



August 8, 2022

**NOTICE OF PREPARATION & NOTICE OF SCOPING MEETING  
FOR AN  
ENVIRONMENTAL IMPACT REPORT  
Roseland Creek Community Park Master Plan**

TO: RESPONSIBLE AND TRUSTEE AGENCIES, AND OTHERWISE INTERESTED AGENCIES,  
ORGANIZATIONS, AND INDIVIDUALS

The City of Santa Rosa is the lead agency for preparation of the environmental impact report (EIR) for the project and is issuing this Notice of Preparation pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT LOCATION**

The project site is an approximately 19.49-acre site consisting of four City-owned parcels located at 1027 McMinn Avenue, and 1360, 1370, and 1400 Burbank Avenue in the Roseland area of Santa Rosa, Sonoma County. 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. The parcel located at the northeast corner of the site (1027 McMinn Avenue) formerly contained one single-family home. The parcels at 1370 Burbank Avenue and 1400 Burbank Avenue formerly contained two single-family dwellings, a barn, and several associated outbuildings. The structures on-site have since been removed and the remnant improvements associated with prior development on the site are proposed to be removed with the project.

The General Plan designates three of the parcels as Parks and Recreation and the fourth parcel as Medium-Density Residential. A proposed Community Park is also identified for the area along Burbank Avenue. The project site is zoned as Open Space – Recreation (OSR-SR) and Multi-Family Residential (R-3-18-SR) in a Scenic Road combining District (-SR). The project site is located within the boundaries of the Santa Rosa Plain Conservation Strategy area.

## PROJECT DESCRIPTION

The project proposes to construct a new community park to serve the Roseland neighborhood. The proposed Master Plan for the park shows two 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. 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. Permeable paving would be used except where required for extra stability at ADA parking areas, walkways, and multi-use trails.

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, interpretive signs, and upland habitat restoration in existing grasslands are proposed for the northern section of the park. 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 single-use BBQs), a nature-themed play area, a lawn area, and sports court. A trail surrounding the lawn 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.

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 SCAPOS 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.

## POTENTIAL ENVIRONMENTAL IMPACTS

The EIR will identify significant environmental impacts anticipated to result from the proposed project. Mitigation measures will be identified for significant impacts, as warranted. The EIR will discuss the following environmental resource areas as related to the proposed project:

- **Aesthetics** – The EIR will describe the existing visual character of the project site and surrounding area, and the projected changes resulting from development of the proposed community park.
- **Agricultural and Forestry Resources** – The project site is currently zoned OSR-SR and R-3-18-SR. The project site does not currently support any agricultural or forestry operations. The EIR will describe the project's impact (if any) on existing farmland, forest land, and timberland.
- **Air Quality** – The EIR will describe the regional air quality conditions in the San Francisco Bay Area and evaluate the air quality impacts from the project, in conformance with the criteria identified by the Bay Area Air Quality Management District.
- **Biological Resources** – The project site is largely undeveloped, and contains grassland, oak woodland and riparian habitat zones. Roseland Creek also flows through the project site. The EIR will evaluate potential impacts to special-status plant and wildlife species and habitats on the site.
- **Cultural Resources** – The EIR will evaluate the project's potential to impact cultural resources, including historic resources and archaeological resources.
- **Energy** – The EIR will examine the potential for the project to result in excessive or inefficient use of energy and discuss the energy conservation measures included in the project.
- **Geology and Soils** – The EIR will describe the existing geologic and soil conditions at the project site. The EIR will evaluate impacts to persons and structures that may result from existing geologic conditions, including seismic and seismic-related hazards.
- **Greenhouse Gas Emissions** – The EIR will discuss the project's consistency and conformance with applicable plans, policies, and/or regulations adopted for the purpose of reducing greenhouse gas emissions, including the City's Municipal Climate Action Plan, and assess whether the project's greenhouse gas emissions would have a significant impact on the environment.
- **Hazards and Hazardous Materials** – The EIR will evaluate the potential for hazardous materials contamination on and/or near the project site which could be affected by site demolition, grading, or excavation. The EIR will discuss the potential for hazardous materials contamination to impact construction workers or off-site uses.
- **Hydrology and Water Quality** – The EIR will describe the existing hydrologic and drainage conditions at the project site and any changes in site drainage and hydrologic conditions resulting

from development of the proposed project. The EIR will also describe the project's impact on stormwater runoff quantity and quality during and post-project construction.

