact Development (LID) treatment controls to reduce post-construction runoff volumes and remove pollutants from runoff entering the storm drainage system. The project will be required to maintain all post-construction treatment control measures throughout the life of the project.

The following measures, based on RWQCB BMPs and City requirements, are included in the proposed project to ensure compliance with NPDES permit requirements to reduce post-construction water quality impacts.

#### **Required Post-Construction Measures**

- All post-construction Treatment Control Measures (TCMs) will be installed, operated, and maintained by qualified personnel. On-site inlets will be cleaned out at a minimum of once per year, prior to the wet season.
- The property owner/site manager will keep a maintenance and inspection schedule and record to ensure the TCMs continue to operate effectively for the life of the project. Copies of the schedule and record must be made available for inspection on-site or at the City's Recreation and Parks Department.

With implementation of the required construction and post-construction BMPs and TCMs, the project would not violate any adopted water quality standards or waste discharge requirements.

Installation and maintenance of the proposed stormwater treatment systems would result in a less than significant impact on water quality. **(Less Than Significant Impact)**

**b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will 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 will drop to a level which will not support existing land uses or planned uses for which permits have been granted)?**

The project site is not located within a designated groundwater recharge area. Implementation of the proposed community park project would not substantially increase the amount of impervious surface area on the site, or otherwise interfere with the infiltration of precipitation, nor would it interrupt surface or subsurface flow. Therefore, the project would not deplete or interfere with groundwater recharge.

There are two existing water wells located on the project site. Both will be abandoned and/or destroyed in conformance with Santa Rosa Water and RWQCB requirements, as they would not be proposed to be used for the project. As no new wells are proposed with the project, there would be no resulting reduction in groundwater supplies in the project area. **(Less Than Significant 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 will result in substantial erosion or siltation on-or off-site?**

The project does not propose substantial amounts of grading or alteration of existing natural contours or drainage courses on the site, and would therefore not alter the existing drainage pattern of the site or area. Potential erosion and/or siltation impacts to Roseland Creek and other off-site waterways would be reduced to less than significant levels by implementation of construction BMPs and installation and maintenance of post-construction site design, source control and treatment control measures. **(Less Than Significant Impact)**

**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 will result in flooding on-or off-site?**

The project does not propose substantial amounts of grading or alteration of existing natural contours or drainage courses on the site, and would therefore not alter the existing drainage pattern of the site or area. The project would only incrementally increase the amount of impervious surface area on the site, resulting in a very minor increase in stormwater runoff. This would not result in on- or off-site flooding. **(Less Than Significant Impact)**

**e) Create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

The proposed community park project may create an increase in impervious surface area on the site due to proposed parking lots, pathways, structures, and sport court, which in turn would generate a slight increase in stormwater runoff over the existing condition. However, the proposed park with implementation of post-construction LID-based stormwater runoff TCMs would reduce the volume and pollutant load of project-generated runoff from the site. **(Less Than Significant Impact)**

**f) Otherwise substantially degrade water quality?**

The City of Santa Rosa will comply with any required regional, state and federal permitting standards or mitigation requirements regarding potential impacts to mapped intermittent stream and riparian wetland areas on the site. **(Less Than Significant Impact)**

**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?**

The project site does include mapped portions of the 100-year flood hazard area. However, no housing is proposed with the project. **(No Impact)**

**h) Place within a 100-year flood hazard area structures which will impede or redirect flood flows?**

No buildings or structures that could potentially impede or redirect flood flows are proposed within the mapped 100-year flood hazard area on the site. **(Less Than Significant Impact)**

**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?**

The majority of the mapped 100-year flood hazard zone on the project site covers existing riparian, oak woodland and grassland habitat areas upon which no structures or group facilities are proposed. It is therefore unlikely that the project presents a significant risk of loss, injury or death involving flooding. **(Less Than Significant Impact)**

**j) Result in inundation by seiche, tsunami, or mudflow?**

The topography of the project site is relatively flat, and the location is far from the ocean or any major lake or reservoir. Therefore, the project is unlikely to result in inundation by seiche, tsunami or mudslide. **(Less Than Significant Impact)**

#### **4.9.4 Conclusion**

With implementation of the standard construction BMPs and post-construction site design, source control and treatment control TCMs included in the project, potential impacts to water quality would be reduced to a less than significant level. **(Less Than Significant Impact)**

The proposed project would not result in substantial adverse drainage or flooding impacts. **(Less Than Significant Impact)**

## 4.10 LAND USE AND PLANNING

### 4.10.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,4
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"/>	1,3,4
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"/>	1,4

### 4.10.2 Existing Setting

The project site is located in the Roseland neighborhood, an area in southwestern Santa Rosa that was incorporated into the City in November 2017. Roseland is a predominantly single-family residential neighborhood, with some larger undeveloped properties included. Roseland Creek runs in a southwesterly direction through the neighborhood. The 19.49-acre project site consists four parcels of land, one of which is undeveloped with the other three having single-family residences that are currently unoccupied. It is bounded by McMinn Avenue on the east, and by Burbank Avenue, a designated Scenic Roadway, on the west.

The area surrounding the project site contains mostly residential uses, with single-family residences to the north, east and west, and multiple family buildings also on the east. There is an elementary school located across Burbank Avenue from the site on the west, and a single-family residence and storage buildings adjacent to the south side of the site.

#### 4.10.2.1 *Applicable Plans, Policies, and Regulations*

##### **General Plan Designation and Zoning**

In the City's General Plan, the project site (1370 Burbank Avenue) is designated as *Medium - Density Residential* (8.0-18.0 units per acre). The *Medium – Density Residential* designation permits a range of housing types, including single family attached and multifamily developments, and is intended for specific areas where higher density is appropriate. The project site is also identified as *Parks/Recreation* and a *Proposed Community Park*. The *Community Park* designation includes land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks (generally 10-25 acres in size). They can be designed to provide spaces for organized sports, larger group events,

children's play areas, several unique features, pathways and natural areas, community gardens and recreational facilities such as community centers. The city aims to provide access to community parks within one mile of residential neighborhoods.

