

**CITY OF ROHNERT PARK**

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**NOTICE OF PREPARATION  
AND  
INITIAL STUDY**

*for the*

**NORTHWEST SPECIFIC PLAN (SOUTH)  
ENVIRONMENTAL IMPACT REPORT**

April 22, 2005

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Prepared by Parsons

## **NOTICE OF PREPARATION**

**Date:** April 22, 2005

**To:** State Clearinghouse, State, Federal  
and Local Agencies, and Interested Public  
(Distribution List)

**Subject:** Notice of Preparation of a Draft Environmental  
Impact Report

**Project Title:** Northwest Specific Plan (South) EIR

**Project Location:** Located northwest of the City of Rohnert Park, the Specific Plan area is bounded by Business Park Drive on the south, Dowdell Avenue (extended) on the east, Wilfred Avenue on the north, and Langer Avenue (extended) on the west. The site is currently located in the County of Sonoma, and is entirely within the sphere of influence and urban growth boundary of the City of Rohnert Park. Please refer to Figure 1, Figure 2, and Figure 3.

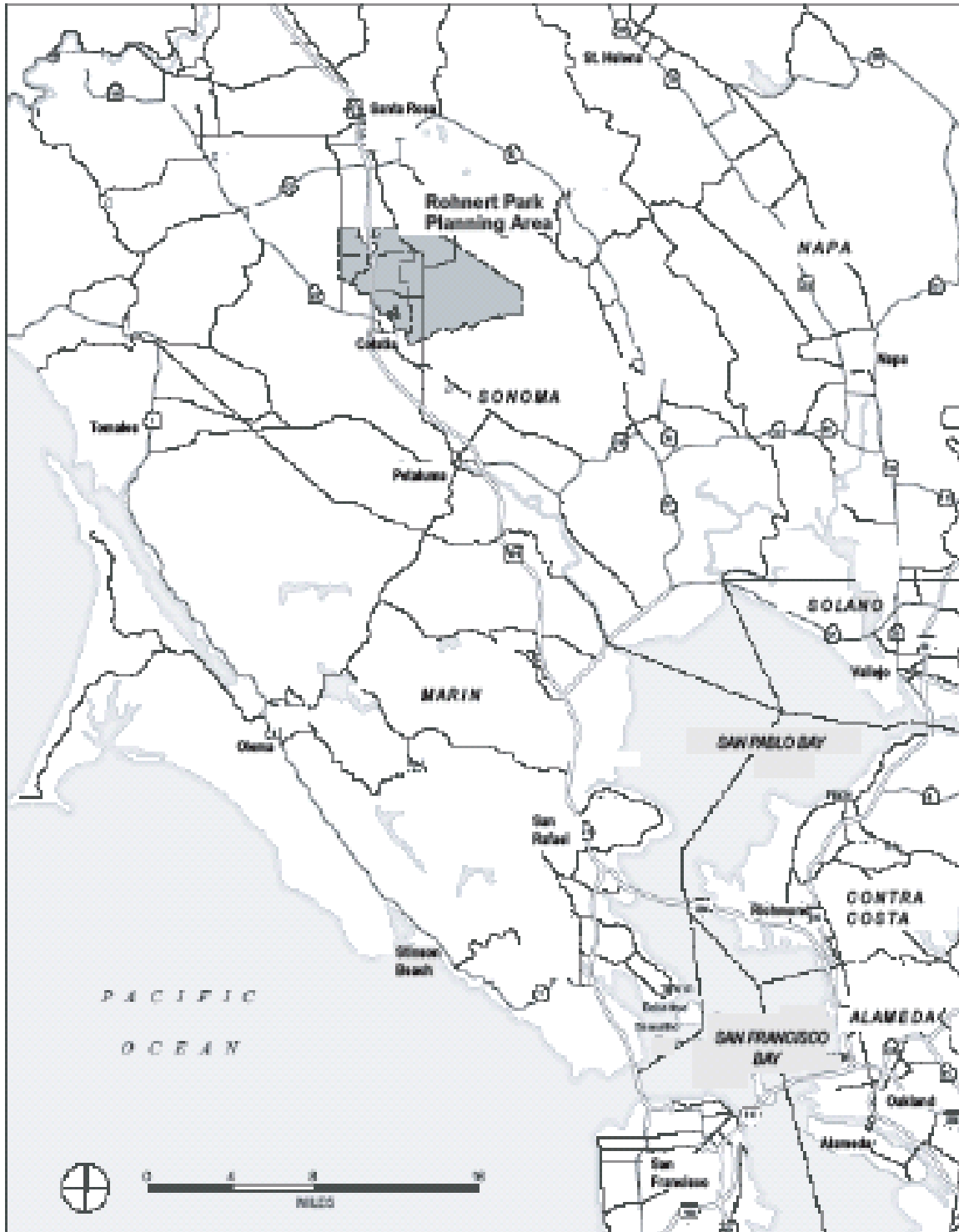
**Lead Agency:** City of Rohnert Park  
Planning Division  
6750 Commerce Boulevard  
Rohnert Park, CA 94928

**Contact:** Ron Bendorff, Senior Planner  
Telephone: 707-588-2236  
Fax: 707-588-2238  
E-mail: rbendorff@rpcity.org

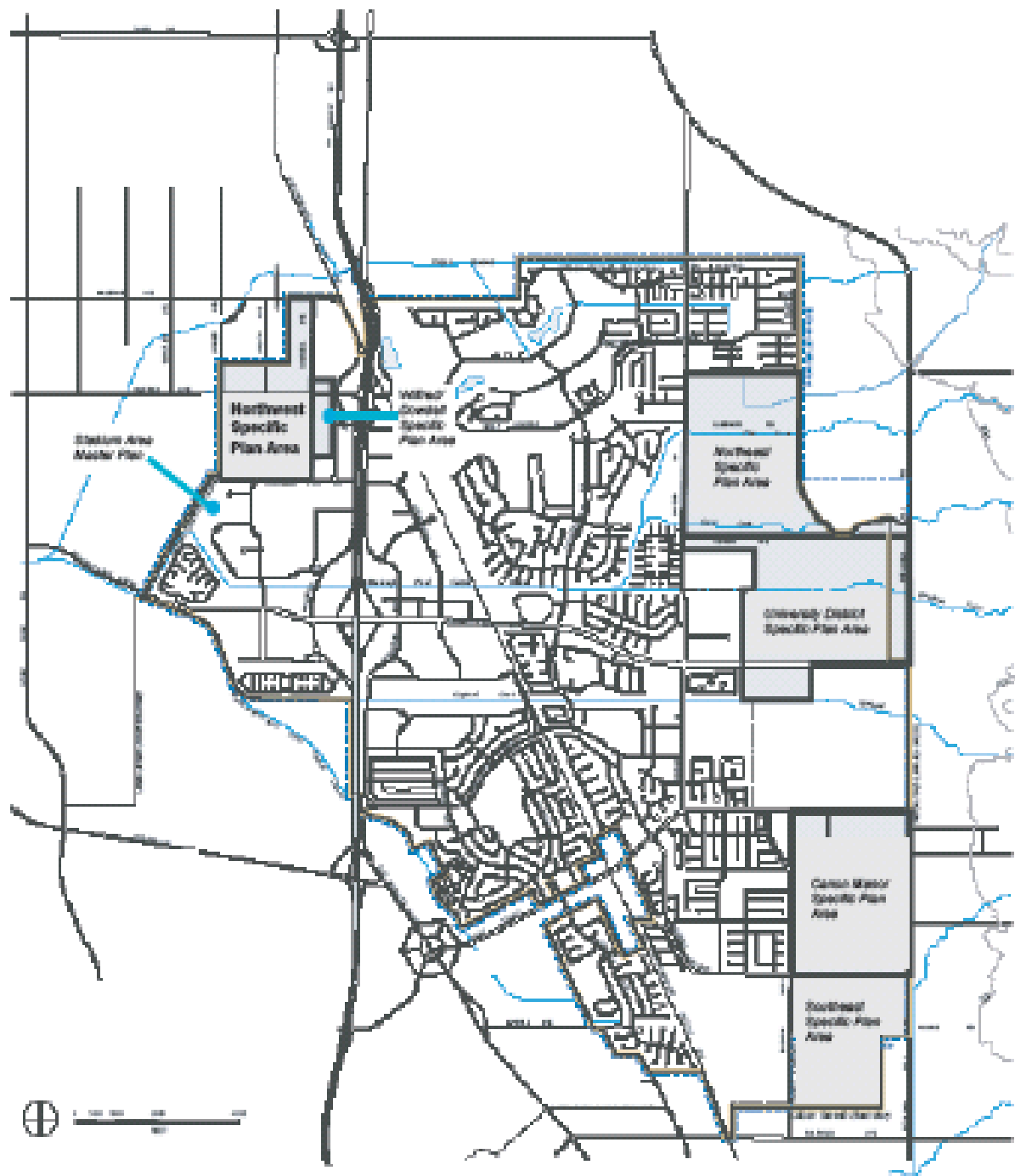
The City of Rohnert Park will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Northwest Specific Plan (South) project, described below. We need to know the views of your agency as to the scope and content of the EIR and recommended mitigation measures that are germane to your agency's responsibilities in connection with pertinent permits or other approvals for the project.

Due to the time limits mandated by State law, your response to this Notice of Preparation must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. If a response is not received from you within 30 days, it will be assumed in accordance with Section 15082(b)(2) CEQA that you have no response to this Notice of Preparation.