- **Land Use** – The EIR will describe the existing land uses on and adjacent to the project site and discuss the project's conformance with relevant land use plans, policies, and regulations, including the City's General Plan and Zoning Ordinance. The EIR will evaluate the land uses proposed on the project site and the compatibility of the proposed uses and the existing surrounding development.
- **Mineral Resources** – The EIR will describe if the project would result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site.
- **Noise and Vibration** – The EIR will describe the existing noise conditions in the project area and will address noise and vibration impacts from the proposed project (including noise from project-generated traffic and project demolition/construction).
- **Population and Housing** – The project proposes to develop a community park. The EIR will discuss the potential for the project (if any) to induce substantial growth in the area or displace substantial numbers of houses or residents.
- **Public Services** – The EIR will describe the available public services (e.g., fire and police protection, schools, and parks) in the project area and the potential for the project to require the expansion or construction of new public facilities.
- **Recreation** – The EIR will describe the available recreational facilities in the project vicinity. The project itself proposes a new recreational facility and thus, the EIR will describe how the project is not expected to require the expansion or construction of new recreational facilities and/or substantially accelerate the deterioration of existing facilities.
- **Transportation** – The EIR will describe the existing transportation network serving the project area and will evaluate the project's impact on vehicle miles traveled as well as the transportation network (e.g., impacts on transit, bicycle, and pedestrian facilities).
- **Tribal Cultural Resources** – The EIR will evaluate the potential to impact tribal cultural resources.
- **Utilities and Service Systems** – The EIR will describe the existing sanitary sewer, storm drain, water, and solid waste services for the project area. The EIR will discuss the adequacy of the existing utilities and service systems to accommodate the project's demand and will describe any utility improvements proposed by the project.
- **Wildfire** – The EIR will describe whether the project site is subject to wildfire hazards and any impacts associated with the risk of wildfire.
- **Alternatives** – The EIR will examine alternatives to the proposed project, including a No Project alternative and one or more alternative development scenarios depending on the impacts

identified. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project, while still achieving most of the identified project objectives.

- **Significant Unavoidable Impacts** – The EIR will identify those significant impacts, if any, that cannot be avoided if the project is implemented as proposed.
- **Cumulative Impacts** – The EIR will include a Cumulative Impacts analysis addressing the impacts of the project when considered with past, present, and probable future projects in the area.
- **Other Required Sections** - In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) growth-inducing impacts, 2) significant irreversible environmental changes, 3) references and organizations/persons consulted, and 4) EIR authors.

## PUBLIC COMMENTS

All responsible and trustee agencies, as well as interested agencies, organizations, and individuals are invited to submit comments addressing environmental concerns related to the proposed project.

