

## **RESOLUTION NO. 2013-152**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, CALIFORNIA ADOPTING THE NEGATIVE DECLARATION FOR THE PUBLIC SAFETY FACILITY SITE GENERAL PLAN AMENDMENT AND STADIUM AREA MASTER PLAN FINAL DEVELOPMENT PLAN AMENDMENTS**

**WHEREAS**, the City of Rohnert Park proposes to amend the General Plan Diagram and Stadium Area Master Plan Final Development Plan (SAMP) (the “Project”); and

**WHEREAS**, the Environmental Impact Report (EIR) certified for the SAMP (SCH # 2005042111) contains Mitigation Measure 14-1a, which requires dedication to the City of Rohnert Park of a 3-acre site within the northwest area of the City for future development of a Northwest Public Safety Facility to support the City in meeting a goal of providing a 4-minute response time to calls for emergency assistance.

**WHEREAS**, an Initial Study was prepared for the Project and, on the basis of evidence in the whole record, there is no substantial evidence that the proposed Project would have a significant effect on the environment; therefore a Negative Declaration was prepared. The Initial Study and Negative Declaration are attached to this Resolution as **Exhibit 1**; and

**WHEREAS**, pursuant to California State Law, the Negative Declaration were circulated for a period of 20 days and a Notice of Intent was published in the Community Voice on October 4, 2013; and

**WHEREAS**, pursuant to California State Law and the City of Rohnert Park Municipal Code (RPMC), a public hearing notice was published for a minimum of 10 days prior to the first public hearing in the Community Voice; and

**WHEREAS**, on October 24, 2013, the Planning Commission of the City of Rohnert Park held a public hearing at which time interested persons had an opportunity to testify regarding the Initial Study and Negative Declaration; and

**WHEREAS**, at the October 24, 2013 public hearing, the Planning Commission reviewed and considered the information contained in the Initial Study and Negative Declaration for the proposal as well as information presented by staff and the public, and recommended its approval by the City Council; and

**WHEREAS**, on November 12, 2013, the City Council of the City of Rohnert Park held a duly noticed public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposal; and

**WHEREAS**, at the November 12, 2013 public hearing, the City Council reviewed and considered the information contained in the Initial Study and Negative Declaration for the proposal as well as information presented by staff and the public; and

**WHEREAS**, Section 21000, *et. seq.*, of the Public Resources Code and Section 15000, *et. seq.*, of Title 14 of the California Code of Regulations (the “CEQA Guidelines”), which govern the preparation, content, and processing of Negative Declarations, have been fully implemented in the preparation of the Negative Declaration.

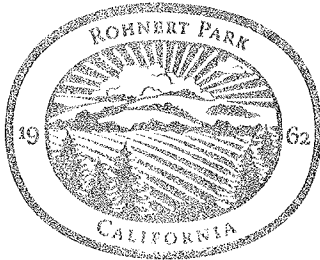
**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Rohnert Park makes the following findings and determinations with respect to the Initial Study and Negative Declaration for the proposed Project:

1. The above recitals are true and correct.
2. The City Council has independently reviewed, analyzed and considered the Initial Study and Negative Declaration and all written documentation and public comments on the proposed Project; and
3. An Initial Study was prepared for the Project, and on the basis of substantial evidence in the whole record, there is no substantial evidence from which it can be fairly argued that the Project will have a significant effect on the environment, therefore a Negative Declaration has been prepared which reflects the lead agency’s independent judgment and analysis.
4. The project would not result in an impact to endangered, threatened or rare species or their habitats, including but not limited to plants, fish, insects, animals and birds. There are no native species or plants, no unique, rare, threatened, or endangered species of plants, no sensitive native vegetation that will be affected by the Project.
5. The Negative Declaration was prepared, publicized, circulated, and reviewed in compliance with the provisions of CEQA and the CEQA Guidelines; and
6. The Negative Declaration constitutes an adequate, accurate, objective, and complete Negative Declaration in compliance with all legal standards; and
7. The documents and other materials, including without limitation staff reports, memoranda, maps, letters and minutes of all relevant meetings, which constitute the administrative record of proceedings upon which the Council’s Resolution is based are located at the City of Rohnert Park, City Clerk, 130 Avram Ave., Rohnert Park, CA 94928. The custodian of records is the City Clerk.