Please send your written response to Ron Bendorff at the address shown above or deliver comments to the City of Rohnert Park Planning Division, 6750 Commerce Boulevard, Rohnert Park, CA, 94928, between 8:00 am to 5:00 pm, non-holiday weekdays. Please include the name and title of the contact person in your agency.



Source: City of Rehner Park General Plan, July 2008



Source: Northwest Specific Plan (South), January 2008



## PROJECT DESCRIPTION

The Northwest Specific Plan (South) project proposes to annex and develop 102 acres northwest of the present Rohnert Park city limits with high density residential units, a neighborhood park and commercial and industrial uses (Figure 4). The proposed Specific Plan provides a development pattern and allocation of land uses which is generally consistent with the adopted policies and goals of the City's General Plan for the area. The Specific Plan Area is within the Rohnert Park's sphere of influence and urban growth boundaries. Annexation of the specific plan area to the City of Rohnert Park is proposed as part of the project. A description of the land uses is presented below:

- **High Density Residential.** The residential land use component proposes an average development density of approximately 12 to 13 units per acre. This density falls within the City's definition of High Density (12-30 units/acre) but is weighted toward the lower end of the range. As an alternative to apartments, this density could also permit single-family detached units, developed in residential clusters, in this area. The area being designated for residential units is approximately 40 acres on the western portion of the Specific Plan area (bordering Langer Avenue).
- **Commercial.** The commercial land use proposed would provide sites for retail activities and businesses such as retail shopping, food and beverage outlets, service stations, auto sales and repairs, hotels and motels, and educational and social services. This land use could also accommodate financial, business and personal services. Commercial land use would encompass approximately 50 acres on the eastern portion of the Specific Plan area, with frontage along the extension of Dowdell Avenue.
- **Industrial.** The desired land development pattern for industrial land use is light manufacturing and assembly, general services and warehousing, storage and distribution, and service commercial uses. Retail is also permitted in this land use category as an ancillary use. This area of approximately 10 acres, which is located near the center of the specific plan area between the high-density residential and commercial land uses, is designated as a "flex" area (i.e., either residential or industrial land use), dependent upon specific project needs.
- **Neighborhood Park.** A small approximately 2 acre park would be developed as a component of the Northwest Specific Plan (South) area, and would be located near the residential units. This is consistent with the land use for this site designated in the General Plan.



## **PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT**

Based on the Initial Study prepared for the proposed project, a summary of potentially significant impacts of the Project are described below. These impacts will be more fully addressed in the Specific Plan EIR. The project is not expected to result in significant impacts to land use or mineral resources; therefore, these two categories are not discussed in the following summary, but will be included in the analysis of the EIR. A copy of the initial study is included as Attachment A.

### ***Aesthetics***

The Northwest Specific Plan area is within a community separator. This area extends northward from the Specific Plan area beyond Millbrae Avenue and westward beyond Langer Avenue to create relief from the urban area and provide views of fields and hills. Rural development now limits the visual separation, but urban development along this corridor would block views of the mountains and create a more intense urban form.

The proposed project will generally convert lands that are currently rural in character to an urban condition, and this visual change is considered a potentially significant impact. Such a change in character would impact the existing visual character of the site and create new sources of light and glare.

### ***Agricultural Resources***

The Specific Plan area is currently designated as Farmland of Local Importance, which is defined as “land that is either currently producing crops, has the capability of production, or is used for the production of confined livestock” (California Department of Conservation, 2005). . The Project would result in conversion of this Farmland to a non-agricultural use, which would create urban uses that could threaten agricultural activity on adjacent properties. Areas of Prime Farmland are located west and southwest of the project site.

### ***Air Quality***

Operations and maintenance of the Project have the potential to violate air quality standards or contribute substantially to an existing or projected air quality violation. The Project has the potential to result in a cumulatively considerable increase in criteria pollutant concentrations for PM10 and ozone for which the region is in non-attainment status related to traffic at intersections. The Project has the potential to expose sensitive receptors to substantial pollutant concentrations related to traffic at intersections. The Project includes residential uses, a commercial/retail center, and possibly light industrial uses. The project, potentially from the light industrial uses, could create objectionable odors affecting a substantial number of people.

### ***Biological Resources***

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 Game or U.S. Fish and Wildlife Service may be located on the site. Construction of residential, commercial, and public and private infrastructure could result in substantial loss of known and potential vernal pool, vernal swale, and wetland habitat within grassland areas. New roads in areas of known or suspected wildlife movements such as existing vernal pools, wetlands and other low-lying drainage areas could provide a barrier to wildlife migration within the Project area. Daily or seasonal movement of wildlife may be adversely affected by such barriers.

### ***Cultural Resources***

A Cultural Resources Survey for the Project area was prepared in January 2002 (Archaeological Resource Services 2002). No archaeological materials were encountered as a result of the surface reconnaissance within the Specific Plan properties. None of the existing residences or buildings is listed on the Historic Resources Inventory of Sonoma County. However, the survey report recommends that further historic research might result in the collection of data that would change the opinion of non-significance and warrant formal recordation at a later date, if it is determined that a structure would be demolished. In addition, there is the potential for the project during construction activities to encounter any previously undiscovered or unidentified cultural finds, which would require mitigation.

### ***Geology and Soils***

Erosion potential is low for almost all soils in the Rohnert Park area, mainly because of its generally flat terrain with a grade of less than 2 percent (City of Rohnert Park, 2000a). However, the formation of embankments or uneven topography, the effects of machinery, and the removal of vegetation can increase erosion rates. Instances of erosion are likely during construction.

The Rohnert Park General Plan EIR identified potentially significant impacts related to expansive soils for foundation support in the project area. This impact will be further analyzed in the Geology and Soils section of the EIR.

### ***Hazards and Hazardous Materials***

Development of new housing units would result in an increase in the use and disposal of household hazardous wastes by residents. In addition, the commercial and industrial units could also increase the use and disposal of hazardous wastes. In addition, the Northwest Specific Plan EIR will discuss health and safety issues related to construction activities in urban areas, including the storage and handling of hazardous materials and general construction safety.

The Northwest Specific Plan EIR will analyze potentially significant impacts related to the exposure of site workers and the public to hazardous contaminants in soil and groundwater. If any buildings on-site require demolition, there could be impacts resulting from the presence of asbestos and lead-based paint.

The Project could interfere with emergency response plans, especially during construction. The Project is adjacent to undeveloped areas and could potentially increase the risk of loss due to wildland fire.

### *Hydrology and Water Quality*

Grading activities on the site for foundations, structures and parking lots could adversely affect downstream water quality through erosion, the transport of sediments and dissolved constituents entering the natural receiving waters and increasing turbidity and contaminant load. Recharge of shallow aquifers, from which private wells draw water, would potentially be affected by development in new areas. These aquifers are recharged by penetration of stormwater into the ground. During the construction period, soils at the site could be exposed to the erosive forces of wind and storm runoff to a potentially significant degree.

Increases in impermeable surfaces would increase the total amount of surface runoff that currently leaves the Project site. This increase in runoff would have significant impacts at locations where drainage capacity problems exist. Urbanization of the watershed of these drainages and development immediately adjacent to the stream banks would result in disruption and need for channel improvements to adequately convey increased storm flows.

The increased volume of runoff could contribute to additional depth or area of flooding along the Laguna de Santa Rosa, making it necessary to modify portions of the drainage channels downstream from the Project Area. Increased runoff from additional impermeable surfaces within the Project area could lower the quality of stormwater runoff. Between rainstorms, materials accumulate on these surfaces in a variety of ways, such as debris dropped or scattered by individuals, wastes and dirt from construction, commercial and industrial products, and dirt, oil, tire and exhaust residue from automobiles. Reaches of drainage-ways downstream from the Project area that carry stormwater runoff to the Laguna de Santa Rosa, and eventually to the lower reach of the Russian River, would be subject to water quality deterioration.

### *Noise*

Development in conjunction with cumulative traffic could result in potentially significant traffic noise impacts on the existing land uses in the area. The Project is expected to result in cumulative noise impacts resulting from the increased traffic volumes. The Northwest Specific Plan (South) EIR will include updated traffic scenarios, assess traffic generated noise impacts and determine appropriate mitigation measures, if necessary.

There are existing residential dwelling units adjacent to or near planned new development, which could be effected by temporary construction noise. The Northwest Specific Plan (South) EIR will assess construction generated noise impacts and determine appropriate mitigation measures, if necessary.

### ***Population and Housing***

The Northwest Specific Plan (South) project proposes new construction including high density residential units and commercial and industrial development, which could spur growth in the area. The Project may require demolition of existing residences on the project site, which would displace existing housing or people. However, the current land use is rural, and there are only a few existing houses within the project area, which would not result in a substantial displacement. Further, new residential opportunities would be a beneficial impact.

### ***Public Services***

The proposed project will increase demand on public services such as fire, police, and emergency services. The project includes residential housing, and thus will potentially generate students. An amendment will be required for the project area to be included in the Cotati-Rohnert Park School District (K-8) and the Rancho-Cotati High School District (9-12).

### ***Recreation***

The proposed project could result in an increase in the use of existing neighborhood and regional parks.

### ***Traffic and Transportation***

The proposed Project, along with cumulative traffic growth, would have a significant impact (LOS E or worse) on U.S. 101, Rohnert Park Expressway, Golf Course Drive-Wilfred Avenue, and Petaluma Hill Road. Congested traffic conditions on U.S. 101 would be a result of the cumulative impacts of new land use development in Rohnert Park, adjacent cities and unincorporated areas of Sonoma County. The proposed project could increase demand for transit trips because of growth and development.