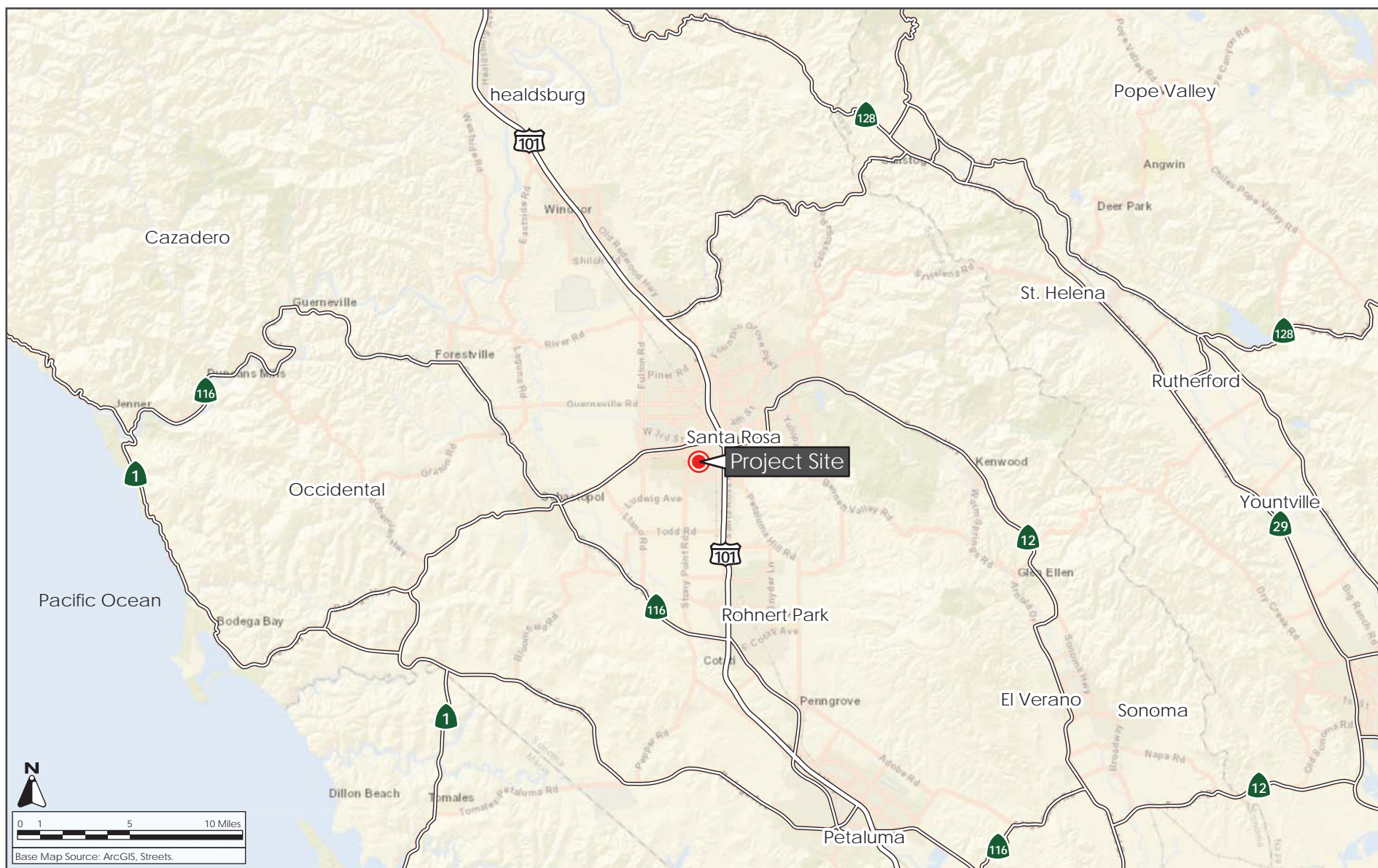
**Written responses to this Notice of Preparation must be received via email to [jsantos@srcity.org](mailto:jsantos@srcity.org) or at the following address by 5:00 p.m. on Friday, September 9, 2022:**

City of Santa Rosa  
Recreation and Parks Department  
55 Stony Point Road  
Santa Rosa, California 95401  
Attention: Jen Santos

