



**DATE:** May 29, 2020

**TO:** Public Agencies, Organizations, and Interested Parties

**FROM:** Kristinae Toomians, Senior Planner

**SUBJECT: NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION FOR THE STONEBRIDGE  
SUBDIVISION PROJECT**

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

**Project Name:**

Stonebridge Subdivision Project

**Location:**

2220 Fulton Road, Santa Rosa, Sonoma County, California  
Assessor’s Parcel Number (APN): 034-030-070

**Property Description:**

The 28.6-acre project site consists of undeveloped land with one existing single-family home and related outbuildings on the southwest corner of the site. To the west of Fulton Road is unincorporated Sonoma County land developed with very low-density residential uses. Adjacent to the project site, Fulton Road demarcates the City of Santa Rosa’s western Urban Growth Boundary (UGB). A single-family home on Fulton Road, single-family homes as part of the existing Woodbridge subdivision, and the Woodbridge Reserve are located directly north of the project site and form the northern boundary. Jack London Elementary School and Jack London School Park are located approximately 0.2 mile north of the project site. Rural residential ranchettes and undeveloped land is located east of the project site. Multiple-family homes are also located directly south of the project site. The Northwestern Pacific Railroad corridor is located approximately 0.5 mile to the northeast. The site is essentially flat and ranges in elevation from a maximum of 142 feet to a minimum of 139 feet above mean sea level (MSL). Habitats on the project site are upland, non-native annual grassland with interspersed seasonal wetlands.

The project site contains 6.31 acres of seasonal wetlands. The project site is known to contain two special-status plant species including Burke's goldfields (*Lasthenia burkei*) and Lobb's buttercup (*Ranunculus lobbii*). The project site contains 32 trees of various species including valley oak (*Quercus lobata*), coast redwood (*Sequoia sempervirens*), weeping willow (*Salix babylonica*), flowering pear (*Pyrus calleryana*), black walnut (*Juglans nigra*), silver maple (*Acer saccharinum*), plum (*Prunus cerasifera*), apple (*Malus domestica*), Deodar cedar (*Cedrus deodara*), honey locust (*Gleditsia triancanthos*), red gum eucalyptus (*Eucalyptus camaldulensis*), and Italian stone pine (*Pinus pinea*).

The project site is designated Low Density Residential by the Santa Rosa General Plan 2035 and Planned Development (PD 04-007-SR) by the Santa Rosa Zoning Map.

### **Project Description:**

The proposed project would consist of two subdivided parcels: Parcel 1 (West Parcel) and Parcel 2 (East Parcel).

#### *West Parcel*

The 14.6-acre West Parcel would contain 105 single-family residential units with related roadways, parking spaces, and stormwater treatment area. The 105 residential units would include five pairs of attached single-family units. These single-family attached homes would be price-restricted to be affordable to moderate-income households. The proposed project would provide 140 on-street spaces, 210 garage covered spaces, and 210 uncovered driveway spaces within the West Parcel. In total, the proposed project would provide 560 parking spaces with an average of 5.3 spaces per unit. The proposed project would demolish the existing 1,824-square-foot single-family home and related outbuildings in the southwest portion of the project site in preparation for grading. A total of 10 trees would be removed from the West Parcel.

#### *East Parcel*

No development would occur on the 14.0-acre East Parcel. The 14.0-acre East Parcel would act as on-site mitigation by preserving and enhancing existing wetlands and creating new wetlands for the benefit of Burke's goldfields, a State and federally listed endangered species. The entire 14.0-acre East Parcel would be preserved in perpetuity including the enhancements of the East Parcel's wetlands and special-status species habitat. The East Parcel is intended to become part of a local larger preservation area that includes the 12.6-acre Woodbridge Reserve to the north and the proposed 4.2-acre Kerry II & III preserve to the east. The West and East parcels would be separated by a project roadway and fencing.

#### *Circulation*

Primary vehicular access to the project site would be provided from Fulton Road. Two secondary points of access would be provided via an extension of Andre Lane. One access point would be provided from the Woodbridge subdivision to the north and the second access point would be provided via Orleans Street from the Montage II subdivision to the south. Within the project area, the circulation plan would include a hierarchy of minor streets. Most of the streets would

include a 6-foot-wide planter/parkway strip behind the curbs on both sides of the right-of-way and a 5-foot-wide sidewalk behind the planter strip.

#### *Proposed Land Use Designation and Zoning*

The proposed project would maintain the existing Low-Density Residential land use designation and PD zoning.

The project will require the following discretionary approvals of the City of Santa Rosa:

- Conditional Use Permit: The proposed project qualifies as a residential small lot subdivision (Chapter 20-42.140 of the Santa Rosa City Code) and would require a Conditional Use Permit pursuant to Chapter 20-42.140, Sections (C), (D), and (E). In addition, the proposed project would adhere to the site planning and project design standards pursuant to Chapter 20-42.140, Section (F).
- Tentative Subdivision Map

The project will also require the discretionary approvals of the following regulatory agencies:

- Biological Opinion and Incidental Take Authorization (United States Department of Fish and Wildlife Service)
- Section 404 Permit (United States Army Corps of Engineers)
- Incidental Take Permit (California Department of Fish and Wildlife)
- Section 401 Certification (North Coast Regional Water Quality Control Board)

#### **Environmental Issues:**

The proposed project would not result in potentially significant impacts that cannot be mitigated to a level of non-significance. The Initial Study/Mitigated Negative Declaration (IS/MND) document has been prepared in consultation with local, state, and Federal responsible and trustee agencies, in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the IS/MND will serve as the environmental compliance document required under CEQA for any permits/approvals required by a responsible agency.

**A 30-day (thirty-day) public review period** shall commence on **May 29, 2020**. Written comments must be sent via mail to the City of Santa Rosa, Planning and Economic Development Department, 100 Santa Rosa Avenue, Room 3, Santa Rosa CA 95404 or via email to [ktoomians@srcity.org](mailto:ktoomians@srcity.org) by **June 29, 2020**. The City of Santa Rosa Planning Commission will hold a virtual public hearing on the IS/MND and project merits. While a date for this hearing has not yet been set, it is anticipated to occur in Summer/Fall 2020.

**Correspondence and comments can be delivered to Kristinae Toomians, Senior Planner, phone: (707) 543-4692, email: [ktoomians@srcity.org](mailto:ktoomians@srcity.org).**