**BE IT FURTHER RESOLVED** by the City Council of the City of Rohnert Park that approval of the Project will not result in any significant effects on the environment and no mitigation measures are identified in the Negative Declaration, thus a Mitigation Monitoring and Reporting Program is not necessary; and

**BE IT FURTHER RESOLVED** by the City Council of the City of Rohnert Park that it does hereby adopt the Negative Declaration and direct the filing of a Notice of Determination with the County Clerk; and

**DULY AND REGULARLY ADOPTED** on this 12<sup>th</sup> day of November, 2013.



**CITY OF ROHNERT PARK**

Pam Stafford  
Pam Stafford, Mayor

**ATTEST:**

JoAnne M. Buergler  
JoAnne M. Buergler, City Clerk

**Attached: Exhibit 1**

AHANOTU: AYE BELFORTE: AYE MACKENZIE: AYE CALLINAN: AYE STAFFORD: AYE  
AYES: ( 5 ) NOES: ( 0 ) ABSENT: ( 0 ) ABSTAIN: ( 0 )

## **EXHIBIT 1**

### ***Proposed*** **NEGATIVE DECLARATION**

In accordance with the California Environmental Quality Act, the City of Rohnert Park has prepared an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the City of Rohnert Park finds that the proposed project will not have a significant adverse effect on the environment without implementation of mitigation measures. Thus, the City proposes to adopt this Negative Declaration.

**PROJECT TITLE:**

City Public Safety Site

**LEAD AGENCY:**

City of Rohnert Park  
130 Avram Avenue  
Rohnert Park, CA 94928-3126

**CONTACT:**

Marilyn Ponton, Development Services Manager  
City of Rohnert Park, (707) 588-2231  
[mponton@rpcity.org](mailto:mponton@rpcity.org)

**PROJECT LOCATION:** The subject project site is comprised of approximately 3.0 acres of a 15.26 acre parcel (APN: 143-040-124) in the northwest portion of the City of Rohnert Park. The site is adjacent to the north side of Hinebaugh Creek, fronting on the east side of Labath Avenue and opposite the intersection of Labath Avenue and Martin Avenue.

**PROJECT DESCRIPTION:** To allow for the future development of a new City of Rohnert Park Department of Public Safety Facility at the proposed project location, the City is proposing to amend the City General Plan land use designation for the site from Regional Commercial to Public/Institutional. The vacant project site is located within the 29.8 acre Stadium Master Plan Area (SAMP) "PD" Planned Development Zoning District. The project would involve an amendment to the General Plan Diagram and amendments to the text and figures included in the SAMP.

**INITIAL STUDY**  
**PUBLIC SAFETY FACILITY SITE**  
**GENERAL PLAN AMENDMENT**  
**AND**  
**STADIUM AREA FINAL DEVELOPMENT PLAN AMENDMENT**



**City of Rohnert Park**

*File Number PL2013-047*

**OCTOBER 2013**

**PUBLIC SAFETY FACILITY GENERAL PLAN AMENDMENT AND STADIUM AREA  
FINAL DEVELOPMENT PLAN AMENDMENT  
INITIAL STUDY**

**PROJECT TITLE:** City of Rohnert Park Public Safety Site GPA and Stadium Area FDP Amendment

**LEAD AGENCY:** City of Rohnert Park  
Development Services  
130 Avram Avenue  
Rohnert Park, CA 94928-2486

**CONTACT PERSON:** Marilyn Ponton, Development Services Manager  
(707) 588-2231

**PROJECT LOCATION:** Labath Avenue north of Hinebaugh Creek and opposite the intersection of Labath Avenue and Martin Avenue  
Rohnert Park, CA  
APN: Not yet assigned

**PROJECT APPLICANT:** City of Rohnert Park  
130 Avram Avenue  
Rohnert Park, CA 94928-2486

**GENERAL PLAN:** Existing Designation: Regional Commercial  
Proposed Designation: Public/Institutional

**ZONING:** Planned Development

**EXISTING LAND USE:** Vacant land

**PROJECT SUMMARY:**

Project Description Summary: The subject property is located in the Stadium Area Master Plan (SAMP). The City Council certified the Environmental Impact Report (EIR) for the SAMP in June 2008. The SAMP EIR included Mitigation Measure 14-1a, which states:

The project proponent is responsible for dedicating to the City of Rohnert Park a 3 acre site for future development of a Northwest Public Safety Facility. Projects within SAMP shall pay impact fees or contribute a proportional share for improvements in order to meet the goal of a 4 minute response time.