### ***Utilities and Service Systems***

The proposed Project would increase demand on utilities and service systems, including water, wastewater, stormwater, and solid waste disposal. Construction of infrastructure, such as water, stormwater, and sewer lines, is required with implementation of the project.

## SCOPING MEETING AND COMMENTS

A public scoping meeting is scheduled to receive public input regarding the content of the EIR, potential alternatives, and information relevant to the environmental review of the project. The meeting is scheduled for Thursday, May 12, 2005 at 7:00 pm, and will be located at the City of Rohnert Park Council Chambers, 6750 Commerce Boulevard, Rohnert Park, CA. For more information, please contact Ron Bendorff, Senior Planner, at 707-588-2236. Written scoping comments or comments on the Notice of Preparation should be sent to:

Ron Bendorff, Senior Planner  
City of Rohnert Park  
Planning Division  
Rohnert Park, CA 94928  
Fax: 707-588-2238  
[RBendorff@rpcity.org](mailto:RBendorff@rpcity.org)

ATTACHMENT A

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**INITIAL STUDY**

*for the*

**NORTHWEST SPECIFIC PLAN (SOUTH)  
ENVIRONMENTAL IMPACT REPORT**

*Prepared for*

**CITY OF ROHNERT PARK  
Planning Division  
6750 Commerce Boulevard  
Rohnert Park, CA 94928**

April 22, 2005

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Prepared by Parsons

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# BACKGROUND

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<b>Project Title</b>	Northwest Specific Plan (South) EIR
<b>Lead Agency Name and Address</b>	City of Rohnert Park Planning Division 6750 Commerce Boulevard Rohnert Park, CA 94928
<b>Contact Person</b>	Ron Bendorff, Senior Planner 707-588-2236 rbendorff@rpcity.org
<b>Project Location</b>	Located northwest of the City of Rohnert Park, the Specific Plan area is bounded by Business Park Drive on the south, Dowdell Avenue (extended) on the east, Wilfred Avenue on the north, and Langer Avenue (extended) on the west. The site is currently located in the County of Sonoma, and is entirely within the sphere of influence and urban growth boundary of the City of Rohnert Park.
<b>Assessor's Parcel Numbers</b>	Numerous Parcel Numbers – See Table 1
<b>Applicant's Name and Address</b>	Redwood Equities Investments, LLC 703 Second Street Santa Rosa, CA 95401
<b>Land Use Designation</b>	Existing Sonoma County General Plan Land Use Designations: <ul style="list-style-type: none"><li>• Community Separator</li><li>• Rural Residential</li></ul> Approved Rohnert Park General Plan Land Use Designations <ul style="list-style-type: none"><li>• High Density Residential (12-30 units/acre)</li><li>• Regional Commercial</li><li>• Industrial</li></ul>
<b>Zoning</b>	Proposed: Would be consistent with existing City of Rohnert Park Zoning Ordinance designation of “Specific Plan.”
<b>Community Separator</b>	The project site is within the Rohnert Park/Santa Rosa Community Separator. Rohnert Park City Council Resolution No. 2001-252 establishes the policy regarding mitigation of community separator encroachment.

**Annexation**

The site is currently located in the County of Sonoma, and is entirely within the sphere of influence and urban growth boundary of the City of Rohnert Park. Annexation of the specific plan area is proposed as part of the project.

**Existing Land Uses:**

Majority of 102 acres is currently unimproved grassland. There are a number of small single-family dwellings with ancillary buildings located along the south side of Wilfred Avenue between Labath and Dowdell Avenues.

## SUMMARY DETERMINATION

- Negative Declaration  
Posting Period:
- Mitigation Measures (included)
- Environmental Impact Report Required

The proposed project (Project) is within the Northwest Specific Plan Area of the City of Rohnert Park General Plan. The Northwest Specific Plan area was identified in the City's General Plan adopted in July 2000, and is within the city's sphere of influence and urban growth boundaries. The Specific Plan area will require annexation into the City of Rohnert Park. The purpose of the Specific Plan, consistent with the goals of Section 17.06.290 SP-Specific Plan District, of the City of Rohnert Park Zoning Ordinance, is to provide a mechanism for ensuring that this area of the City follows a master plan for development. It is also to ensure that the phasing and ultimate development of the property is consistent with a vision that is both complementary to the existing community and responsive to the goals and policies of the General Plan.

Potentially significant impacts may include the following categories:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Cumulative Impacts

## INTRODUCTION

Redwood Equities Investments, LLC, is interested in developing several parcels to the northwest of the present Rohnert Park city limits. Section 17.25.077 of the Rohnert Park Zoning Ordinance allows the city to pre-zone unincorporated property adjoining the city. This process would become effective upon annexation.

The proposed Northwest Specific Plan (South) area is located northwest of the present City of Rohnert Park city limits. The project area is approximately 102 acres of mostly vacant, undeveloped grassland and is bounded on the south by Business Park Drive, on the west by the proposed extension of Langer Avenue, on the north by Wilfred Avenue and on the east by the proposed extension of Dowdell Avenue. The City updated its General Plan in July 2000.

This Initial Study is being circulated to notify the public and interested agencies of the proposal, solicit comments about the environmental impacts of the project, and request assistance in identifying key issues the EIR should evaluate.

## SCOPING MEETING AND COMMENTS

A public scoping meeting is scheduled to receive public input regarding the content of the EIR, potential alternatives, and information relevant to the environmental review of the project. The meeting is scheduled for Thursday, May 12, 2005 at 7:00 pm, and will be located at the City of Rohnert Park Council Chambers, 6750 Commerce Boulevard, Rohnert Park, CA. For more information, please contact Ron Bendorff, Senior Planner, at 707-588-2236. Written scoping comments or comments on the Notice of Preparation should be sent to:

Ron Bendorff, Senior Planner  
City of Rohnert Park  
Planning Division  
Rohnert Park, CA 94928  
Fax: 707-588-2238  
RBendorff@rpcity.org

## PROJECT OBJECTIVES

The project sponsors have identified the following objectives of the project:

- Increase housing opportunities within the City of Rohnert Park.
- Creation of additional jobs within the City of Rohnert Park
- Promote implementation of General Plan goals, objectives and policies for jobs/housing balance, community growth, infrastructure improvements, and preservation of resources and environment.
- Promote implementation of Area Plan goals, objectives and policies for infrastructure such as streets, water delivery system, and storm drainage, and for public services such as schools and parks.
- Provide direction for new development within the Specific Plan area.

## PROJECT DESCRIPTION

The proposed Northwest Specific Plan (South) project is located northwest of the present City of Rohnert Park city limits, and is within the City's sphere of influence and urban growth boundary. The City of Rohnert Park is located in central Sonoma County approximately one hour north of San Francisco and approximately 25 miles east of the Pacific Ocean. Rohnert Park lies within the Cotati Valley and is bounded to the south by the City of Cotati, to the north by the City of Santa Rosa, Sebastopol to the west and unincorporated areas to the east. A regional map is shown in Figure 1.

As shown in Figure 2, the Northwest Specific Plan area lies in the extreme northwest corner of the sphere of influence/urban growth boundary of the City of Rohnert Park. The Northwest Specific Plan area is bounded by Millbrae Avenue on the north, by the proposed extension of Dowdell Avenue on the east, by Business Park Drive on the south, and by the proposed extension





of Langer Avenue on the west. The Wilfred/Dowdell Specific Plan Area abuts the Northwest Specific Plan area on a portion of its eastern boundary. As shown in Figure 3, the City of Rohnert Park General Plan identifies the land uses intended for development within the Northwest Specific Plan area, which include residential, commercial, office, industrial, and parks. The proposed project, identified as the Northwest Specific Plan (South), concerns properties located south of Wilfred Avenue, which comprise approximately 102 acres and is more than half of the entire Northwest Specific Plan area.<sup>1</sup>

The Northwest Specific Plan (South) consists of relatively flat land rising gently from west to east with no significant natural or manmade features or changes in topography. The majority of the land is currently unimproved and vacant grassland. There are a number of small single-family dwellings with ancillary buildings located along the south side of Wilfred Avenue between Labath and Dowdell Avenues. Table 1, below, summarizes information on the various parcels of land within the Northwest Specific Plan (South), the acreage of each parcel, and the owners of each parcel. The general pattern of ownership is shown in Figure 4.

**Table 1**

Northwest Specific Plan (South) Parcels

Parcel No.	Acres (approximate)	Owner	% of Total
045-073-001-000	46.15	Redwood Equities Investments	45.22
045-073-002-000	2.65	Redwood Equities Investments	2.51
045-073-003-000	1.04	Redwood Equities Investments	1.02
045-074-001-000	0.48	David McCarville	0.47
045-074-002-000	0.26	Frederick Robertson	0.25
045-074-003-000	0.26	Mark C. & Margaret M. Harryman	0.25
045-074-004-000	1.00	Steven Paul Bordessa	0.98
045-074-006-000	1.00	David M. Stone, et al	0.98
045-074-007-000	5.00	Mustafa Abuhalawa, et al	4.90
045-074-009-000	26.15	Redwood Equities Investments	25.62
045-074-010-000	6.15	Redwood Equities Investments	6.03
045-074-011-000	1.49	Peter Z. Jackson	1.46
045-074-012-000	0.52	James Graham Coffey	0.51
045-074-014-000	1.50	Redwood Equities Investments <sup>(1)</sup>	1.47
045-074-015-000	5.00	Philip G. Matyas	4.90
045-074-016-000	3.50	Redwood Equities Investments <sup>(1)</sup>	3.43
<b>Totals</b>	<b>102.06</b>		<b>100.00</b>

Source: Northwest Specific Plan (South), January 2005

<sup>(1)</sup> Properties are owned by private parties and currently optioned for purchase by Redwood Equities Investments.