The City of Santa Rosa Zoning Ordinance designates the project site as *Open Space – Recreation (OSR-SR)* and *Multi Family Residential (R-3-18-SR)* in a Scenic Road combining district (-SR). The Scenic Road combining district is intended to enhance and preserve the natural and constructed features that contribute to the character of scenic roads. Natural and constructed features include trees, rock walls, view corridors, road configuration and tree canopy. Any land use normally allowed in the primary zoning district (*Multi-family Residential*) may be allowed within the -SR combining district, subject to the land use permit requirements of the primary district.

#### **4.10.3      Impact Discussion**

##### **a)    Physically divide an established community?**

The project site is currently located in a suburban area with residential development located to the north, east, and south, and Roseland Creek Elementary School located to the west. Implementation of the proposed park would result in the demolition of the existing unoccupied residences located on the site. The layout and design of the park does not include any features that would physically divide the community (e.g., impeding roadways or sidewalks). Therefore, the proposed park project would not physically divide an established community. **(Less Than Significant Impact)**

##### **b)    Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?**

#### **General Plan and Zoning**

According to the City's General Plan, a portion of the project site (1370 Burbank Avenue) is designated as *Medium - Density Residential*, which allows for a minimum density of 8.0 units per acre. The project site is also identified as a proposed *Community Park*. Therefore, the project is consistent with the General Plan designation for the majority of the site and a park is an allowable use on properties designated for residential use. The General Plan designation and zoning for the property at 1370 Burbank Avenue could be amended and rezoned to *Community Park*; however, it is not required for implementation of the project. The proposed project would not conflict with any other applicable land use plans, policies, or regulations. **(Less Than Significant Impact)**

#### **Sonoma County Agricultural Preservation and Open Space District Conservation Easements**

Development of the proposed park on the project site would adhere to existing conservation easements on 1027 McMinn Avenue, and 1360 and 1400 Burbank Avenue that are held by the Sonoma County Agricultural Preservation and Open Space District (SCAPOS). A conservation easement would also likely be granted for 1370 Burbank Avenue. The conservation easement restricts development on the northerly two parcels to the development of minor structures and

improvements in connection with low-intensity and educational uses. Impervious surfaces on the northerly parcels are also restricted to five percent of the total easement area. The conservation easement for 1400 Burbank Avenue limits structures and improvements within the “Natural Area” along Roseland Creek to trails and associated bridges which may provide emergency vehicle access. The easement also designates an “Oak Preservation Area” that allows for improvements in connection with low-intensity recreational and educational uses. Park improvements shall not result in impervious surfaces of more than 20 percent on this property. The SCAPOSD would review and approve the proposed Master Plan prior to implementation. The currently proposed Master Plan would not conflict with the provisions of the existing conservation easements on the project site. **(Less Than Significant Impact)**

**c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**

The project site is not located within an adopted habitat conservation plan or natural community conservation plan. **(No Impact)**

**4.10.4 Conclusion**

The proposed project would not conflict substantially with existing land use policies and therefore would not have a significant impact. **(Less Than Significant Impact)**

## 4.11 MINERAL RESOURCES

### 4.11.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Result in the loss of availability of a known mineral resource that will 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"/>	1,12
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"/>	1,12

### 4.11.2 Existing Setting

The project site is not located in an area containing known mineral resources.

### 4.11.3 Impact Discussion

**a – b) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state? 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?**

According to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Environmental Impact Report, no minerals have been found on or adjacent to the project site. Therefore, the project would not result in an impact on mineral resources. **(No Impact)**

### 4.11.4 Conclusion

The project would not result in an environmental impact due to the loss of availability of known mineral resources. **(No Impact)**

## 4.12 NOISE AND VIBRATION

### 4.12.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
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"/>	1,3,4
b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,4
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"/>	1,3,4
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,3
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, will the project expose people residing or working in the project site to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
f) For a project within the vicinity of a private airstrip, will the project expose people residing or working in the project site to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

### 4.12.2 Existing Setting

#### 4.12.1.1 *Background*

Noise may be defined as unwanted sound. Acceptable levels of noise vary from land use to land use. In any one location, the noise level will vary over time, from the lowest background or ambient noise level to temporary increases caused by traffic or other sources. State and federal standards have been established as guidelines for determining the compatibility of a particular use with its noise environment.

There are several methods of characterizing sound. The most common in California is the A-weighted sound level or dBA.<sup>13</sup> This scale gives greater weight to the frequencies of sound to which

<sup>13</sup> The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. All sound levels in this discussion are A-weighted, unless otherwise stated.

the human ear is most sensitive. Because sound levels can vary markedly over a short period of time, different types of noise descriptors are used to account for this variability. Typical noise descriptors include maximum noise level ( $L_{\max}$ ), the energy-equivalent noise level ( $L_{\text{eq}}$ ), and the day-night average noise level ( $L_{\text{dn}}$ ). The  $L_{\text{dn}}$  noise descriptor is commonly used in establishing noise exposure guidelines for specific land uses. For the energy-equivalent sound/noise descriptor called  $L_{\text{eq}}$  the most common averaging period is hourly, but  $L_{\text{eq}}$  can describe any series of noise events of arbitrary duration.

Although the A-weighted noise level may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a conglomeration of noise from distant sources which create a relatively steady background noise in which no particular source is identifiable.

Since the sensitivity to noise increases during the evening hours, 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The Day/Night Average Sound Level,  $L_{\text{dn}}$  (sometimes also referred to as DNL), is the average A-weighted noise level during a 24-hour day, obtained after the addition of 10 dB to noise levels measured in the nighttime between 10:00 p.m. and 7:00 a.m. The Community Noise Equivalent Level (CNEL) is a 24-hour A-weighted noise level from midnight to midnight after the addition of five dBA to sound levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 dBA to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m.