This project proposes to change the current land use designation of the project site from Regional Commercial to Public Institutional in order to allow future construction of the Northwest Public Safety Facility on this site, which is more central and accessible than the Public Safety facility site identified in the SAMP.

**SOURCES AND INCORPORATION BY REFERENCE**

The following list identifies referenced information sources utilized by this analysis and the location where each document is available for review. In addition, description and analysis of existing

conditions, regulatory requirements, impacts, and mitigation measures presented in the SAMP EIR are incorporated herein by reference, as provided under CEQA Guidelines Section 15150. Applicable information from the SAMP EIR is summarized in each environmental impact analysis discussion presented below.

City of Rohnert Park 2000. City of Rohnert Park General Plan, Fifth Edition, July 2000. Available: <http://www.ci.rohnert-park.ca.us/index.aspx?page=86>

City of Rohnert Park 2008. Stadium Area Master Plan EIR, June 2008. Available: <http://www.ci.rohnert-park.ca.us/index.aspx?page=426>

Bay Area Air Quality Management District (BAAQMD) 2010. CEQA Guidelines May 2010. Available: [http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/CEQA/Draft\\_BAAQMD\\_CEQA\\_Guidelines\\_May\\_2010\\_Final.ashx?la=en](http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/CEQA/Draft_BAAQMD_CEQA_Guidelines_May_2010_Final.ashx?la=en)

## **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact." A more detailed assessment may be found on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                   | <input type="checkbox"/> Agriculture                   | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources         | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gases             | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use & Planning          | <input type="checkbox"/> Energy & Mineral Resources    | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population & Housing         | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation & Circulation | <input type="checkbox"/> Utilities/Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance |

## **I DETERMINATION**

On the basis of this initial study:

- ☒ I find that the Proposed Project COULD NOT has a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ 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 applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" 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.
- ☐ 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 General Plan EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier General Plan EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Rohnert Park, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.
2. There is no substantial evidence before the lead agency that the subsequent project may have a significant effect on the environment.
3. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR are adequate for this subsequent project.
4. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Rohnert Park finds and determines that:
  - a. no substantial changes have occurred with respect to the circumstances under which the General Plan EIR was certified, and
  - b. that there is no new available information which was not and could not have been known at the time the General Plan EIR was certified.

  
Signature

Oct. 4, 2010  
Date

Marilyn Ponton AICP Development Services Manager City of Rohnert Park  
Printed Name For

## **2 BACKGROUND AND INTRODUCTION**

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The area of Rohnert Park westerly of Highway 101 lacks a Public Safety Facility. To ensure that the City can maintain its goal of providing responses to emergency calls within four (4) minutes, the City has planned to locate a Public Safety Facility in the northwest portion of the City. This project is proposed to facilitate relocation of the Public Safety facility that is already anticipated in the SAMP to a location that is more central and provides better access. The relocation of the Public Safety facility site would not result in an increase in development intensity and overall land uses planned within the City of Rohnert Park. Instead it would reduce the total amount of land planned for Regional Commercial land uses within the SAMP.

The project site is located within the SAMP and is subject to the requirements and provisions of the SAMP and the mitigation measures included in the SAMP EIR. Therefore, the requirements identified in the SAMP EIR mitigation measures are required conditions for any development within the project site.