<sup>1</sup> On February 25, 2003, the City of Rohnert Park authorized the Northwest Specific Plan Area to be divided into two areas ("North" [Part A] and "South" [Part B]) in order to proceed with the authorization of plans and studies for the area south of Wilfred Avenue.





## **Jurisdictions**

The Northwest Specific Plan (South) area is entirely within the sphere of influence and urban growth boundary of the City of Rohnert Park. The following documents and ordinances of the City provide guidance on the development process and requirements in the plan area:

- City of Rohnert Park General Plan
- City of Rohnert Park Zoning Ordinance
- City of Rohnert Park Public Facilities Finance Plan
- City of Rohnert Park Resolution No. 2001-252 Establishing Policy Regarding Mitigation of Community Separator Encroachment.
- County of Sonoma General Plan
- County of Sonoma Zoning Ordinance

State and regional agencies also exercise jurisdictional authority over development activities in the plan area. Other government agencies with jurisdiction in the Plan area include:

- State of California Regional Water Quality Control Board, North Coast Region – Reviews and regulates activities that affect water quality in California.
- State of California Department of Fish and Game – Reviews projects affecting fish and wildlife habitat.
- Department of Army Corps of Engineers – Regulates activities and development in the navigable waters of the United States.

## **Proposed Project**

The Northwest Specific Plan (South) proposes to annex and develop 102 acres located northwest of the current Rohnert Park city limits with high density residential, a neighborhood park and commercial and industrial uses. The proposed Plan envisions a development pattern and allocation of land uses which is generally consistent with the adopted policies and goals of the City General Plan for the area. Table 2 shows the planned land use program.

**Table 2**

Northwest Specific Plan (South) Planned Land Uses

Land Use	Gross Acres (approximate)	No. of Dwelling Units (min - max)	Non-Residential Building Area, (000 Sq. Ft) (min - max)
High Density Residential	14.7	265 – 294 450 – 495 <sup>(1)</sup>	--
Commercial	27.1	--	260 – 305
Industrial	58.3	--	-- <sup>(1)</sup> 502 – 551
Parks	2.0	--	--
<b>Totals</b>	<b>102.1</b>	<b>265 – 294</b> <b>450 – 495 <sup>(1)</sup></b>	<b>762 – 856 <sup>(1)</sup></b>

Source: Northwest Specific Plan (South), January 2005

<sup>(1)</sup> Number of total housing units if flex area is residential units instead of industrial use.

These land uses are generally consistent with the land uses presented in the City’s Classification System that the city has established and adopted in the General Plan. A diagram showing the proposed land uses is presented in Figure 5, and a description of the land uses is presented below:

- **High Density Residential.** The residential land use component proposes an average development density of approximately 12 to 13 units per acre. This density falls within the City’s definition of High Density (12-30 units/acre) but is weighted toward the lower end of the range. As an alternative to apartments, this density could also permit single-family detached units, developed in residential clusters, in this area. The area being designated for residential units is approximately 40 acres on the western portion of the Specific Plan area (bordering Langer Avenue).
- **Commercial.** The commercial land use proposed would provide sites for retail activities and businesses such as retail shopping, food and beverage outlets, service stations, auto sales and repairs, hotels and motels, and educational and social services. This land use could also accommodate financial, business and personal services. Commercial land use would encompass approximately 50 acres on the eastern portion of the Specific Plan area, with frontage along the proposed extension of Dowdell Avenue.



- **Industrial.** The desired land development pattern for industrial land use is light manufacturing and assembly, general services and warehousing, storage and distribution, and service commercial uses. Retail is also permitted in this land use category as an ancillary use. This area of approximately 10 acres, which is located near the center of the specific plan area between the high-density residential and commercial land uses, is designated as a “flex” area (i.e., either residential or industrial land use), dependent upon specific project needs.
- **Neighborhood Park.** A small approximately 2 acre park would be developed as a component of the Northwest Specific Plan (South) area, and would be located near the residential units. This is consistent with the land use for this site designated in the General Plan.

### **Surrounding Area**

The areas surrounding the site include mainly vacant, unimproved lands west of Langer Avenue, north of Wilfred Avenue, and east of Dowdell Avenue. Some single family dwellings are located sporadically throughout these lands. South of Business Park Drive is a light industrial business park development, and further east of Dowdell Avenue, between Willis Avenue and Redwood Drive are big-box type retailers and other commercial developments. Between the project site and the commercial developments is the Wilfred/Dowdell Specific Plan, which abuts the Northwest Specific Plan on a portion of the eastern boundary of the plan area. The Graton Rancheria Casino is a separate proposed project for the 360 acres of land immediately west of Langer Avenue on the south side of Wilfred Avenue. The Laguna de Santa Rosa is located west of Langer Avenue.

### **Entitlements**

The City of Rohnert Park and Sonoma County will need to undertake the following actions prior to the adoption of the Northwest Specific Plan:

- Certify the Northwest Specific Plan EIR
- Amend the City of Rohnert Park General Plan and adopt rezoning to Specific Plan District as necessary.
- Amend the Cotati-Rohnert Park School District (K-8) and the Rancho-Cotati High School District (9-12) to include the Northwest Specific Plan area.
- Amend the Sonoma County General Plan and adopt rezoning as necessary.
- Annex the Northwest Specific Plan area into the City of Rohnert Park.

Amendments to the City of Rohnert Park General Plan include the following:

- Modify the location and area indicated for residential, commercial, and industrial or residential development within the Northwest Specific Plan (South), as shown in Figure 3, to reflect the layout and areas for these land uses as indicated in the proposed project. Confirm the square footage of development and types of land uses to be accommodated.
- Modify the size and location of the park for the Northwest Specific Plan (South), shown in the Figure 3 to reflect the fact that it will not be located on the corner of Labath and Wilfred Avenues, but rather adjacent to the eastern boundary of the residential area.
- Confirm the number and type of dwelling units to be accommodated within the Northwest Specific Plan (South), allocating the total units between the northern and southern parts of the Specific Plan Area. The total number of units for both parts will not be changed.

As stipulated in the City of Rohnert Park Municipal Code, Chapter 17.06.290 SP-Specific Plan District, upon approval of the Specific Plan by the City Council by ordinance, the Specific Plan will be in effect. Subsequent to the Specific Plan being approved, a Development Area Plan or Plans will be the next step in the development process. The approval of a Development Area Plan is contingent upon 1) approval of annexation from the County Local Area Formation Commission (LAFCO); 2) mitigation for development within a community separator; and 3) a finding by the City Council that the proposed development conforms to the Specific Plan and that public infrastructure and services can be provided concurrently with the development, unless an exception is granted.

### **Infrastructure Improvements and Public Services**

The following services are currently in place for the area:

**Access and Circulation.** Existing circulation in the vicinity of the project area is provided via the following four principal roadways:

- Wilfred Avenue and Business Park Drive, which are principal east/west roadways; and
- Dowdell Avenue and Langer Avenue, both of which serve limited north/south movements.

Except for single lane access roads for residences within or adjacent to the project site, there are no existing roads that currently cross the project site. Wilfred Avenue, which is designated in the General Plan as a major arterial (4 to 6 lanes), is proposed to be improved as a 4-lane road which includes four travel lanes, landscaped median, sidewalks and Class 1 bikeways on both sides. Dowdell Avenue is proposed for improvement to become a 4-lane major collector as indicated in the General Plan. The street section will include four travel lanes, landscaped median, sidewalks with planter strips and Class 1 bikeways. Dowdell Avenue will become the primary north-south route between the Stadium Area commercial center (proposed as a separate project) and the existing commercial area along Redwood Drive north of Wilfred Avenue.

Labath Avenue from Business Park Drive to Wilfred Avenue is to be developed as a minor collector (2 lanes).

The General Plan does not classify Langer Avenue. This roadway establishes the western boundary of urban growth and the sphere of influence for the City of Rohnert Park. Langer Avenue is proposed to be developed as a local street that may connect to Labath Avenue through a local cross street. Langer Avenue would have a width of 36 feet from face of curb to face of curb and include two travel lanes with Class II bikeways adjacent to the travel lanes, on-street parking, and sidewalks with planter strips on both sides of the street.

Streets required for internal circulation within the Northwest Specific Plan (South) area will be developed with 58-foot right-of-way accommodating two traffic lanes, planter areas, and sidewalks. Motor courts will provide vehicular access to the residential clusters.

**Water Service.** Potable water is presently provided in the City of Rohnert Park from a well field consisting of 42 municipal supply wells, 31 of which were active in 1999 and 8 active connections to the Sonoma County Water Agency-Petaluma Aqueduct. Recent studies, including a Water Supply Assessment completed in January 2005, indicate that based on a continuation of utilizing both the municipal wells and the aqueduct for water service, and assuming that appropriate water conservation measures are implemented, the City of Rohnert Park currently has adequate water supply to serve the Northwest Specific Plan (South) area. One of the municipal wells is located immediately adjacent to the project area on the south side of Business Park Drive.

