

## Notice of Determination

---

**To:** ☒ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

☒ County Clerk  
County of Sonoma  
585 Fiscal Drive, Room 103  
Santa Rosa, CA 95403

**From:** Sonoma County Water Agency  
404 Aviation Blvd.  
Santa Rosa, CA 95403

**Contact:** **Connie Barton**  
**Phone:** 707-547-1905

**Lead Agency:** City of Santa Rosa  
Planning & Economic Development  
100 Santa Rosa Ave. Room 3  
Santa Rosa, CA. 95404

**Contact:** Jessica Jones  
**Phone:** 707-543-3410

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

---

**Project Title: Grant of Easement to Stony Point Flats, LP for Storm Drain Improvements**

---

**Project Applicant (if any): Sonoma County Water Agency**

---

**State Clearinghouse Number (if submitted): 2016012030**

---

**Project Location** (include county): The Project is located at 2268 Stony Point Road (APN 125-521-008). Sonoma Water owns certain real property (APN 125-521-007) where the storm drain outfall for the Project is located.

**Project Description:** Stony Point Flats, LP, a California Limited Partnership, has requested that Sonoma Water execute an easement agreement for installation of storm drain outfall improvements on Sonoma Water property. The storm drain outfall improvements will allow Stony Point Flats to meet County of Sonoma permitting requirements necessary to build the 50-unit affordable apartment community on Stony Point Road. Sonoma Water currently uses the property for flood control maintenance purposes. Sonoma Water staff have determined that the easement would not adversely affect Sonoma Water's use of the property in any respect.

The City of Santa Rosa (City), as lead agency pursuant to the California Environmental Quality Act (CEQA), certified and approved an Environmental Impact Report (EIR), adopted findings and a Mitigation and Monitoring Reporting Plan (MMRP), and a Statement of Overriding Considerations for the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects (Specific Plan) on October 20, 2016. The Specific Plan includes a land use diagram, circulation plan, infrastructure improvement plan, as well as goals and policies to guide future development. To comply with CEQA, in December 2021, the City prepared a CEQA Initial Study Checklist (CEQA Checklist) to tier from the Specific Plan EIR to evaluate the proposed acquisition of the properties, along with a programmatic-level review of the circulation improvements. The CEQA Checklist was prepared in accordance with CEQA Guidelines Section 15168(c), Use With Later Activities. It concluded that the "environmental analysis, impacts, and mitigation requirements identified in the Specific Plan EIR remain substantially unchanged and support the finding that this later activity would not raise any new issues that result in any new significant impacts which cannot be mitigated to a level less than significant, and do not exceed the level of impacts identified in the Specific Plan EIR." The easement meets all requirements of Government Code, Section 65402, for General Plan consistency.

As a responsible agency under CEQA, Sonoma Water considered the Specific Plan EIR and CEQA Checklist as prepared by the lead agency. Sonoma Water approved the grant of easement agreement, concurred with the each of the lead agency's findings concerning environmental impacts and mitigation measures in the Roseland Area/Sebastopol Road and Roseland Area Annexation Projects Specific Plan EIR, and Resolution and Statement of Overriding Considerations prepared by the City of Santa Rosa, concurred with the City's CEQA Checklist, and finds that the easement will not result in any significant impacts.

This is to advise that the Sonoma County Water Agency,  Lead Agency  Responsible Agency, has reviewed and considered the above described project on November 28, 2023, as prepared by the lead agency and has made the following determinations regarding the above described project:

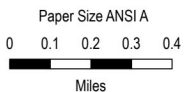
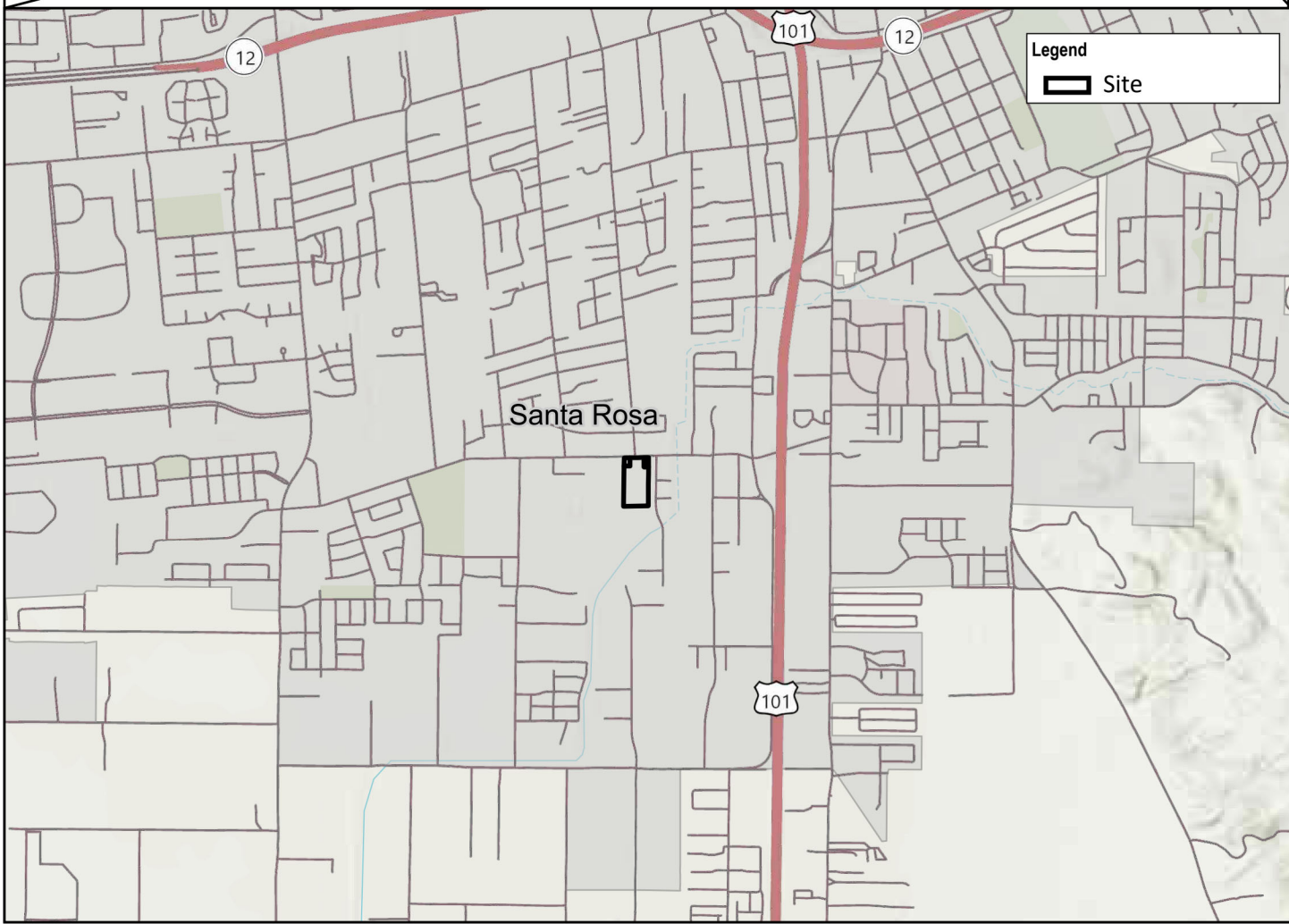
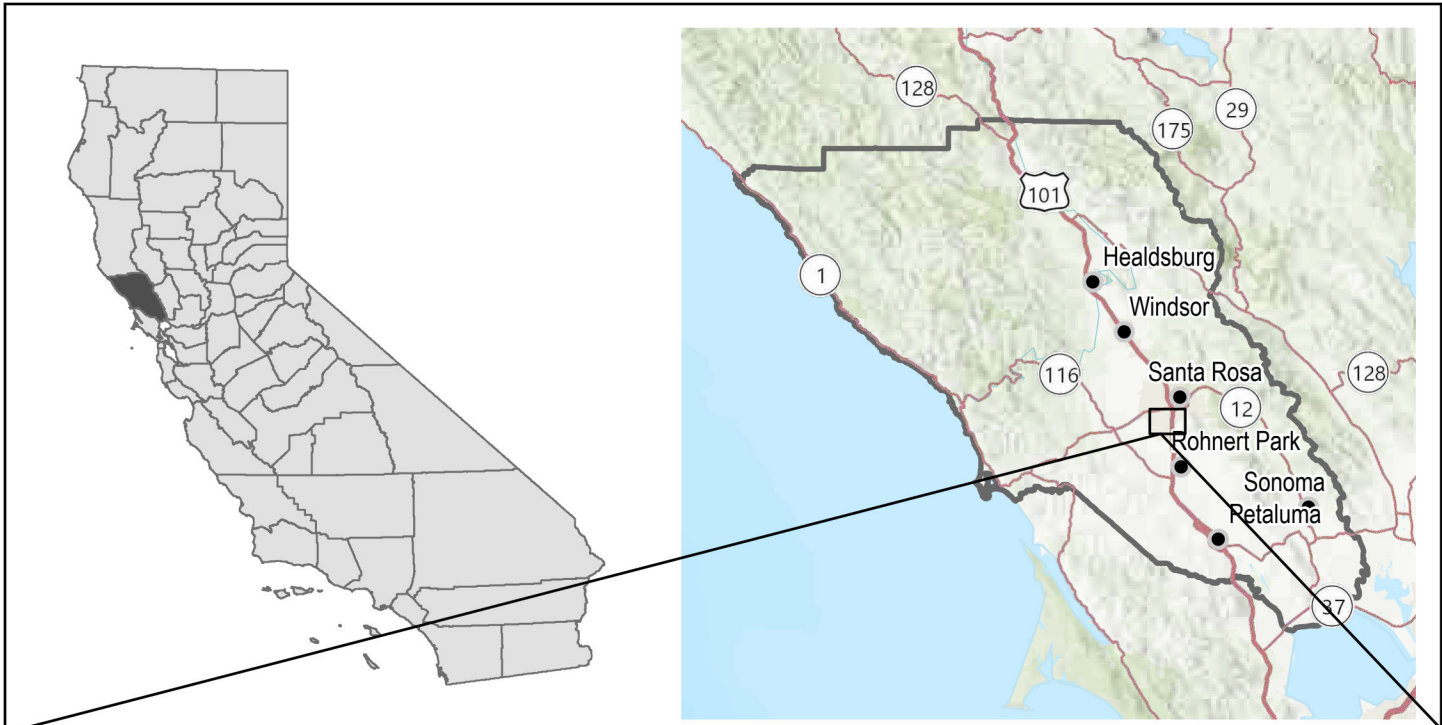
1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A Statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the EIR, Initial Study CEQA Checklist, and record of approval is on file and available to the general public at Sonoma County Water Agency's administrative office at 404 Aviation Blvd., Santa Rosa, CA 95403.

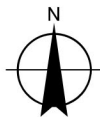
---

|                  |  |                                  |
|------------------|--|----------------------------------|
| <i>Signature</i> | <b>General Manager</b><br><i>Title</i> | November 28, 2023<br><i>Date</i> |
|------------------|--|----------------------------------|

Date received for filing and posting at OPR:



Map Projection: Lambert Conformal Conic  
 Horizontal Datum: North American 1983  
 Grid: NAD 1983 StatePlane California II FIPS 0402 Feet



**City of Santa Rosa**  
**Hearn Avenue Site Acquisition**

Project No. 12563466  
 Revision No. -  
 Date Dec 2021

**Vicinity Map**

**FIGURE 1**