## **3 PROJECT DESCRIPTION**

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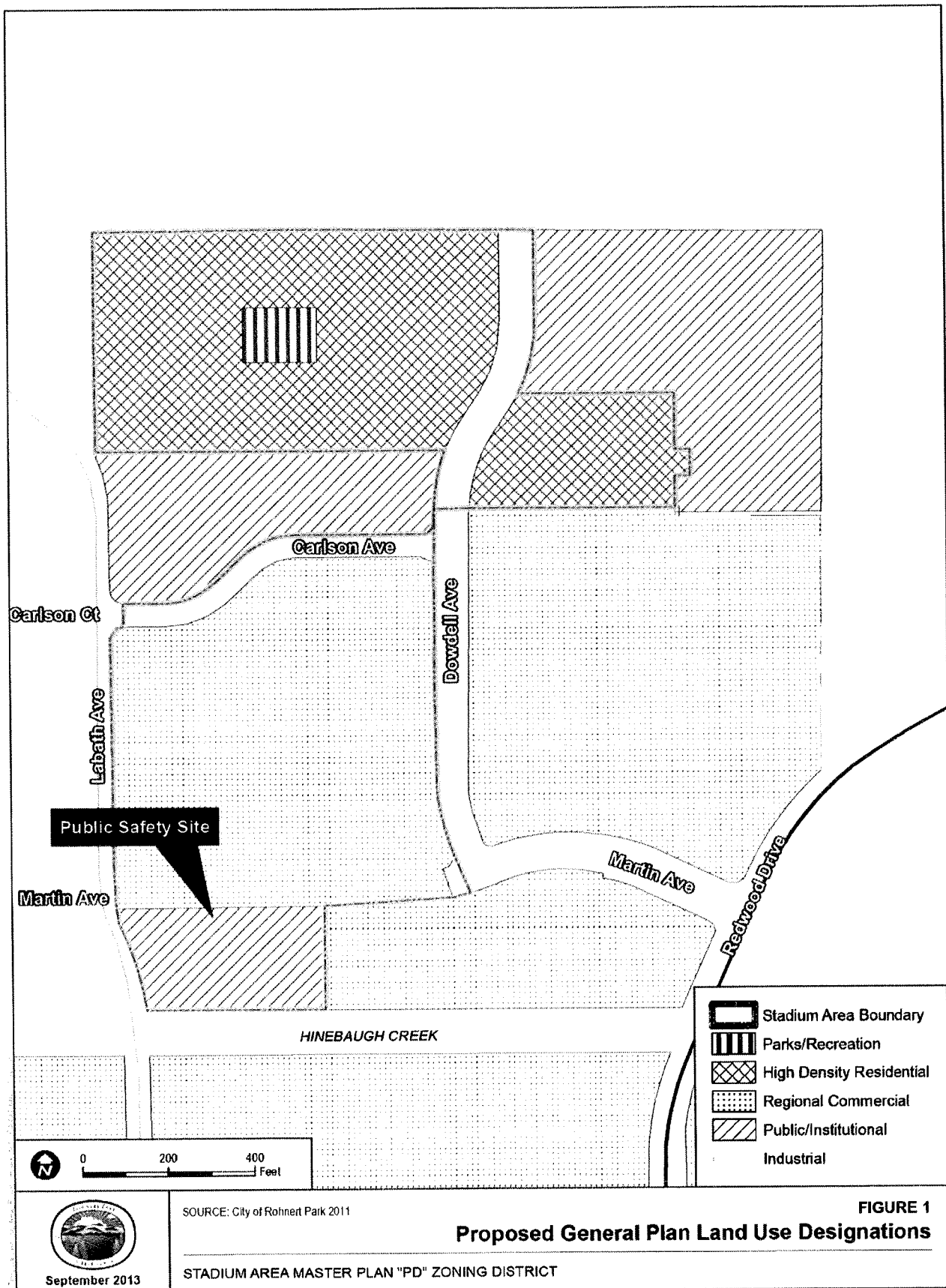
Mitigation Measure 14-1a of the SAMP EIR requires dedication to the City of Rohnert Park of a 3-acre site within the SAMP for future development of a Northwest Public Safety Facility. This measure further requires that projects within the SAMP pay impact fees or contribute a proportional share for improvements. These requirements were established as mitigation under the SAMP EIR to support the City in meeting a goal of providing a 4-minute response time to calls for emergency assistance.