**Sanitary Sewer.** The City of Rohnert Park is currently designing and constructing an interceptor line that will carry effluent from Rohnert Park to the subregional treatment plant on Llano Road. This line will supplement the existing 24-inch line. New gravity sewer mains will be developed as part of the infrastructure development within the Northwest Specific Plan (South) area to carry effluent to Rohnert Park's pumping station. It is anticipated that a new sewer main will be installed in Dowdell Avenue as it crosses Business Park Drive to the south to the existing pumping station.

**Storm Drainage.** Storm water runoff from the Northwest Specific Plan (South) area currently is handled via Hinebaugh Creek. Recently, studies concerning Hinebaugh Creek have been performed in connection with the preparation of the Storm Drain Master Plan for the City of Rohnert Park. Based on the preliminary results of this analysis, a hydrologic and hydraulic analysis of Labath Creek has been performed as part of the planning for storm drainage of the Northwest Specific Plan (South). Labath Creek is an existing graded swale which is located west of the Rohnert Business Park which follows a corridor that runs parallel to and north of Business Park Drive. This channel was created in 1986 in conjunction with improvements developed as part of the Business Park. This channel, which is 48 feet wide and 5 feet deep, is expected to be improved to provide additional capacity via a 100-foot wide and 8-foot deep channel. This improved channel facility will provide the required hydraulic capacity and post construction storm water cleaning for the Northwest Specific Plan (South) area. Storm drains will be incorporated in the improvements to Dowdell, Labath and Langer Avenues.

**Electric, Gas, Telephone, and Cable Television.** The proposed Project will coordinate with the City, Pacific Gas and Electric, and the appropriate telephone and cable television providers on the installation of “dry” utilities for the project area. The companies have the capacity to continue to serve the area as development occurs. Consistent with City policies, existing overhead utility lines will largely be undergrounded in conjunction with individual development projects.

**Police and Fire Services.** Rohnert Park Department of Public Safety was implemented upon the creation of the City. The Department is an integrated police and fire services agency that provides full service police and fire protection. The General Plan recommends that a Public Safety Station be located within the Northwest Specific Plan Area, and that all new development, including the proposed project, would be required to contribute funds to the Public Facilities Finance Plan for its construction.

**Schools.** The proposed Northwest Specific Plan (South) will require an amendment prior to annexation to be included within the Cotati-Rohnert Park School District and the Rancho-Cotati High School District.

**Parks and Recreation.** The Rohnert Park General Plan designates a Neighborhood Park site within the Northwest Specific Plan (South) area. The Project proposes the construction of a 2-acre park to be located near the high density residential units on the site.

**Solid Waste Disposal.** Solid waste from the proposed project will be transported to the Central Disposal Site, located approximately 5 miles southwest of the city in an unincorporated area. The city contracts for collection and disposal services with Rohnert Park Disposal.

## CUMULATIVE SCENARIO

In addition to considering project-related impacts, this analysis will consider whether a cumulative impact is significant and whether the project’s contribution to the cumulative problem is “cumulatively considerable.” Cumulative impacts are defined as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (CEQA Guidelines Section 15355). “Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past, current, and probable future projects.”

According to CEQA Guidelines Section 15130 (a)(4)(b), an adequate discussion of significant cumulative impacts can be “a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.” Cumulative projects would include the other Specific Plan areas identified in Figure 2, the potential Stadium Area Master Plan project south of the Northwest Specific Plan area (near Labath Avenue and Carlson Court), and the Graton Rancheria Casino, a potential future project in an unincorporated area west of the Northwest Specific Plan (South) area. Applicable documents will be summarized and incorporated into the Specific Plan EIR,

including the City of Rohnert Park General Plan and its respective EIR. The Northwest Specific Plan (South) EIR will incorporate the General Plan EIR by reference.

## **AGENCIES WHOSE APPROVAL IS REQUIRED**

The following approvals may be required from public agencies.

### **City of Rohnert Park (Lead Agency)**

The Northwest Specific Plan (South) EIR must be approved by the Rohnert Park Planning Commission and City Council. The City would use the EIR in the review of future specific development proposals within the Specific Plan area, including Conditional Use Permits, Design Review applications and other entitlements.

### **County of Sonoma Local Agency Formation Commission (LAFCO)**

A final determination regarding boundaries of the Specific Plan requires approval by the Sonoma County Local Agency Formation Commission (LAFCO) to permit annexation of the property to the City. Under State law, LAFCO applications require a plan for providing public services.

### **U.S. Army Corps of Engineers (Trustee Agency)**

Fill in wetlands or waters of the U.S. may be required for the project, and if so, a Section 404 permit under the Clean Water Act would be required from the U.S. Army Corps of Engineers (Corps).

### **U.S. Fish and Wildlife Service (Trustee Agency)**

The Project site is included within the boundary of the U.S. Fish and Wildlife Service (USFWS) map delineating the potential range of the endangered California tiger salamander. Other federally listed endangered species may also be present within the annexation area. If a Section 404 permit is required, the Corps will consult with the USFWS regarding impacts to endangered species, and the Service may issue a Biological Opinion under Section 7 of the Endangered Species Act. If a Section 404 permit is not required by the Corps, the Service may issue a Biological Opinion under Section 10 of the Endangered Species Act.

### **California Department of Fish and Game (Trustee Agency)**

New drainage infrastructure may involve Laguna de Santa Rosa and Hinebaugh Creek, and a Section 1602 Permit may be required for streambed alteration. In addition, the Department may require a Section 2081 Management Agreement regarding state-listed endangered species.

### **North Coast Regional Water Quality Control Board (Responsible Agency)**

A certification under Section 401 of the Clean Water Act would be required from the RWQCB for activities that would affect wetland habitat subject to the jurisdiction of the U.S. Army Corps of Engineers as well as wetlands not within the jurisdiction of the Army Corps of Engineers, but

still within the jurisdiction of RWQCB. The proposed project would also be covered under the General Permit for Construction

**Sonoma County Water Agency (Responsible Agency)**

The Water Agency would review Project design plans for compliance with County Flood Control Design criteria to ensure the Project would not increase the potential for flooding.

## **EVALUATION OF ENVIRONMENTAL IMPACTS**

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The following checklist is used to evaluate the potential of the project for significant environmental impacts. “No Impact” answers are explained where they are based on project-specific factors as well as general standards. All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

A source list is attached in the references section and individuals contacted are cited in the discussion. References are available for review at the City of Rohnert Park Planning Department.

This checklist has been adapted from the form in Appendix G of the CEQA Guidelines.

Mitigation that is being carried forward from the City of Rohnert Park General Plan EIR is cited within. However, mitigation for potential significant impacts not identified in the previous EIR is not defined herein, but will be developed and specified as part of the EIR process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant	No Impact
<b>I. AESTHETICS</b>				
Would the Project:				
a. Have a substantial adverse effect on a scenic vista?	✓			
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	✓			
c. Substantially degrade the existing visual character or quality of the site and its surrounding?	✓			
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	✓			

**Analysis**

a., b. The Project area is not designated as or adjacent to a scenic vista or a state scenic highway in either the City of Rohnert Park General Plan or Sonoma County General Plan (City of Rohnert Park, 2000b and County of Sonoma, 1989, rev. 1998). However, a characteristic that distinguishes Sonoma County from many parts of the San Francisco Bay Area is the continued existence of separate, identifiable cities and communities. Some land areas need to remain open or retain a rural character to avoid corridor-style urbanization. These lands may not necessarily be highly scenic, but they provide visual relief from continuous urbanization and are a special type of scenic border -- a community separator.

The Northwest Specific Plan area is within a community separator. This area extends northward from the Specific Plan area beyond Millbrae Avenue and westward beyond Langer Avenue to create relief from the urban area and provide views of fields and hills. Rural development now limits the visual separation, but urban development along this corridor would block views of the mountains and create a more intense urban form. The EIR will address impacts to the community separator resulting from development of the project.

c., d. The proposed project will generally convert lands that are currently rural in character to an urban condition, and this visual change is considered a potentially significant impact. Such a change in character would impact the existing visual character of the site and create new sources of light and glare.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant	No Impact
<b>II. AGRICULTURAL RESOURCES</b>				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
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?	✓			
b. Conflict with existing zoning for agricultural use, or a Williamson Act?	✓			
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	✓			

**Analysis**

- a. Although the Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, the site is designated as “Farmland of Local Importance”, which is defined as land that is either currently producing crops, has the capability of production, or is used for the production of confined livestock (California Department of Conservation, 2005). The EIR will address impacts and mitigation for this area.
- b. Although there are no properties within the Project area that are an agricultural conservation program, such as Williamson Act, the site is within a community separator (City of Rohnert Park, 2000a). The EIR will address impacts and mitigation for this area.
- c. The Specific Plan area is currently designated as Farmland of Local Importance. The Project would result in conversion of this Farmland to a non-agricultural use. In addition, implementation of the proposed project would create urban uses that could potentially threaten agricultural activity on adjacent properties. Areas of Prime Farmland are located west and southwest of the project site; therefore, the proposed project could result in potentially significant impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<b>III. AIR QUALITY</b>				
Where available, the significance criteria established by the applicable Air Quality Management or Air Pollution Control District may be relied upon to make the following determinations. Would the proposal:				
a. Conflict with or obstruct implementation of the applicable air quality plan?				✓
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
d. Expose sensitive receptors to substantial pollutant concentrations?	✓			
e. Create objectionable odors affecting a substantial number of people?	✓			

**Analysis**

- a. The project would serve growth that is projected in the City’s General Plan. The Project would thus be included in growth forecasts used to develop the Bay Area 2000 Clean Air Plan. The project would also be subject to all current air quality rules and regulations.
- b. The City of Rohnert Park General Plan EIR identified potentially significant air quality impacts related to construction emissions which could exceed federal and/or State air quality standards. The EIR found that compliance with the General Plan Policy EC-3, adoption of standard construction dust abatement measures included in BAAQMD’s CEQA Guidelines, would reduce the impact to less than significant.