## SCOPING MEETING

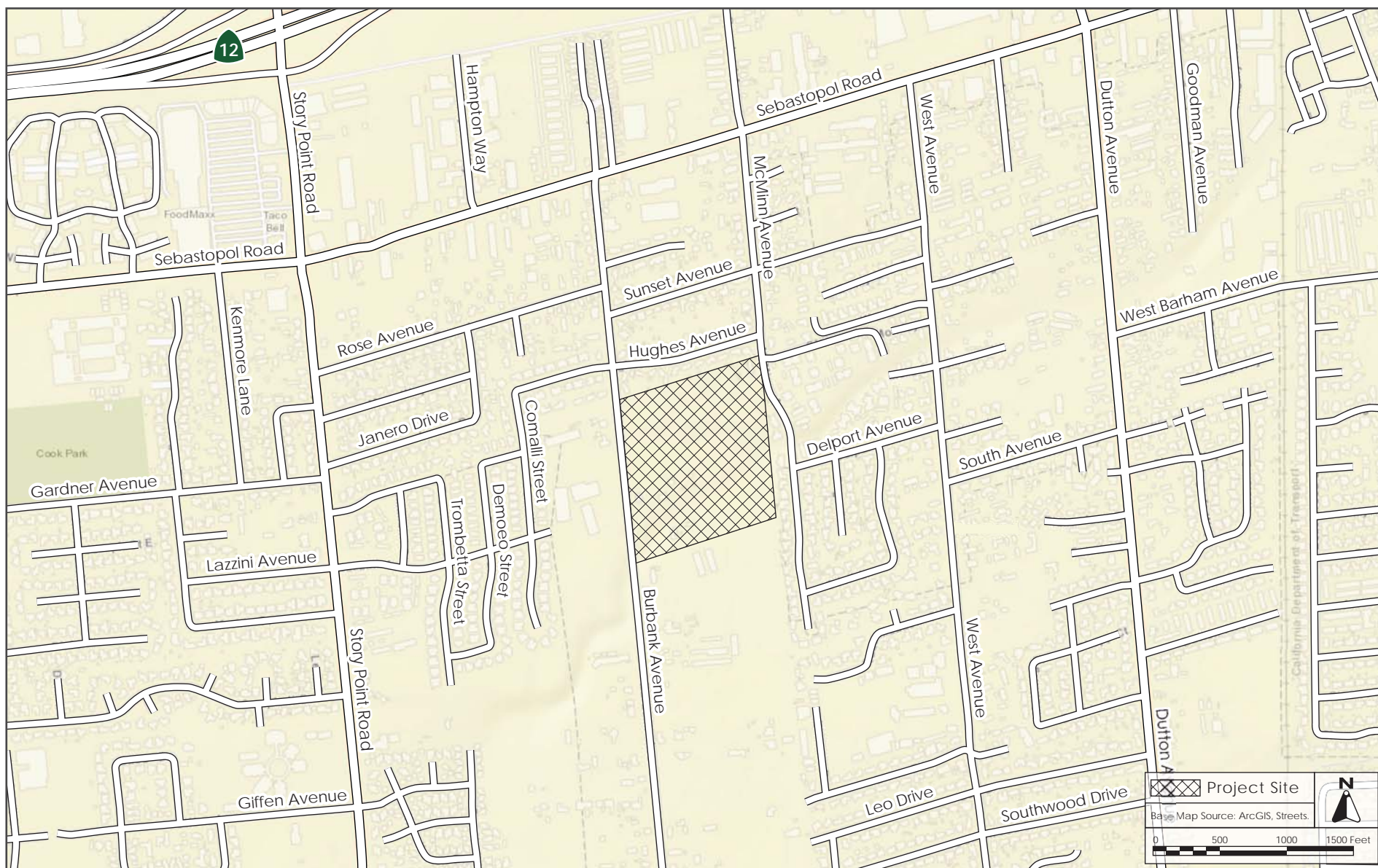
In addition to providing a written response, you may attend the EIR scoping meeting to be held virtually on Wednesday, August 17, 2022, at 5:00 p.m. by using the following link: [HTTPS://SRCITY-ORG.ZOOM.US/J/88171442931](https://srcity-org.zoom.us/j/88171442931). You may also dial in using this number: 877-853-5257 and entering Webinar ID 881 7144 2931.

Attachments:   Regional Map  
                      Vicinity Map  
                      Aerial Photograph  
                      Proposed Master Plan