### **Construction Noise**

Construction is a temporary source of noise impacting residences and businesses located near construction sites. Construction noise can be significant for short periods of time at any particular location and generates the highest noise levels during grading and excavation, with lower noise levels occurring during building construction. Large pieces of earth-moving equipment, such as graders, scrapers, and bulldozers, generate maximum noise levels of 90 to 95 dBA  $L_{\max}$  at a distance of 50 feet. Typical hourly average construction-generated noise levels are approximately 81 to 88 dBA  $L_{\text{eq}}$  measured at a distance of 50 feet from the site during busy construction periods. Construction generated noise levels drop off at a rate of about six dBA per doubling of distance between the source and receptor. Shielding by buildings or terrain often result in lower construction noise levels at distant receptors.

#### **4.12.1.2      *Existing Noise Conditions***

The project site is bounded by single-family residences to the north, McMinn Avenue to the east, and Burbank Avenue to the west. There is an elementary school located across Burbank Avenue from the site on the west, and a single-family residence and storage buildings adjacent to the south side of the site. The noise environment on the project site results primarily from vehicular traffic along Burbank Avenue and McMinn Avenue.

#### 4.12.1.3 *Applicable Plans, Policies, and Regulations*

##### **City of Santa Rosa General Plan**

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from planned development projects with the City. The following policies are specific to noise and vibration and are applicable to the proposed project.

##### **City of Santa Rosa Relevant Noise and Vibration Policies**

Policies	Description
Policy NS-B-5	Pursue measures to reduce noise impacts primarily through site planning. Engineering solution for noise mitigation, such as sound walls, are the least desirable alternative.
Policy NS-B-6	Do not permit existing uses to generate new noises exceeding normally acceptable levels unless: these noises are mitigated to acceptable levels; or the activities are specifically exempted by the City Council on the bases of community health, safety, and welfare.

##### **City of Santa Rosa Noise Ordinance**

The City Municipal Code has a Noise Ordinance (Chapter 17-16). Section 17-16.030 sets criteria for base, or ambient noise levels to help determine if radios, musical instruments, machinery or equipment or other devices are creating a nuisance. The ordinance states “any noise level exceeding the ambient base level at the property line of any property by more than five decibels shall be deemed to be prima facie evidence of a violation of this section.” The ambient base level for noise in residential areas varies from 55 dbA during daytime hours to 45 dbA during nighttime hours. The ordinance prohibits motor vehicle operations in such manner that a reasonable person of normal hearing sensitivity residing in the area is caused discomfort or annoyance. The ordinance also cites section 23130 of the State vehicle code.

#### 4.12.3 **Impact Discussion**

**a) Result in 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?**

The Noise Element of the General Plan establishes 70 dBA CNEL as the maximum suggested exterior noise level for playgrounds and neighborhood parks. Based on the General Plan noise contours, noise levels on the project site are expected to be at the 60 dBA CNEL due to traffic levels along Burbank Avenue and McMinn Avenue. Based on the General Plan noise contours for Burbank Avenue and McMinn Avenue, the proposed park would not expose persons to noise levels in excess of the General Plan standards. **(Less Than Significant Impact)**

**b) Result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?**

Construction of the proposed park will not require pile driving or other significant vibration causing construction activity. The proposed park would not generate excessive or perceptible vibration. Implementation of the proposed park would result in the demolition of the existing unoccupied

residences, which could cause temporary groundborne vibration and noise, but it is not anticipated to be lengthy in duration, would occur during the day, and be located over 250 feet from the nearest structures. **(Less Than Significant Impact)**

**c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Noise levels in the project area would increase minimally as a result of project traffic. A noise increase is considered substantial if it increases the ambient noise level by three dB or more in noise sensitive areas. A three dB increase is equivalent to a doubling of traffic on local roadways. Primary vehicular access to the project site is provided from Burbank Avenue. The project is estimated to result in 229 daily vehicle trips which would not double roadway volumes on Burbank Avenue.<sup>14</sup>

The proposed park would operate from sunrise (6:00 a.m.) to sunset (6:00 p.m. PST or 9:00 p.m. PDT), seven days per week consistent with City policies. Active park uses are only proposed on the southernmost parcel, south of Roseland Creek, with passive uses in the three northerly parcels north of Roseland Creek. The operation of the community park, which is limited to daylight hours, is not anticipated to generate noise that would expose adjacent sensitive receptors to excessive noise levels. **(Less Than Significant Impact)**

**d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Project implementation would result in intermittent short-term noise impacts resulting from construction-related activities. However, this temporary impact would be reduced via implementation of Best Management Practices (BMPs). BMPs are required at the time of building permit issuance for all development and would reduce any impacts of additional noise level exposure to less than significant. Such BMPs include requirements for construction vehicles and equipment to be properly muffled. Construction hours would be limited from 7:00 am to 7:00 pm Mondays through Saturdays, and 10:00 am to 6:00 pm on Sundays and holidays.

**Impact NV – 1:** The project would construct a proposed park adjacent to noise sensitive, residential and educational uses which could result in temporary disturbances during construction. **(Significant Impact)**

**Mitigation Measure:** The following mitigation measures will be implemented by the project to ensure impacts from construction noise are reduced to a less than significant level:

**MM NV – 1.1:** The City will incorporate the following practices into the construction documents to be implemented by the project contractor:

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<sup>14</sup> W-Trans. *Traffic Impact Study for the Roseland Area/Sebastopol Road Specific Plan & Annexation*. April 19, 2016.

- Maximize the physical separation between noise generators and noise receptors. Such separation includes, but is not limited to, the following measures:
  - Locate stationary equipment to minimize noise impacts on the community;
  - Minimize backing movements of equipment;
- Use quiet construction equipment whenever possible and properly maintained and muffled internal combustion engine-driven construction equipment;
- Impact equipment (e.g., jack hammers and pavement breakers) shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools.
- Compressed air exhaust silencers shall be used on other equipment.
- Prohibit unnecessary idling of internal combustion engines.
- The Director of Recreation and Parks shall designate a “disturbance coordinator” for construction activities. The coordinator would be responsible for responding to any local complaints regarding construction noise and vibration. The coordinator would determine the cause of the noise or vibration complaint and would implement reasonable measures to correct the problem.
- The construction contractor shall send advance notice in conjunction with the City of Santa Rosa Recreation and Parks Department to neighborhood residents within 300 feet of the project site as well as the Roseland Elementary School administrator regarding the construction schedule and including the telephone number for the disturbance coordinator at the construction site.

