



DATE: June 29, 2020

TO: Public Agencies, Organizations and Interested Parties

FROM: Susie Murray, Senior Planner

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

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 City of Santa Rosa has prepared an Initial Study on the following project:

Project Name: Penstemon Place

Location: 2552, 2564, 2574, 2578, 2842 & 2862 Linwood Avenue

Property Description:

The Project site is approximately 9.7 acres and is located at 2842, 2862, and 2574 Linwood Avenue in the Southeast quadrant of Santa Rosa. It is identified as Assessor Parcel Nos. 044-200-027-, 044-200-029, and 044-200-040. The site is surrounded to the north, west and south by similar residential uses, and to the east by Taylor Mountain Regional Park (open space).

There are currently six (6) existing single-family homes on the site which will be demolished. The site contains slopes greater than ten percent, sloping from east to west with 80% of the site having slopes of less than 10%. There are 53 trees in the project area, of which 26 will be removed. s and 13 are heritage trees per the City’s Tree Ordinance (Chapter 17-24 of the City Code).

Project Description:

The Penstemon Place project is a proposal to subdivide an approximately 9.75-acre site and develop 59 single family homes including up to six Accessory Dwelling Units. The project involves a Conditional Use Permit for a small lot subdivision; a Hillside Development Permit because a portion of the site has greater that 10% slope; and a Tentative Map to subdivide an approximately 9.75-acre area into 59 individual single-family residential lots.

Environmental Issues:

The proposed project would result in potentially significant impacts to Air Quality, Biological

Resources, Hazards and Hazardous Materials, Noise and Transportation. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures or through compliance with existing Municipal Code requirements or City standards.

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

A 30-day public review period shall commence on June 29, 2020. Written comments must be sent to the City of Santa Rosa, Planning and Economic Development Department, 100 Santa Rosa Avenue, Room 3, Santa Rosa CA 95404 by July 29, 2020. The City of Santa Rosa Zoning Administrator will hold a public hearing on the Initial Study/Mitigated Negative Declaration and Design Review application at a later date. **Correspondence and comments may also be delivered to Susie Murray, Senior Planner, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404, phone: (707) 543-4348, email: smurray@srcity.org.**