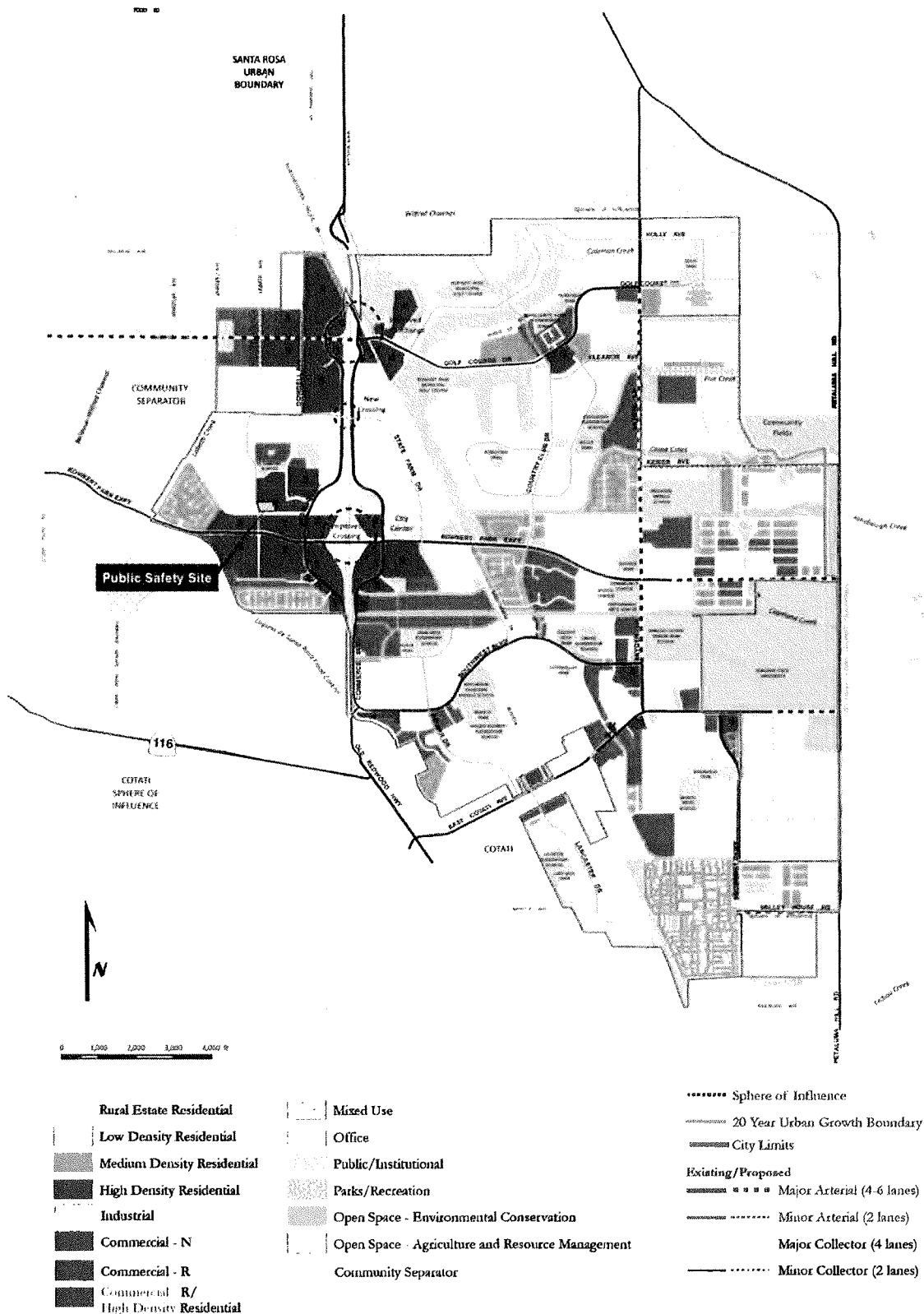
This project proposes to change the current land use designation of the project site from Regional Commercial to Public Institutional in order to allow future construction of the Northwest Public Safety Facility on this site, which is more central and accessible than the public safety site identified in the SAMP.

## **4 DISCRETIONARY ACTION**

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Implementation of the proposed project would require discretionary approval from the City of Rohnert Park City Council to amend the City of Rohnert Park General Plan to change the land use designation of the project site from Regional Commercial to Public Institutional, as shown in the following diagrams. The proposed project would also involve amendments to the text and figures included in the SAMP Final Development Plan.





**Figure 2.2-1**  
**General Plan Diagram**

Adopted: 11/7/2000

Diagram Revisions:

1/23/01 Reso 2001-24	11/7/2000
7/24/01 Reso 2001-161	
8/28/01 Reso 2001-192	
10/22/02 Reso 2002-247	
10/14/03 Resos 2003-236 and 2003-239	
9/25/03 Reso 2003-294	
5/23/04 Reso 2004-142	
6/13/06 Reso 2006-161	
6/10/08 Reso 2008-87	
8/24/10 Reso 2010-102	
12/7/10 Reso 2010-133	
Reso 2010-135	

## 5 ENVIRONMENTAL CHECKLIST

The following section adapts and completes the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist is used to describe the impacts of the proposed project.