With the implementation of the above mitigation measures, the proposed project would reduce construction noise impacts to a less than significant level. **(Less Than Significant Impact With Mitigation)**

- e, f) **For a project located within an airport land use plan or, where such a plan has not yet been adopted, within 2 miles of a public use airport, would the project expose people residing or working in the project area to excessive noise levels? 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?**

Charles M. Schultz Sonoma County Airport is a regional municipal airport located approximately nine miles northwest of the project site. The project site is not located within the Airport Influence Area (AIA) for the Sonoma County Airport. Therefore, any overhead aircraft noise would not be significant in relation to the existing, local traffic noise. **(Less Than Significant Impact)**

The project is not within the vicinity of a private airport. **(No Impact)**

#### 4.12.4 Conclusion

The proposed park would have a less than significant noise impact from park operations. **(Less Than Significant Impact)**

The proposed park master plan project, with the implementation of mitigation measure NV – 1.1, would ensure that construction noise impacts would be less than significant. **(Less Than Significant Impact With Mitigation)**

## 4.13 POPULATION AND HOUSING

### 4.13.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
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"/>	1
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"/>	1

### 4.13.2 Existing Setting

According to US Census Bureau data, Santa Rosa's population for 2016 was estimated to be 175,105 persons. From 2011 to 2015, there were 64,088 households with an average of 2.64 persons per household.<sup>15</sup> According to the City's General Plan, the projected population in 2035 will be 237,000 residents.

### 4.13.3 Impact Discussion

- 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)?**

The proposed project would not result in additional residents, directly, or indirectly. Therefore, the project would not induce substantial population growth. **(No Impact)**

- b,c) Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?**

The project site is developed with four single-family residences, all of which are currently vacant. Impacts from demolition of a limited number of housing units on the project site, therefore, would be less than significant. **(Less Than Significant Impact)**

<sup>15</sup> US Census Bureau Quick Facts website.

<https://www.census.gov/quickfacts/fact/table/santarosacitycalifornia,CA#viewtop>. Accessed November 14, 2017.

#### 4.13.4 Conclusion

Implementation of the proposed project would not result in any population growth nor would it result in displacement of a substantial number of housing units or residents. **(Less Than Significant Impact)**

## 4.14 PUBLIC SERVICES

### 4.14.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
- Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,4
- Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,4
- Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,4
- Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,4
- Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,4

### 4.14.2 Existing Setting

#### 4.14.1.1 *Fire Protection Services*

The Santa Rosa Fire Department provides fire protection, paramedic emergency medical, rescue, and hazardous materials response services to the Roseland Fire Protection District. These services have been provided to the Santa Rosa Fire Department since 1983 under a contractual agreement.<sup>16</sup> The closest fire station to the project site is Station No. 8, located at 830 Burbank Avenue, approximately 0.25 miles north of the project site.

The City Council has set a goal for the Fire Department of responding to 80 percent of all calls for service within 4 minutes or less, to 90 percent of all calls for service within 5 minutes or less, and to all calls for service within 6 minutes or less.

#### 4.14.1.2 *Police Protection Services*

The Santa Rosa Police Department provides neighborhood-oriented policing services via patrol operations and traffic enforcement. The Police Department has 256 employees working within the community to provide public safety services. Neighborhood-oriented policing is based on encouraging citizen input and involvement to resolve issues concerning public safety, law enforcement, and criminal activity throughout the community.

<sup>16</sup> Santa Rosa Fire Department website. <https://srcity.org/644/Roseland-Fire-District>. Accessed November 14, 2017.

Police protection services for the project site are headquartered at 965 Sonoma Avenue, approximately 3.1 miles northeast of the project site.

#### **4.14.2.3      *Parks***

The Santa Rosa Recreation and Parks Department currently operates and maintains 78 parks totaling approximately 737 acres. The City maintains a park standard of three acres of City parkland per 1,000 residents. The City Council determines what ratio of neighborhood and community parkland, school playgrounds, and open space will satisfy this standard. Currently this ratio is 4.2 acres of parkland per 1,000 residents, plus 1.1 acres of public-serving open space.

#### **4.14.3      Impact Discussion**

- a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public services?**

The proposed project would construct a community park in an existing residential area. The project would be open from sunrise (6:00 a.m.) to sunset (6:00 p.m. PST or 9:00 p.m. PDT) seven days a week, consistent with park operational hours at all City of Santa Rosa parks. The project would not substantially increase demand for police and fire services, and would not increase existing response times to the project site. The proposed project would not result in increased demand for schools, parks, or any other public facilities in the project area. **(Less Than Significant Impact)**

#### **4.14.4      Conclusion**

The project would result in a less than significant impact to public services. **(Less Than Significant Impact)**

## 4.15 RECREATION

### 4.15.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
b) Does the project 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 type="checkbox"/>	<input checked="" type="checkbox"/>	1

### 4.15.2 Existing Setting

The Santa Rosa Recreation and Parks Department currently operates and maintains 78 parks totaling approximately 737 acres. The City maintains a park standard of three acres of City parkland per 1,000 residents. The City Council determines what ratio of neighborhood and community parkland, school playgrounds, and open space will satisfy this standard. Currently this ratio is 4.2 acres of parkland per 1,000 residents, plus 1.1 acres of public-serving open space.