Operations and maintenance of the Project have the potential to violate air quality standards or contribute substantially to an existing or projected air quality violation. Thus, the EIR will include an update of the cumulative traffic scenario for the Project area and will analyze this potential impact in the Air Quality Section.

- c. The Project has the potential to result in a cumulatively considerable increase in criteria pollutant concentrations for PM<sub>10</sub> and ozone for which the region is in non-attainment status related to traffic at intersections. The EIR will include an update of the cumulative traffic scenario for the Project area and will analyze this potential impact in the Air Quality Section.
- d. The Project has the potential to expose sensitive receptors to substantial pollutant concentrations related to traffic at intersections. The EIR will include an update of the cumulative traffic scenario for the Project area and will analyze this potential impact in the Air Quality Section.
- e. The Project includes residential uses, a commercial/retail center, and possibly light industrial uses. The project, potentially from the light industrial uses, could create objectionable odors affecting a substantial number of people. The EIR will analyze this potential impact in the Air Quality section.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES</b>				
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 Game or U.S. Fish and Wildlife Service?	✓			
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 California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
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?	✓			
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 or impede the use of native wildlife nursery site?	✓			
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
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?				✓

### Analysis

- a., b. Several biological resource studies have been completed for the Northwest Specific Plan area. These include: 1) Survey for Special Status Plant Species (Stromberg 2002); 2) Wetland Delineation for the ±80 Acre Rohnert Park NW Specific Plan Area (North Fork Associates 2003); 3) California Tiger Salamander 2002/2003 Survey Report (H.T. Harvey & Associates 2003a); and 4) Supplemental Information on Ponding and Potential California Tiger Salamander Breeding (H.T. Harvey & Associates 2003b). In addition,

the Rohnert Park General Plan shows the project site to have a high potential for wetlands, a moderate potential for vernal pools, rare plant habitat, and wildlife, and a portion of the site to be within the habitat range for northwestern pond turtle.

The General Plan EIR and the technical studies evaluated impacts to sensitive communities or threatened and endangered plants and animals or their habitat and found that the impacts were potentially significant. 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 Game or U.S. Fish and Wildlife Service may be located on the site. The EIR and the technical reports include mitigation measures to reduce the impacts to less than significant, and will be included in the EIR analysis.

A site reconnaissance visit will be performed to identify vegetation communities and wildlife habitats, including riparian habitat and grassland foraging areas, and an additional biological resource study will be performed on the remaining parcels (i.e., 40 acres), and included as part of the EIR analysis.

- c. The General Plan EIR and project technical studies evaluated impacts to wetland resources and found that construction of residential, commercial, and public and private infrastructure could result in loss of known and potential vernal pool, vernal swale, and freshwater emergent wetland habitat within grassland areas.
- d. The General Plan and project technical studies evaluated impacts to the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors and found that the impacts were significant. New roads in areas of known or suspected wildlife movements such as existing vernal pools, wetlands and other low-lying drainage areas, could provide a barrier to wildlife migration within the Project area. Daily or seasonal movement of wildlife may be adversely affected by such barriers.
- e. The General Plan EIR and project technical study evaluated impacts to plant species within the project area. The General Plan EIR identified mitigation measures to reduce impacts to protected trees to less than significant. Implementation of mitigation measures in the General Plan EIR would reduce the impact to a level below significance.
- f. This site is not included in any local, regional, or state habitat conservation plan.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant	No Impact
<b>V. CULTURAL RESOURCES</b>				
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		✓		
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		✓		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d. Disturb any human remains, including those interred outside of formal cemeteries?		✓		

**Analysis**

a,b,c,d The Rohnert Park General Plan EIR identified potentially significant cultural resource impacts within the Northwest Specific Plan area. Implementation of mitigation measures in the General Plan EIR would reduce the impact to a level below significance.

A Cultural Resources Survey for the Project area was prepared in January 2002 (Archaeological Resource Services 2002). No archaeological materials were encountered as a result of the surface reconnaissance within the Specific Plan properties. None of the existing residences or buildings is listed on the Historic Resources Inventory of Sonoma County. However, the survey report recommends that further historic research might result in the collection of data that would change the opinion of non-significance and warrant formal recordation at a later date, if it is determined that a structure would be demolished. Both the Rohnert Park General Plan EIR and the Cultural Resource Survey provided mitigation measure to reduce the potential impact to a level below significance.

General Plan EIR Mitigation

The following mitigation measures would apply to any newly discovered cultural find during construction of the project:

*Impact 4.16-1, MM-1:* Construction activities and development adjacent to sites with identified historic or archaeological resources shall be required to prevent

degradation of the resource by studying the potential effects of development and construction in the resource, and implementing appropriate measures to avoid the identified impacts.

*Impact 4.16-a, MM-2:* Setbacks and buffers for development adjacent to sites with historic and archaeological resources shall be required in order to limit impacts to the site.

*Impact 4.16-b, MM-1:* Pre-construction surveys and monitoring shall be required during any ground disturbance for all development in areas of historical and archaeological sensitivity.

#### Cultural Resources Survey Mitigation

*Historical.* A site-specific evaluation by a qualified architectural historian would be performed, if any of the existing buildings within a specific lot is proposed to be demolished, to determine what measures would be implemented to mitigate potential adverse impacts from the proposed project.

*Archaeological.* In the event that archaeological features such as concentrations of artifacts or culturally modified soil deposits, including trash pits older than 50 years of age, are discovered at any time during grubbing, grading or major excavation within the project site, all work shall be halted in the vicinity of the find and a qualified archaeologist shall be contacted immediately to make an evaluation. If warranted by the discovery of a concentration of artifacts or soil deposits, further work in the discovery area shall be monitored by an archaeologist.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission shall be contacted by the coroner so that a "Most Likely Descendant" can be designated and recommendations for proper disposition can be developed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS</b>				
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated 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.				✓
ii. Strong seismic ground shaking?		✓		
iii. Seismic-related ground failure, including liquefaction?			✓	
iv. Landslides?			✓	
b. Result in substantial soil erosion or the loss of topsoil?		✓		
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓		
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓		
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems?				✓

**Analysis**

a (i-iv) The Rohnert Park General Plan EIR indicates that there are no known faults within Rohnert Park. The city is not within any of the designated Alquist Priolo Earthquake Fault Zones. Thus, the potential for fault rupture in Rohnert Park is low. Although none of the fault zones intercept the city or the project site, the Healdsburg-Rodgers Creek

fault zone is located about 2 miles east of the city. The San Andreas Fault System is located approximately 15 miles southwest, the Maacama Fault Zone approximately 14 miles north, and the Hayward Fault Zone approximately 27 miles south of Rohnert Park. These four faults comprise the principally active faults in the region. Secondary seismic hazards that could affect the City and the project site include ground shaking, liquefaction, and ground settlement. Since virtually all construction in Rohnert Park occurred after the incorporation of earthquake safety design in California construction, there are no known structures in Rohnert Park that would be specifically hazardous during an earthquake. The city has also adopted the Uniform Building Code, which mandates earthquake resistant construction in new development.

Liquefaction occurs in loose, cohesionless sands, silts, and artificial fills that are saturated with water. Because most soils in the Rohnert Park area are clays with low permeability, liquefaction potential is expected to be low (City of Rohnert Park, 2000a).

The Northwest Specific Plan (South) area, much like the rest of Rohnert Park, has a moderate grade of less than 2 percent from east to west. Slopes of 5 to 8 percent northeast of the City are the steepest slopes which occur along the west side of Petaluma Hill Road. The eastern ridgeline rise, located about 4 miles east of the city, has an elevation of approximately 2,300 feet. The relatively flat topography, combined with low soil permeability, indicate that there is little risk of mudslides or landslides in the area.

- b. Erosion potential is low for almost all soils in the Rohnert Park area, mainly because of its generally flat terrain with a grade of less than 2 percent (City of Rohnert Park, 2000a). However, the formation of embankments or uneven topography, the effects of machinery, and the removal of vegetation can increase erosion rates. Instances of erosion are likely during construction. The EIR will analyze this impact in the Geology and Soils section.
- c., d. The Rohnert Park General Plan EIR identified potentially significant impacts related to expansive soils for foundation support in the project area. The EIR identified mitigation to reduce the impacts to a level below significance. This impact will be further analyzed in the Geology and Soils section of the EIR.
- e. The Project will not include septic tanks or alternative wastewater disposal systems because when the Specific Plan area is annexed development will be connected to the City sewer system. Please refer to Section XIII Public Services for details on proposed City services.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<b>VII. HAZARDS/HAZARDOUS MATERIALS</b>				
Would the proposal involve:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	✓			
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?	✓			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	✓			
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, would it create a significant hazard to the public or the environment?	✓			
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, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	✓			
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?	✓			

**Analysis**

a,b,c Development of new housing units would result in an increase in the use and disposal of household hazardous wastes by residents. In addition, the commercial and industrial

units could also increase the use and disposal of hazardous wastes. This impact would be a potentially significant public health risk impact. An Environmental Assessment was prepared for the project site (Harris & Lee 2001) and will be included in the analysis of hazardous waste impacts in the EIR.