For this checklist, the following designations are used:

**Potentially Significant Impact:** An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

**Potentially Significant With Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than-significant level.

**Less-Than-Significant Impact:** Any impact that would not be considered significant under CEQA relative to existing standards.

**No Impact:** The project would not have any adverse impact.

### I. AESTHETICS

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-d) As discussed in Chapter 4 of the SAMP EIR, the project site supports mixed native and non-native grasses; it does not support any trees, rocks, structures, or other scenic resources. The southern boundary of the property is bordered by Hinebaugh Creek. The property is surrounded on the west and east side by commercial and industrial development. To the north is land designated in the SAMP as Regional Commercial.

Trees and vegetation adjacent to Hinebaugh Creek are visible across the project site from Labath Avenue adjacent to and north of the project site. The Sonoma Mountain hillsides and ridgelines are visible across the project site from Labath Avenue and from the segment of Martin Avenue west of the site, however intervening urban development minimizes the vividness and distinctness of these views.

As noted in the SAMP EIR, the Sonoma County General Plan identifies U.S. 101 and Petaluma Hill Road as designated scenic corridors (Sonoma County, 2008), and the SAMP area is not visible from either of those corridors. Further, as noted in the SAMP EIR, the project site is not designated as, or adjacent to, a scenic vista.

The project proposes to change the General Plan designation for the site from Regional Commercial to Public Institutional; no specific construction is proposed at this time. In the future, a new Department of Public Safety facility will be developed on this property consisting of a four to six bay station with dormitory space for four to six firefighters. Future development of the site could block views of Hinebaugh Creek from commercial development to the north but this would not be considered significant since the future commercial development is not a location where someone would spend passive time enjoying views of the surrounding area.

## II. AGRICULTURE RESOURCES

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 prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
d. Result in the loss of forest land or conversion of forest land to non-forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
use?				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a-e) The subject property is an undeveloped parcel surrounded by urban uses with no agricultural use. The property is not in a Williamson Act contract and the site is not mapped as farmland under the Farmland Mapping and Monitoring Program. The project site does not support any forestry resources.

### III. AIR QUALITY

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 project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a-e) The project proposes to change the General Plan designation for the site from Regional Commercial to Public Institutional; no specific construction is proposed at this time. In the future, a new Department of Public Safety facility would be developed on this property consisting of a four to six bay station with dormitory space for four to six firefighters. During construction of future improvements on the site, the contractor will have to conform to emission control strategies that control dust and exhaust emissions as required in Mitigation 5.2a of the SAMP EIR. During operation of the future Public Safety facility, local air pollutant emissions would be generated by vehicle trips to and from the facility, areas sources such as consumer products and landscaping equipment. Energy use at the facility would also contribute to regional air pollutant emissions.

The Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines (2010) include "screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions."

There is no screening criteria specific to public safety facilities or fire stations. The operational characteristics of the future facility can be approximated by considering that the facility would function with both residential and office components. The dormitory space for up to six firefighters would be equivalent to six or fewer households. To reflect operation of a general office building with up to six employees, a ratio of one employee per 350 square feet is assumed. Thus the office functions of the facility would be similar to those of a 2,100 square foot office.

The BAAQMD screening criteria for operational emissions from a single-family residential development is 325 dwelling units, and the BAAQMD screening criteria for operational emissions from a general office is 346,000 square feet. The future Public Safety facility would be substantially smaller than these criteria. Therefore the future facility that would be permitted under the proposed project would not be expected to generate air pollutant emissions that would result in a significant air quality impact.

#### IV. BIOLOGICAL RESOURCES

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potential y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a–f) As discussed in Chapter 6 of the SAMP EIR, biological studies completed in the project area found that the project site supports native and non-native grasses and does not contain any riparian or other sensitive natural habitats, does not support any trees, and does not support any wildlife movement or migration corridors or nursery sites. Further, the biological studies completed in the SAMP did not locate special status plant species. The southern boundary of the property is bordered by Hinebaugh Creek but the property does not extend into the creek area. The Rohnert Park General Plan 2020 indicates that the project site is not in an area known to have wetlands. The proposed project would have no impact related to riparian or wetland habitat; other sensitive natural communities; wildlife movement, migration, or nursery sites; conflicts with local policies and ordinances protecting biological resources; conflicts with habitat conservation plans; or special status plants.