### 4.15.3 Impact Discussion

**a,b) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated? Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

The proposed project is the construction of a 19.49-acre community park. The project would increase the number of parks and recreational facilities in Santa Rosa and, therefore, would not result in adverse impacts to any recreational facilities. **(No Impact)**

### 4.15.4 Conclusion

The project would not have significant impacts on recreational facilities. **(No Impact)**

## 4.16 TRANSPORTATION/TRAFFIC

### 4.16.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
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"/>	1,17
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"/>	1,17
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"/>	1
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
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"/>	1,17

### 4.16.2 Existing Setting

#### Roadway Network

##### Regional Access

Sebastopol Road is a five-lane arterial roadway including two lanes in each direction plus a center turn lane between Stony Point Road and Burbank Avenue and a three-lane road with one lane in each direction plus a center turn lane between Burbank Avenue and Olive Street.

Hearn Avenue is an arterial roadway that includes two lanes plus a center turn lane between US Highway 101 and Dutton Avenue and a three-lane road between Dutton Avenue and Stony Point Road.

### Local Access

Burbank Avenue is a north-south local road that serves as a connector between two arterial roadways, Sebastopol Road and Hearn Avenue. This street provides the area's primary connection to the surrounding arterial street network. No street parking is provided on Burbank Avenue.

McMinn Avenue is a local roadway that is located east of the project site and connects to Sebastopol Road on the north and Dutton Avenue via Delport Avenue to the south. Street parking is available on both sides of the street, that resides within a neighborhood.

## **Pedestrian and Bicycle Facilities**

Schools have a major influence on pedestrian activity levels in the project area. Roseland Creek Elementary School on Burbank Avenue generates school-age pedestrian traffic on school days. No sidewalks are present on the roadway frontages of the park. Sidewalks are located on the west side of Burbank Avenue and east side of McMinn Avenue.

Bike lanes currently exist on Sebastopol Road between Stony Point Road and Dutton Avenue, on Stony Point Road between Bellevue Avenue and State Route 12, and on Hearn Avenue between Stony Point Road and the SMART rail line. A bike lane is present on the west side of Burbank Avenue along the Roseland Creek Elementary School frontage. As described in Section 4.16.1.2 below, Class II bike lanes are planned for Burbank Avenue.

## **Transit Service**

### Santa Rosa CityBus

Santa Rosa CityBus is the primary transit provider in Santa Rosa and the Roseland area. CityBus provides regularly scheduled fixed-route service to residential neighborhoods, major activity centers, and transit hubs within the City limits. Fourteen fixed routes are operated with wheelchair accessible, low-floor buses which can accommodate up to two bikes on bike racks attached to the front of each bus. CityBus routes are designed around a timed-transfer method where buses serving different routes arrive and depart at designated transfer locations at routine periodic intervals.

CityBus Routes 2A/2B, 12, and 15 serve portions of the Roseland area with Routes 12 and 15 serving the Southside Bus Transfer Center which is located on Hearn Avenue at Southwest Community Park. The Southside Transfer Center includes shelters and lighting, and facilitates timed transfers among the three CityBus routes. The CityBus bus stops closest to Roseland Creek Community Park are located on West Avenue at South Avenue (Route 12), and Sebastopol Road at Burbank Avenue and McMinn Avenue (Route 2/2B) with bus stops opposite the project site at the Chelsea Gardens Apartments and at the intersection with Delport Avenue directly east of the project site.

#### **4.16.1.1      *Methodology***

##### **Level of Service**

The intersections of Burbank Avenue/Sebastopol Avenue and Burbank Avenue/Hearn Avenue were evaluated as part of the corridor analysis completed for the Roseland-Sebastopol Specific Plan Environmental Impact Report (EIR) in 2016.<sup>17</sup> The Traffic Impact Study prepared for the Roseland-Sebastopol evaluated traffic conditions using level of service (LOS). LOS is a qualitative description of operating conditions ranging from LOS A (free-flow conditions with little or no delay) to LOS F (jammed conditions with excessive delays). The analysis methods for the City of Santa Rosa's adopted LOS standard for signalized intersections are described below.

According to the City of Santa Rosa General Plan 2035, Standard T-D-1 states that the City will maintain a LOS D or better along all major corridors. Exceptions to meeting this standard are allowed where attainment would result in significant environmental degradation, where topography or environmental impacts make the improvement impossible, or where attainment would ensure loss of an area's unique character.

According to the Traffic Impact Study for the Roseland Area/Sebastopol Road Specific Plan EIR completed in 2016, the intersections of Burbank Avenue/Sebastopol Avenue and Burbank Avenue/Hearn Avenue are shown to be operating as follows:

- Burbank Avenue/Sebastopol Avenue: LOS B during the AM peak hour, and LOS A during the PM peak hour
- Burbank Avenue/Hearn Avenue\*: LOS C on the southbound Burbank Avenue approach during the AM and PM peak hour

\*Unsignalized intersection

#### **4.16.1.2      *Applicable Plans, Policies, and Regulations***

##### **City of Santa Rosa General Plan**

The following General Plan policies are pertinent to maintaining the City's transportation network with the implementation of the proposed park:

<b>City of Santa Rosa Relevant Transportation Policies</b>	
<b>Policies</b>	<b>Description</b>
Policy T-A	Provide a safe and sustainable transportation system.
Policy T-C-1	Minimize through traffic in residential neighborhoods and avoid excessive traffic volumes greater than that dictated by street design and classification, by providing attractive regional/arterial streets to accommodate cross-town traffic.
Policy T-D-1	Maintain a Level of Service (LOS) D or better along all major corridors.

<sup>17</sup> *W-Trans*. Traffic Impact Study for the Roseland Area/Sebastopol Road Specific Plan & Annexation. April 19, 2016.

## Roseland Area/Sebastopol Road Specific Plan

The Roseland Area/Sebastopol Road Specific Plan includes a planned street design for Burbank Avenue. The northern section street design commences at the northernmost parcel on the project site and includes one travel lane in each direction with six-foot bike lanes, up to three feet of landscape buffer and a six-foot sidewalk. The southern section street design commences at 1360 Burbank Avenue and includes one travel lane in each direction with six-foot bike lanes, 8.5-foot bioswales and a six-foot sidewalk. The proposed community park maintains a rural character along the Burbank Avenue frontage and does not propose to implement the roadway frontage improvements at this time.