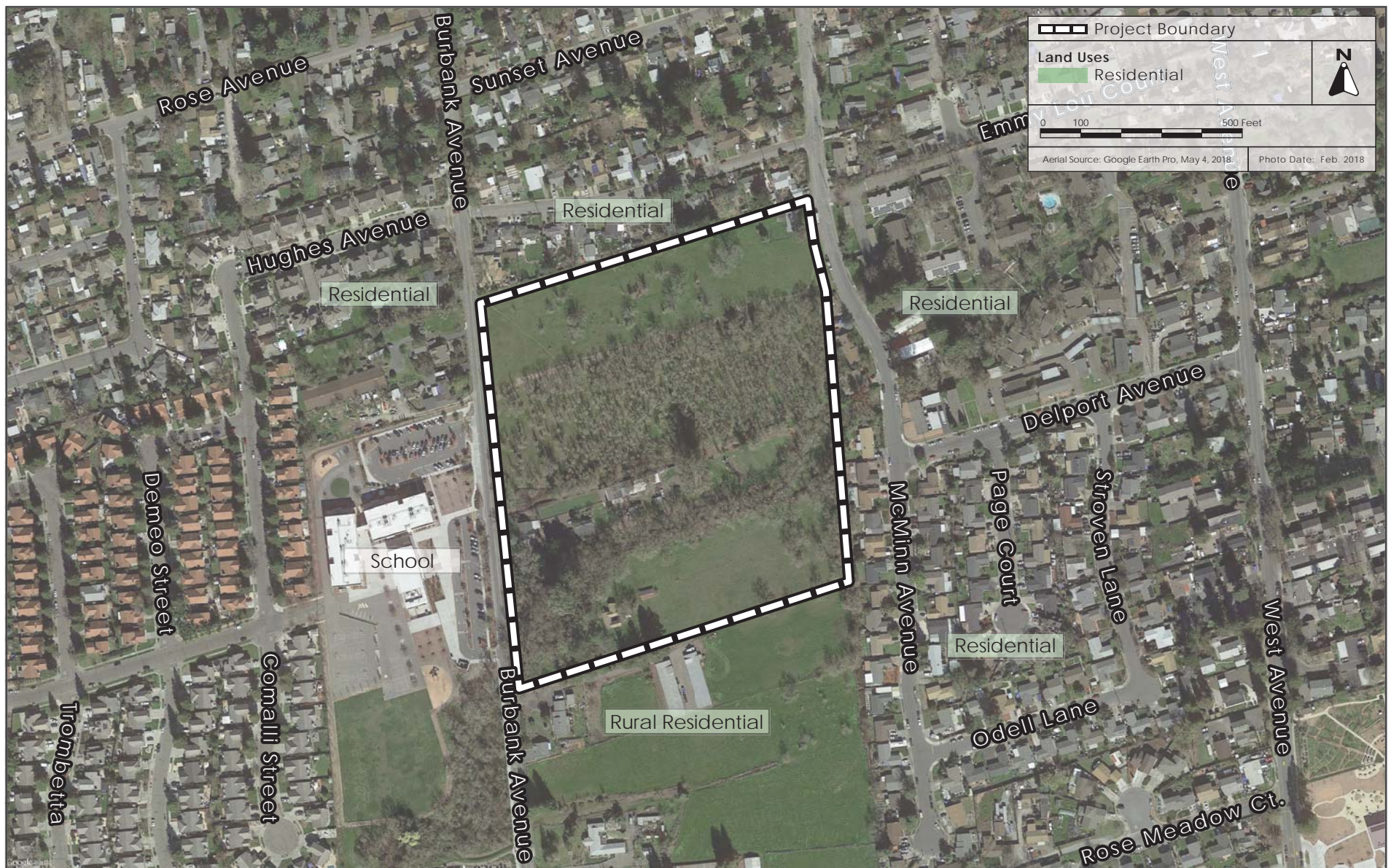
REGIONAL MAP





VICINITY MAP





AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

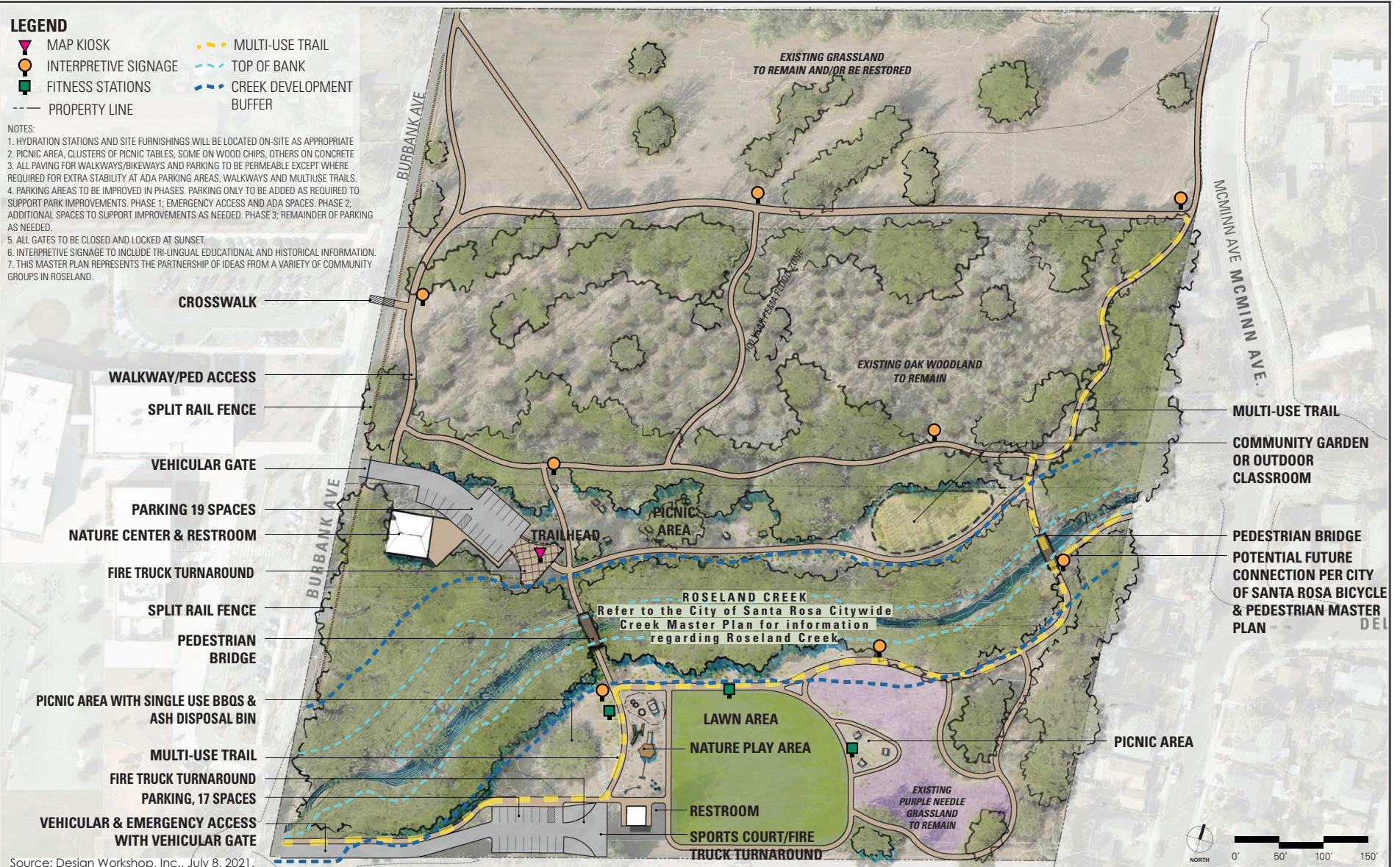


## LEGEND

- MAP KIOSK
- INTERPRETIVE SIGNAGE
- FITNESS STATIONS
- PROPERTY LINE
- MULTI-USE TRAIL
- TOP OF BANK
- CREEK DEVELOPMENT BUFFER

### NOTES:

1. HYDRATION STATIONS AND SITE FURNISHINGS WILL BE LOCATED ON-SITE AS APPROPRIATE
2. PICNIC AREA, CLUSTERS OF PICNIC TABLES, SOME ON WOOD CHIPS, OTHERS ON CONCRETE
3. ALL PAVING FOR WALKWAYS/BIKEWAYS AND PARKING TO BE PERMEABLE EXCEPT WHERE REQUIRED FOR EXTRA STABILITY AT ADA PARKING AREAS, WALKWAYS AND MULTIUSE TRAILS.
4. PARKING AREAS TO BE IMPROVED IN PHASES. PARKING ONLY TO BE ADDED AS REQUIRED TO SUPPORT PARK IMPROVEMENTS. PHASE 1: EMERGENCY ACCESS AND ADA SPACES. PHASE 2: ADDITIONAL SPACES TO SUPPORT IMPROVEMENTS AS NEEDED. PHASE 3: REMAINDER OF PARKING AS NEEDED.
5. ALL GATES TO BE CLOSED AND LOCKED AT SUNSET.
6. INTERPRETIVE SIGNAGE TO INCLUDE TRI-LINGUAL EDUCATIONAL AND HISTORICAL INFORMATION.
7. THIS MASTER PLAN REPRESENTS THE PARTNERSHIP OF IDEAS FROM A VARIETY OF COMMUNITY GROUPS IN ROSELAND.



## PROPOSED MASTER PLAN