The SAMP area was classified as having suitable habitat for several special status animal species:

- The EIR determined that grasslands in the project vicinity could provide foraging habitat to birds, including special status species. The EIR concluded that development of the SAMP area would result in minimal loss of this foraging habitat and would not have a significant impact on habitat modification.
- The project area is also located within the potential range of the Sonoma County California tiger salamander (CTS) and the northwestern pond turtle (City of Rohnert Park, 2008). According to the SAMP EIR, the northwestern pond turtle, a California species of special concern, would be unlikely to occur in the project area due to existing roadways (including gutters and curbs) and surrounding development. The CTS is a federally endangered and California species of special concern. No CTS or special status plant species were found in any of the wetlands surveyed in 2001-

2002 and 2005. In addition, the U.S. Department Fish and Wildlife Service (USFWS) issued a letter, included as Appendix B to the SAMP EIR, determining that development in the SAMP area, including the project site, would be unlikely to affect CTS. The SAMP EIR further concluded that neither surveys nor mitigation would be required for the CTS in the SAMP area, including the project site (City of Rohnert Park, 2008).

- As recognized in the SAMP EIR, there is potential for the project area to support nesting raptors and roosting bats. The SAMP EIR includes one mitigation measure, summarized below, that would ensure potential impacts to these species remain less than significant. Because compliance with the existing SAMP mitigation measures is a requirement for any development at the project site under the City's certification of the SAMP EIR, the proposed General Plan amendment and likely future construction of a public safety facility would have less than significant impacts on biological resources. Because the following measure is already required conditions for any development within the project site, no new mitigation measures are necessary.

Mitigation 6.4a of the SAMP EIR requires pre-construction surveys for nesting raptors and bat roosts within 50 feet of construction activities with a minimum time of 48 and 24 hours before project construction activities. This would include the Hinebaugh Creek area even though this property does not actually extend into the creek area. Further, mitigation under Impact 6-6 requires that work be stopped if sensitive or listed species are encountered.

Based on the biological studies completed for the SAMP and as demonstrated in the SAMP EIR, with implementation of the applicable SAMP EIR mitigation, future development at the project site would be expected to have a less than significant impact on species identified as a candidate, sensitive, or special status species.

## V. CULTURAL RESOURCES

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>	<input type="checkbox"/>

(a-d) The proposed project involves changing the General Plan land use designation for the project site from Regional Commercial to Public/Institutional and similarly amending the SAMP Final

Development Plan. The proposed change in land use designation would not result in any physical environmental changes at the project site. However the proposed General Plan amendment would allow for future construction of a Public Safety facility at the project site.

As discussed in Chapter 7 of the SAMP EIR, a Cultural Resources Survey for the Stadium Area was prepared as part of the SAMP EIR. No archaeological materials were encountered as a result of the surface reconnaissance within the SAMP, including the project site. No evidence of prehistoric resources, features, artifacts, or modified soil was observed within the project area. However, it is possible that isolated artifacts may be present at the project site, and that any such artifacts could be disturbed during future construction at the site. The SAMP EIR contains three mitigation measures that identify requirements that must be met if any artifacts are uncovered during construction. These mitigation measures apply to any future development at the project site because it is included in the SAMP. Because these measures are already required conditions for any development within the project site, no new mitigation measures are necessary to ensure that the project would have no significant impacts on cultural resources.

SAMP EIR Mitigation 7-1a requires that if at any time during earth disturbing activities a concentration of artifacts or a cultural deposit is encountered, work shall cease in the immediate area and a qualified archaeologist shall be contacted by the construction manager to evaluate the find and make further recommendations.

SAMP EIR Mitigation 7.1b requires if human remains are encountered anywhere on the Project site, all work shall stop in the immediate vicinity and both the County Coroner and a qualified archaeologist shall be notified by the construction manager immediately so that an evaluation can be performed.

SAMP EIR Mitigation 7-3a requires implementation of protection actions for paleontological resources. Per state law, in the event that paleontological resources or unique geologic features are encountered during construction on the site, all earthwork within a 50 meter radius of the find will be stopped, the city of Rohnert Park notified, and a paleontologist retained to examine the find and make appropriate recommendations.