### 4.16.3 Impact Discussion

- 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?**

### Project Trip Generation Estimates

Project trip estimates for the proposed project are based on trip generation rates obtained from SANDAG (San Diego Area Council of Governments) and peak hour trip rates from the *Institute of Transportation Engineers' (ITE's) Trip Generation Manual, 10<sup>th</sup> Edition, 2017*. Based on the applied assumptions and trip generation rates, the proposed park is expected to generate an average of 230 daily trips, including 21 trips during the PM peak hour and 72 trips during the weekend midday peak hour. The trip generation estimates for the proposed project are summarized in Table 4.16-1.

<b>Table 4.16-1: Trip Generation Summary</b>											
<b>Land Use</b>	<b>Size</b>	<b>Daily Trips</b>		<b>Weekday PM Peak Hour</b>				<b>Weekend Midday Peak Hour</b>			
		<b>Rate</b>	<b>Trips</b>	<b>Rate</b>	<b>Trips</b>	<b>In</b>	<b>Out</b>	<b>Rate</b>	<b>Trips</b>	<b>In</b>	<b>Out</b>
City Park	4.59 acres	50	230	4.5	21	10	11	15.75	72	36	36
<i>Source: Institute of Transportation Engineers' (ITE's) Trip Generation Manual, 10<sup>th</sup> Edition SANDAG.</i>											

Given that current traffic levels of service at major intersections in the vicinity of the project site operate consistent with City standards, the limited number of new peak hour vehicle trips resulting from the project would result in less than significant impacts to intersection LOS.

As of December 2018, amendments to CEQA mandate that LOS, as a measure of local congestion, no longer be used to determine CEQA transportation impacts. The City does not have an adopted Vehicle Miles Traveled (VMT) policy identifying when a project would result in a significant VMT increase. The project proposes trails throughout the park that would formalize connections from the

residential neighborhoods to the east of the project site with the school and neighborhoods to the west. The project, therefore, would not result in any impact to the performance of the circulation system in the vicinity of the site. The project is consistent with all applicable plans, policies, and ordinances addressing the City's circulation system. **(Less Than Significant Impact)**

- 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?**

The City requires a traffic impact analysis when a project would result in 50 or more AM or PM peak hour trips. The project, which would generate approximately 21 weekday PM and 72 midday weekend peak hour trips, does not require a detailed traffic impact analysis per the City's standard as it would not result in 50 or more trips during the weekday AM or PM peak hours of traffic. The project would not result in a conflict with any other adopted plan, ordinance, or policy related to the effectiveness of the circulation system. **(Less Than Significant Impact)**

- 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?**

The proposed project would not affect air traffic patterns in the vicinity of the site, as described previously in *Section 4.8 Hazards and Hazardous Materials* of this document. **(No Impact)**

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?**

Development in accordance with City design standards will ensure that hazards due to a design feature would be avoided. **(Less Than Significant Impact)**

- e) Result in inadequate emergency access?**

The proposed park would provide emergency access at the two driveways that connect to the surface parking lots located on the southwestern and western portions of the property off of Burbank Avenue. The emergency vehicle access and turnaround areas would be constructed in conformance to the Santa Rosa Fire Department standards. **(Less Than Significant Impact)**

- 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?**

The proposed project would not conflict with existing or planned multimodal transportation facilities or conflict with the City of Santa Rosa's General Plan policies and regulations. The park proposes to construct an additional sidewalk on McMinn Avenue to close the sidewalk gap along the northeastern property boundary. A proposed crosswalk would connect the community park to Roseland Creek Elementary School in the northerly section of the park. The proposed park master plan would not conflict with future planned improvements to Burbank Avenue. **(Less Than Significant Impact)**

#### 4.16.4 Conclusion

The proposed park would not generate a substantial amount of new vehicle trips that would exceed the capacity of the street system serving the site, nor would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. The project would not result in inadequate emergency access, nor a change in air traffic patterns. **(Less Than Significant Impact)**

## 4.17 UTILITIES AND SERVICE SYSTEMS

### 4.17.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
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"/>	1,12
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"/>	1,12
c) Require or result in the construction of new stormwater 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"/>	1
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"/>	1,4
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"/>	1,18
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"/>	1
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"/>	1

### 4.17.2 Existing Setting

#### 4.17.1.1 *Water*

The City of Santa Rosa receives its primary potable water supply from the Russian River watershed. Water is provided through the Russian River Project managed by the Sonoma County Water Agency (SCWA). The SCWA has supplied water to meet the City of Santa Rosa's demands since the 1970s. From its headwaters in central Mendocino County, the Russian River drains a 1,485 square mile area. Principal tributaries of the Russian River are the East Fork of the Russian River, Big Sulphur Creek, Mark West Creek, Maacama Creek, and Dry Creek. There are also two major reservoir projects located within the Russian River watershed (Lake Mendocino on the East Fork of the Russian River and Lake Sonoma on Dry Creek) that provide water supply

storage. A third reservoir project, Lake Pillsbury, indirectly contributes to the water supply through releases into the Eel River that are ultimately diverted into the East Fork of the Russian River project. The SCWA source of water is collected from the Russian River through Ranney water collector systems from two intake sites at Wohler and Mirabel located near Forestville.

Separate from the SCWA system, the City of Santa Rosa owns eight groundwater well sites; two are inactive and out of service. Two well were converted from emergency to active status in July 2005 and can provide up to 2.3000 acre feet per year (ac-ft/year) of supply. Three of the remaining six wells are only operated for emergency purposes, and one is used only for landscape irrigation purposes. The City also has approximately 2.1 million gallons per day (mgd) of groundwater capacity on a stand-by emergency basis. Since the mid-1990s, Santa Rosa has adopted a Capital Improvement Program (CIP) to provide an additional 8.7 mgd of emergency groundwater supply.