The Northwest Specific Plan (South) EIR will analyze and update the findings of the Environmental Assessment by identifying and discussing hazardous materials storage and usage within the Project boundary. In addition, the Northwest Specific Plan EIR will discuss health and safety issues related to construction activities in urban areas, including the storage and handling of hazardous materials and general construction safety.

- d. The Northwest Specific Plan EIR will analyze potentially significant impacts related to the exposure of site workers and the public to hazardous contaminants in soil and groundwater. If any buildings on-site require demolition, there could be impacts resulting from the presence of asbestos and lead-based paint.

In May 2001, an Environmental Site Assessment, Phase 1 Investigation was prepared for the Northwest Specific Plan Area (Harris & Lee 2001). This assessment evaluated the 37 separate parcels on the site (which included parcels in the Northwest Specific Plan (North) area, and not a part of this EIR). The assessment revealed one Recognized Environmental Conditions in connection with the properties. This finding was identified to be located at the corner of Millbrae Avenue and Dowdell Avenue, within the Northwest Specific Plan (North) area. This property was observed to have a number of automotive batteries, used tires, an assortment of metal debris, and other similar materials, stored in a haphazard manner. In addition, two residential sites within the Northwest Specific Plan area were identified as having problems with individual septic tank systems and experiences with water quality problems related to microbiological and secondary water quality standards. Therefore, any future development should be planned with the expectation of connecting to the municipal water and wastewater systems.

As part of the Northwest Specific Plan EIR preparation, a commercial database search will be performed to update the database search performed in 2001 for any sites included on the State's Hazardous Waste and Substances Sites List within one-half mile of the project site.

- e, f. The Project is not located in an airport land use plan or in the vicinity of a private airstrip.
- g. The Project could interfere with emergency response plans, especially during construction. This impact is therefore identified as potentially significant.
- h. The Rohnert Park General Plan states that the potential for wildland fires varies within the City. The Project is adjacent to undeveloped areas and could potentially increase the risk of loss due to wildland fire.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY</b>				
Would the project:				
a. Cause a violation of any water quality standards or waste discharge requirements, or worsen any existing such violations?	✓			
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✓			
c. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of stream or river in a manner which would result in substantial erosion or siltation on- or off-site?	✓			
d. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	✓			
e. Otherwise substantially degrade water quality?	✓			
f. 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?				✓
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓
h. 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?				✓
i. Be subject to inundation by seiche, tsunami, or mudflow?				✓

## Analysis

- a. The Rohnert Park General Plan EIR analyzed potentially significant impacts related to violation of water quality standards or waste discharge requirements, or the worsening of any such existing violations. Grading activities on the site for foundations, structures and parking lots could adversely affect downstream water quality through erosion, the transport of sediments and dissolved constituents entering the natural receiving waters and increasing turbidity and contaminant load. The EIR will analyze water quality impacts in the Hydrology and Water Quality section.
- b. The Rohnert Park General Plan EIR analyzed potentially significant impacts related to the reduction of infiltration in a natural groundwater recharge zone. Recharge of shallow aquifers, from which private wells draw water, would potentially be affected by development in new areas. These aquifers are recharged by penetration of stormwater into the ground. New development is not expected to affect water levels in the large aquifer underneath the Santa Rosa Plain, from which Rohnert Park municipal wells draw water. That aquifer is largely recharged from the hillsides around Rohnert Park. On the flat areas of the plain, and in the project vicinity, clay soils allow little recharge from surface water and runoff. The EIR will more fully review and analyze this potential impact as part of the Hydrology section.
- c. During the construction period, soils at the site could be exposed to the erosive forces of wind and storm runoff to a potentially significant degree. Given the very low slopes in the areas where grading would occur, it would be possible to control erosion and sedimentation impacts within the Project area and prevent downstream damage. After completion of development projects, potential increased erosion would be stabilized and would not constitute a substantial long-term impact.
- d. The Rohnert Park General Plan EIR analyzed potentially significant impacts related to increased surface runoff due to development. Increases in impermeable surfaces would increase the total amount of surface runoff that currently leaves the Project site. This increase in runoff would have significant impacts at locations where drainage capacity problems exist. Urbanization of the watershed of these drainages and development immediately adjacent to the stream banks would result in disruption and need for channel improvements to adequately convey increased storm flows. The increased volume of runoff could contribute to additional depth or area of flooding along the Laguna de Santa Rosa, making it necessary to modify portions of the drainage channels downstream from the Project Area. These impacts will be analyzed in the EIR.

In addition, increased runoff from additional impermeable surfaces within the Project area could lower the quality of stormwater runoff. The major contributor of contaminants to runoff in developed areas is primarily from the streets and gutters and other impervious areas directly connected to streets or storm drains. Between rainstorms, materials accumulate on these surfaces in a variety of ways, such as debris dropped or scattered by individuals, wastes and dirt from construction, commercial and industrial products, and dirt, oil, tire and exhaust residue from automobiles. Reaches of drainage-ways downstream from the Project area that carry stormwater runoff to the Laguna de

Santa Rosa, and eventually to the lower reach of the Russian River, would be subject to water quality deterioration. These impacts, too, will be fully analyzed in the EIR.

- e. The General Plan EIR analyzed potentially significant impacts related to short-term increases in erosion due to development construction activities for infrastructure projects. During the construction period, soils at the site could be exposed to the erosive forces of wind and storm runoff to a potentially significant degree. Grading activities on the site for foundations, structures and parking lots could adversely affect downstream water quality through erosion, the transport of sediments and dissolved constituents entering the receiving waters and increasing turbidity and contaminant load. The EIR will analyze these potential impacts resulting from construction activities.
- f., g. According to the General Plan EIR, the Northwest Specific Plan (South) area is not located within a 100-year flood zone. The southwestern portion is identified as being in a 500-year flood zone.
- h. The Project is not located within the 100-year flood zone (City of Rohnert Park 2000a) and no levees or dams are above the project.
- i. The Project area is not near a lake, ocean, or hillside and would therefore not be subject to seiche, tsunami, or mudflow.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING</b>				
Would the project:				
a. Physically divide an established community?				✓
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?				✓
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

**Analysis**

- a., b. The Project includes rezoning of properties located within the Project boundaries to a zoning designation that is consistent with the Rohnert Park General Plan Land Use Map. The Rohnert Park General Plan EIR assessed the potential for land use conflicts and determined that no significant land use impacts would result.
- c. No adopted habitat conservation plan or natural community conservation plan exist for this property.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<b>X. MINERAL RESOURCES</b>				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
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?				✓

**Analysis**

a., b. Under the California Surface Mining and Reclamation Act of 1975, the State Geologist classifies land in the State for its mineral resource potential according to various Mineral Resource Zones (MRZ) categories that reflect varying degrees of mineral resource potential. These classifications range from 1 through 4 with MRZ 1 representing the least likely to contain a mineral resource and 4 representing the highest mineral potential. As stated in Section 3550.11 of the Surface Mining and Reclamation Regulations, the city of Rohnert Park as well as the Project area are not located in a mineral resource area (CCR Title 14, Division 2, Chapter 8, Subchapter 1, Section 3550.11-Northern San Francisco Bay Area). Therefore, there would be no impact on mineral resources.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<b>XI. NOISE</b>				
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?	✓			
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
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, would the project expose people residing or working in the project area to excessive noise levels?				✓
f. 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?				✓

**Analysis**

- a., c. The Rohnert Park General Plan stipulates noise levels that are acceptable for residential uses. It identifies the major sources of noise in Rohnert Park as traffic along major roadways, including those near the Northwest Specific Plan (South) area, which are U.S Highway 101, Rohnert Park Expressway, and Golf Course Drive. The plan requires mitigation where noise levels exceed 45 L<sub>dn</sub>/CNEL in habitable rooms.

Development in conjunction with cumulative traffic could result in potentially significant traffic noise impacts on the existing land uses in the area. Since certification of the City of Rohnert Park General Plan EIR, existing traffic volumes may have increased and will necessitate an updated traffic study. The Project is expected to result in cumulative noise impacts resulting from the increased traffic volumes. The Northwest Specific Plan (South) EIR will include updated traffic scenarios, assess traffic generated noise impacts and determine appropriate mitigation measures, if necessary.