#### **4.17.1.2      *Storm Drainage***

Topography at the site is nearly flat with a very slight slope to the southwest. Roseland Creek, an intermittent stream that is a tributary of the Laguna de Santa Rosa runs through the site from the northeast to the southwest. The upper reach of the creek, where the creek enters the project site, is approximately eight feet wide and has a concrete slab bed for approximately 400 linear feet. The lower reach (western portion) of the stream has a more natural channel composed of rock and cobble mixed with sands and silts, and contains a backflow channel which supports a riparian wetland near Burbank Avenue at the western edge of the site. The channel had flowing water in it during the May 2017 site visit by WRA.

#### **4.17.1.3      *Wastewater/Sanitary Sewer System***

Sewage generated from residential, commercial and industrial uses within the City of Santa Rosa is collected and transported to the Laguna Wastewater Treatment Plant (WTP), located southwest of the city on Llano Road. The Laguna WTP, managed by the City of Santa Rosa, provides wastewater treatment and disposal services for the city as well as for Rohnert Park, Cotati, Sebastopol, and South Park Sanitation District. Waste water is tertiary-treated and, depending upon the amount of rainfall received in any given year, between 90 and 100 percent is recycled for urban and agricultural irrigation and for the Geysers Recharge Project. Currently, 6,000 acres of crops are irrigated with recycled water to grow hay, pasture, vegetables, wine grapes, and for landscaped areas.

The Laguna WTP is currently permitted to treat up to 21.34 million gallons per day. Projects under Santa Rosa's Subregional Water Reuse System Incremental Recycled Water Program (IRWP), which was originally undertaken in 2001, will be implemented as growth occurs, eventually increasing the plant's capacity to 25.79 mgd, 18.25 mgd of which would be allocated to Santa Rosa. This expanded capacity will be sufficient to meet the City's wastewater needs up to 2020.

#### **4.17.1.4      *Solid Waste***

The City of Santa Rosa contracts with the North Bay Corporation to provide solid waste collection and curbside recycling for residential and commercial uses in Santa Rosa. The North Bay Corporation is the licensed hauler and recycler for the project area. The North Bay Corporation

currently provides a single-stream recycling program (all recyclables in one container). The North Bay Corporation collects and transports commercial and residential solid waste to the Central Disposal Site Transfer Station at 500 Meacham Road in the City of Petaluma. The Central Disposal Site has a daily permitted disposal of about 1,050 tons per day, and a remaining capacity of about 9 million cubic yards.

#### **4.17.1.5      *Applicable Plans, Policies, and Regulations***

##### **Assembly Bill 939**

Assembly Bill 939 (AB 939) established the California Integrated Waste Management Board (now CalRecycle) and required all California counties to prepare integrated waste management plans. AB 939 required all municipalities to divert 50 percent of the waste stream by the year 2000.

##### **California Green Building Standards Code**

In January 2010, the State of California adopted the California Green Building Standards Code that establishes mandatory green building standards for all buildings in California. The code covers five categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and indoor environmental quality. These standards include a mandatory set of guidelines, as well as more rigorous voluntary measures, for new construction projects to achieve specific green building performance levels:

- Reducing indoor water use by 20 percent;
- Reducing wastewater by 20 percent;
- Recycling and/or salvaging 50 percent of nonhazardous construction and demolition debris; and
- Providing readily accessible areas for recycling by occupant.

##### **City of Santa Rosa General Plan**

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from planned development projects with the City. The following policies are specific to utilities and service systems and are applicable to the proposed project.

Policies	Description
Policy PSF-F-1	Utilize high quality water from the Sonoma County Water Agency (SCWA) aqueduct system as the primary water supply.
Policy PFS-F-3	Develop available groundwater resources for the purpose of providing a supplemental source of water in the event of an emergency.
Policy PSF-F-6	Evaluate the city's long-term water supply strategies, including development of new sources of water supply, improved water conservation and re-use, and implementation of appropriate growth control measures if necessary.

#### 4.17.3 Impact Discussion

**a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

The proposed project includes the construction of a nature center and restroom north of Roseland Creek and a restroom adjacent to the sports court and multi-use turf area. The project is replacing existing single-family residences with a community park. The increase in wastewater from restroom use at the park would not cause an exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB). Pursuant to the Federal Clean Water Act and California's Porter-Cologne Water Quality Control Act, the RWQCB regulates wastewater discharges to surface waters, such as San Francisco Bay, through the NPDES program. Wastewater permits contain specific requirements that limit the pollutants it discharges. As required by the RWQCB, the WWTP monitors its wastewater to ensure that it meets all requirements. The RWQCB routinely inspects treatment facilities to ensure permit requirements are met. Sewage from development on the project site would be treated at the WWTP in accordance with the existing NPDES permit. **(Less Than Significant Impact)**

**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?**

The minor increase in restroom facility usage at the proposed park will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, and has been analyzed by the City of Santa Rosa 2035 General Plan. **(Less Than Significant Impact)**

**c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Implementation of the proposed project would result in a slight increase in stormwater runoff due to an increase in impermeable surfaces compared to existing conditions. Runoff from the proposed rooftops, hardscape (sports court, picnic areas) and parking areas could carry fine sediment, grease, oil, and trace amounts of heavy metals into natural drainages and ultimately into the local creeks. Runoff from landscaping could carry pesticides, herbicides, and fertilizers, as well. Although the amounts of these pollutants ultimately discharged into the waterways are unknown, over time they could accumulate and be substantial.

The proposed project will add or replace more than 10,000 square feet of impervious surfaces, thus it must conform to the site design and treatment requirements of the Phase I MS4 Permit. Plans will be certified by engineers to ensure incorporation of appropriate and effective site design, source control, and Low Impact Development (LID) treatment controls to reduce post-construction runoff volumes and remove pollutants from runoff entering the storm drainage system. The project will be required to maintain all post-construction treatment control measures throughout the life of the project.

All drainage from the site is required to be treated before it enters the storm drain system, and to ensure there is sufficient capacity to handle increased drainage from the property, the project would

be required to limit the runoff from the site so that there is no net increase compared to pre-development levels. **(Less Than Significant Impact)**

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

The project would require minimal water for landscaping and turf maintenance. The project would, therefore, have sufficient water supplies available to serve the project and would not require new or expanded entitlements. **(Less Than Significant Impact)**

- 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?**

The project would construct restroom facilities which would incrementally increase wastewater demand. According to the Sanitary Sewer Master Plan Update,<sup>18</sup> no improvements to the sanitary sewer system in the project area are required. The limited increase in flows to the sanitary sewer system from the project site would not impact the existing sanitary sewer system. **(Less Than Significant Impact)**

- f, g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Complies with federal, state, and local statutes and regulations related to solid waste?**

The project would generate minimal amounts of solid waste from park patrons. As described above, landfills serving the project site have adequate capacity to accommodate any increase in solid waste generation resulting from the project. The project would comply with federal, state, and local statutes and regulations related to solid waste. **(Less Than Significant Impact)**

#### **4.17.4 Conclusion**

The project would not result in any utility or service facility exceeding its current capacity or require the construction of new infrastructure or service facilities. **(Less Than Significant Impact)**

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<sup>18</sup> City of Santa Rosa. *Sanitary Sewer Master Plan Update*. October 2014.

## 4.18 MANDATORY FINDINGS OF SIGNIFICANCE

### 4.18.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pgs.10-113
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pgs. 10-113
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pgs.10-113

### 4.18.2 Impact Discussion

- 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?**

As described in the specific sections of this Initial Study (refer to *Section 4.0 Environmental Setting, Checklist, and Discussion of Impacts*), with implementation of standard permit conditions and identified mitigation measures, the proposed project would not result in significant environmental impacts. The project would not 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 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. **(Less Than Significant Impact with Mitigation Incorporated)**

**b) Does the project have impacts that are individually limited, but cumulatively considerable?**

Several of the environmental issues addressed in the previous sections of this Initial Study, such as air quality and greenhouse gas emissions, are assessments of a project's contribution to cumulative effects on either a regional or global basis. These effects were found to be less than significant. Additional impacts, such as those related to geology and soils and hazardous materials, are limited to the project site. The project would generate minimal traffic during weekday peak hours, and would not make a considerable contribution toward any identified cumulative traffic impacts. There are no other projects planned in the area that would include substantial sources of light and glare, and the light levels generated by the proposed project are within the range of existing ambient light levels in the project area. The project, therefore, would not result in significant cumulative impacts. **(Less Than Significant Impact With Mitigation Incorporated)**

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

The project's air quality impacts from construction to the surrounding residential area were analyzed in Section 4.3 of this Initial Study and found to be less than significant. The project, therefore, would not directly or indirectly cause significant adverse effects on human beings. **(Less Than Significant Impact With Mitigation Incorporated)**

#### **4.18.4        Conclusion**

The proposed park project would not have significant cumulative impacts. **(Less Than Significant With Mitigation Incorporated)**

#### **Checklist Sources**

1. Professional judgment and expertise of the environmental specialist preparing this assessment, based upon a review of the site and surrounding conditions, as well as a review of the project plans.
2. City of Santa Rosa. *Climate Action Plan*. Adopted June 5, 2012.
3. City of Santa Rosa. *Santa Rosa City Code*. June 2018. <https://qcode.us/codes/santarosa/>
4. City of Santa Rosa. *Santa Rosa General Plan 2035*.
5. California Department of Conservation. *Sonoma County Important Farmland 2016*. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/son16.pdf>
6. Bay Area Air Quality Management District. *CEQA Guidelines*. May 2017.
7. WRA Environmental Consultants. *2017.Special-status Plant Survey, Roseland Creek Community Park, Santa Rosa, CA*. July 24, 2017.

8. WRA Environmental Consultants. *Biological Resources Assessment*. September 2019.
9. WRA Environmental Consultants. *Tree Survey Report*. October 2019.
10. Tom Origer & Associates. *Cultural Resources Survey for the Roseland Creek Community Park*. January 11, 2011.
11. Tom Origer & Associates. *Historical Evaluation of the Buildings at 1400 Burbank Avenue Santa Rosa, Sonoma County, California*. May 31, 2011
12. City of Santa Rosa. *Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Draft Environmental Impact Report*. May 2016.
13. Harris & Lee Environmental Services. *Phase I Environmental Site Assessment 1027 McMinn Avenue, Santa Rosa, CA 95407*. September 20, 2010.
14. EBA Engineering. *Phase I Environmental Site Assessment, McCafferty & Barton Property, 1370 Burbank Avenue, Santa Rosa, California*. March 20, 2018.
15. ECON. *Phase I Environmental Site Assessment, Roseland Creek Community Park, 1400 Burbank Avenue, APN 125-331-001, Santa Rosa, California*. February 19, 2010.
16. ATC. *Limited Phase II Environmental Site Assessment*. October 15, 2018.
17. W-Trans. *Traffic Impact Study for the Roseland Area/Sebastopol Road Specific Plan & Annexation*. April 19, 2016.
18. City of Santa Rosa. *Sanitary Sewer Master Plan Update*. October 2014.

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- City of Santa Rosa. *North Santa Rosa Station Area Specific Plan Draft EIR*. April 2012.
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**Persons Contacted:**

Zack Matley, W-Trans

## **SECTION 6.0      LEAD AGENCIES AND CONSULTANTS**

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### **6.1              LEAD AGENCY**

#### **City of Santa Rosa**

Recreation and Parks Department  
Jen Santos, Deputy Director - Parks

### **6.2              CONSULTANTS**

#### **David J. Powers & Associates, Inc.**

Environmental Consultants and Planners

Will Burns, AICP, Principal Project Manager  
Mike Campbell, AICP, Project Manager  
Tali Ashurov, Associate Project Manager  
Zach Dill, Graphic Artist

#### **ATC Group Services LLC**

Hazardous Materials Consultants

Gabe Stivala, P.G., Senior Geologist  
Sara E. Bostick, Senior Project Manager

#### **WRA Environmental Consultants**

Biological Resources Consultants

Doug Spicher, Principal  
Scott Yarger, Botanist/Arborist  
Melinda Mohamed, Wildlife Biologist