- b. The General Plan EIR analyzed potentially significant impacts related to temporary construction noise that may include excessive ground vibration. The General Plan EIR included mitigation measure to reduce the impacts to less than significant. The Northwest Specific Plan (South) EIR will assess construction generated noise impacts and determine appropriate mitigation measures, if necessary.
- d. There are existing residential dwelling units adjacent to or near planned new development. The General Plan EIR identifies mitigation measures to reduce temporary construction impacts to existing land uses. The EIR will address any temporary construction noise impacts resulting from the project.
- e., f. The Sonoma Airport is 12 miles northeast of Rohnert Park and Petaluma Airport is 8 miles southeast of the city. The project is not located within an airport land-use plan, two miles from a public or public use airport, or in the vicinity of a private air strip. Therefore, no impact is identified.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XII. POPULATION AND HOUSING</b>				
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)?	✓			
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	

**Analysis**

- a. The Northwest Specific Plan (South) project proposes new construction including high density residential units and commercial and industrial development, which could spur growth in the area. However, this project was identified in the General Plan and is included in the City’s goals and objectives for buildout. Project impacts to population growth will be analyzed in the EIR.
- b., c. The Project may require demolition of existing residences on the project site, which would displace existing housing or people. However, the current land use is rural, and there are only a few existing houses within the project area, which would not result in a substantial displacement. Further, new residential opportunities would be a beneficial impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<b>XIII. PUBLIC SERVICES</b>				
<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:</p>				
a. Fire protection?	✓			
b. Police protection?	✓			
c. Schools?	✓			
d. Parks?			✓	
e. Other public facilities?				✓

**Analysis**

- a., b. The Department of Public Safety (DPS) provides police, fire and related services in the City of Rohnert Park. Cross-trained personnel under a single administrative umbrella furnish police and fire services. The DPS operates under a mutual aid agreement with Sonoma County cities and fire districts. Rohnert Park has four public safety stations, located on Southwest Boulevard, County Club Drive, City Hall Drive, and Maurice Avenue. A new DPS station has been identified for this area in the General Plan. The EIR will analyze the ratio of officers per residents, anticipated response times with implementation of the proposed project, and any impacts requiring construction of additional facilities because of the project demands.
- c. The proposed project includes residential housing, and thus will generate students. The project will require an amendment to be included in the Cotati-Rohnert Park School District (K-8) and the Rancho-Cotati High School District (9-12). The mandatory collection of Statutory Development Fees established by the state are intended to mitigate impacts on local school districts. The EIR will assess additional impacts on schools and determine appropriate mitigation measures if necessary.
- d. The proposed Northwest Specific Plan (South) includes the construction of a 2-acre neighborhood park. The EIR will compare the project with city requirements for park land.
- e. No other public facility needs have been identified to serve the project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant	No Impact
<b>XIV. RECREATION</b>				
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 would occur or be accelerated?	✓			
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	✓			

**Analysis**

- a., b. The proposed project could result in an increase in the use of existing neighborhood and regional parks. The project includes the construction of a 2-acre neighborhood park along the east side of the proposed residential area. The EIR will review and analyze the significance of any impacts resulting from the project on local and regional parks.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<b>XV. TRANSPORTATION/TRAFFIC</b>				
Would the project:				
a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicles trips, the volume to capacity ratio on roads, or congestion at intersections)?	✓			
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	✓			
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?				✓
d. Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e. Result in inadequate emergency access?				✓
f. Result in inadequate parking capacity?				✓
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	✓			

**Analysis**

- a. The City of Rohnert Park General Plan policies provide a Level of Service (LOS) standard to guide acceptable traffic flows throughout the city. General Plan Policy TR-1 states that LOS C is the minimum acceptable level of service on arterial and collector roadways, with exceptions along specific segments of Rohnert Park Expressway, Petaluma Hill Road, and Golf Course Drive-Wilfred Avenue intersections, where LOS D is acceptable. The EIR will assess impacts on traffic and circulation and determine appropriate mitigation measures if necessary.
- b. The proposed Project, along with cumulative traffic growth, would have a significant impact (LOS E or worse) on U.S. 101, Rohnert Park Expressway, Golf Course Drive-Wilfred Avenue, and Petaluma Hill Road. The development of the Project would be only

one of several factors contributing to traffic congestion along U.S. 101. Congested traffic conditions on U.S. 101 would be a result of the cumulative impacts of new land use development in Rohnert Park, adjacent cities and unincorporated areas of Sonoma County. These impacts are potentially significant. The Northwest Specific Plan EIR will assess impacts on traffic and circulation and determine appropriate mitigation measures if necessary. A traffic study will be prepared for the proposed project and its findings will be included in the EIR.

- c. The Project does not involve features that would impact air traffic. Therefore, no impact is expected to occur from the project.
- d. The Project does not incorporate design features or uses that are incompatible with each other or that may result in hazards to people and surroundings. New roadways and access driveways would be subject to specifications established by the City. Therefore, no impact is expected to occur from the project.
- e. The Project does not include features that would restrict emergency access. The proposed development would be subject to minimum access requirements established by the Department of Public Works and the Department of Public Safety. Therefore, no impact is expected to occur from the project.
- f. The Project does not include components that would result in inadequate parking availability. The proposed development would be subject to minimum parking requirements that have been established for the various land uses by the City of Rohnert Park. Therefore, no impact is expected to occur from the project.
- g. The proposed project could increase demand for transit trips because of growth and development.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS</b>				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
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?	✓			
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
e. Result in a determination by the wastewater treatment provider that 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?		✓		
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✓			
g. Comply with federal, state, and local statutes and regulations related to solid waste?				✓

**Analysis**

a., e. The City of Rohnert Park is currently designing and constructing an interceptor line that will carry effluent from Rohnert Park to the Llano Plant. This line will supplement the existing 24-inch line. New gravity sewer mains will be developed as part of the infrastructure development within the Northwest Specific Plan (South) area to carry effluent to Rohnert Park's pumping station. A new sewer main will be installed in Dowdell Avenue as it crosses Business Park Drive to the south to the existing pumping station.

The City of Rohnert Park is also a partner in the subregional wastewater disposal system. Wastewater generated from the City is collected and transported to the Laguna Subregional Reclamation Plant for treatment and disposal. The Project will not exceed

wastewater treatment requirements of the North Coast Regional Water Quality Control Board.

- b., d. The City of Rohnert Park currently derives its drinking water supply from a well field consisting of 42 municipal supply wells, 31 of which were active in 1999, and 8 active connections to the Sonoma County Water Agency – Petaluma Aqueduct. In addition, pursuant to SB 610, a Water Supply Assessment was prepared for the City (Winzler & Kelly 2005). Its findings indicate that the groundwater supply is sufficient to meet City demands and those of other pumpers in the basin. The EIR will include these findings in the Utilities-Water Supply section.
- c. Storm water runoff from the Northwest Specific Plan (South) flows into Hinebaugh Creek. Recently, studies concerning Hinebaugh Creek have been performed in connection with the preparation of the Storm Drain Master Plan for the City of Rohnert Park. Based on the preliminary results of this analysis, a hydrologic and hydraulic analysis of Labath Creek has been performed as part of the planning for storm drainage of the Northwest Specific Plan (South). Labath Creek is an existing graded swale which is located west of the Rohnert Business Park which follows a corridor that runs parallel to and north of Business Park Drive. This channel was created in 1986 in conjunction with improvements developed as part of the Business Park. The channel, which is 48 feet wide and 5 feet deep, is expected to be improved to provide additional capacity via a 100-foot wide and 8-foot deep channel. The improved channel facility will provide the required hydraulic capacity and post construction storm water cleaning for the Northwest Specific Plan (South) area. Storm drains will be incorporated in the improvements to Dowdell, Labath and Langer Avenues.
- f. The City is responsible for waste collection and diversion within the city limits. Solid waste disposal facilities are owned and operated by the Sonoma County Department of Transportation and Public Works. Municipal solid waste is transported to the Central Disposal Site, located approximately 5 miles southwest of the city in an unincorporated area. The city contracts for collection and disposal services with Rohnert Park Disposal. The Specific Plan EIR will analyze the impacts resulting from the project on the Central Landfill.
- g. No project components have been identified that will not be in compliance with federal, state, and local statutes and regulations related to solid waste. Therefore, no impact is identified.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant	No Impact
<b>XVI. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a. Does the project have the <b>potential</b> 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?	✓			
b. Does the project have impacts which 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)	✓			
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	✓			

**Analysis**

- a. As discussed in Sections I through XVI above, the Project would have potentially significant impacts on environmental quality. These would include potentially significant impacts on fish or wildlife habitat, fish or wildlife populations, and plant or animal communities. These impacts will be evaluated in the EIR.
- b. The Project would have potentially significant impacts, as well as less than significant impacts, related to the construction of the Project. Cumulative impacts will be evaluated in the EIR for the Project.
- c. The Project would have potentially significant impacts on environmental quality. These would include potentially significant impacts on human beings including impacts related to aesthetics, agriculture, air quality, biology, noise, public services, recreation and transportation. These impacts will be evaluated in the EIR.

# DETERMINATION

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**On the basis of this initial evaluation:**

<p>I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.</p>	<input type="checkbox"/>
<p>I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.</p>	<input type="checkbox"/>
<p>I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.</p>	<input checked="" type="checkbox"/>
<p>I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.</p>	<input type="checkbox"/>
<p>I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are impose upon the proposed project, nothing is required.</p>	<input type="checkbox"/>

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Signature

Date

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Printed Name

For

# PREPARERS AND REFERENCES

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## PREPARERS

### Parsons

Robin Cort, Project Manager  
Joan Douglas, Deputy Project Manager

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# ACRONYM LIST

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<b>ABAG</b>	Association of Bay Area Governments
<b>BAAQMD</b>	Bay Area Air Quality Management District
<b>CDFG</b>	California Department of Fish and Game
<b>CEQA</b>	California Environmental Quality Act
<b>CNEL</b>	Community Noise Equivalent Level
<b>CTS</b>	California Tiger Salamander
<b>EIR</b>	Environmental Impact Report
<b>FEMA</b>	Federal Emergency Management Agency
<b>IS</b>	Initial Study
<b>L<sub>dn</sub></b>	24-hour average which accounts for the greater
<b>LAFCO</b>	Local Agency Formation Commission
<b>LOS</b>	Level of service
<b>MRZ</b>	Mineral Resource Zone
<b>NOP</b>	Notice of Preparation
<b>OPR</b>	Governor's Office of Planning and Research
<b>PG&amp;E</b>	Pacific Gas & Electric Co.
<b>PM<sub>10</sub></b>	Particulate Matter of 10 microns or more
<b>PRMD</b>	Sonoma County Permit and Resource Management Department
<b>RWQCB</b>	Regional Water Quality Control Board
<b>SCWA</b>	Sonoma County Water Agency
<b>USFWS</b>	US Fish and Wildlife Service