## VI. GEOLOGY AND SOILS

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
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 based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
e. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
f. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a–f) The proposed project involves changing the General Plan land use designation for the project site from Regional Commercial to Public/Institutional and similarly amending the SAMP Final Development Plan. The proposed change in land use designation would not result in any physical environmental changes at the project site. However the proposed General Plan amendment would allow for future construction of a Public Safety facility at the project site.

As discussed in Chapter 8 of the SAMP EIR, the City and County General Plan Safety Elements identify the Rodgers Creek fault, about 3 miles north of the subject property, as a potential source of seismic activity that must be taken into consideration during the planning of development in the City. Due to the presence of sandy soil and high groundwater beneath the Project site, there is the potential for liquefaction to occur during a seismic event. The soil layers beneath the site are either dense enough or contain a sufficient percentage of fine-grained (i.e. clayey) soil to not be significantly affected by liquefaction. The incorporation of earthquake safety design for construction in the City, through the use of the California Building Code as adopted by the City of Rohnert Park, has ensured that structures in the City are designed to minimize hazards related to building stability during seismic activity such as earthquakes. The SAMP EIR includes two mitigation measures, summarized below, that identify standards to ensure development is designed to withstand seismic activity. Because these measures are already required conditions for any development within the project site, no new mitigation measures are necessary to ensure that the project would have no significant impacts related to seismic hazards.

The natural ground surface topography at the Project site and general vicinity is generally flat to slightly sloping to the east. The average gradient is about 1 percent and elevations at the site are between 89 and 92 feet above mean sea level. Hinebaugh Creek flood control channel parallels the

south boundary of the subject property. Because the site is relatively flat it is unlikely that the site would be subject to substantial soil erosion, the loss of topsoil or the potential for a landslide.

SAMP EIR Mitigation Measure 8-2a requires that all future building on the site comply with the California State Building Code seismic requirements.

SAMP EIR Mitigation Measure 8.3a requires that new construction utilize site preparation, grading, and foundation designs in accordance with site-specific soil conditions.

## VII. GREENHOUSE GAS EMISSIONS

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the atmosphere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(a-b) Greenhouse gas emissions and climate change effects were not evaluated in the SAMP EIR. Climate change, which involves significant changes in global climate patterns, has been associated with an increase in the average temperature of the atmosphere near the Earth's surface, or global warming. This warming has been attributed to an accumulation of greenhouse gases (GHGs) in the atmosphere. These GHGs trap heat in the atmosphere, which in turn heats the surface of the Earth.

State and federal legislation has resulted in policies that define targets for reductions in GHG emissions. Climate change research and policy efforts are primarily concerned with GHG emissions related to human activity. In particular, California adopted the 2006 Global Warming Solutions Act (commonly referred to as AB 32), which established a statewide emission reduction target to ensure that GHG emissions in the year 2020 are equal to the statewide GHG emissions in 1990. The California Air Resources Board (ARB) 2008 Scoping Plan estimated that GHG emissions in the state would have to be reduced by approximately 29 percent from business-as-usual (BAU) levels in order to meet the GHG emissions reduction requirement.

Even before the passage of AB32, the City of Rohnert Park initiated actions to reduce GHG emissions and become more sustainable overall. These actions include:

- Adoption of the California 2010 Building Code, referred to as CalGreen, which includes requirements for energy efficiency, water use efficiency, and other sustainability measures.
- Energy Efficiency Ordinance 2007-779. This ordinance also established Title 14-Sustainability, in the Municipal Code (March 2007)
- City Council adopted resolution 2004-111, which set a goal for GHG reductions of 20 percent by the year 2010 for internal City operations (baseline year 2000) (May 2004)

- City Council adopted resolution 2005-233, which sets a goal of green house gas reductions of 25 percent by the year 2015 for community-wide use, private and public (baseline year 1990) (July 2005)

BAAQMD CEQA Guidelines (2010) screening criteria discussed in Section II Air Quality above include criteria for GHG emissions. Projects that meet all of the screening criteria can be determined to have a less than significant impact related to GHG emissions. The operational characteristics of the future Public Safety facility can be approximated by considering that the facility would function with both residential and office components. The BAAQMD screening criteria for operational GHG emissions from a single-family residential development is 56 dwelling units, and the BAAQMD screening criteria for operational emissions from a general office building is 53,000 square feet. The future Public Safety facility would be substantially smaller than these criteria. Therefore the future facility that would be permitted under the proposed project would not be expected to generate air pollutant emissions that would result in a significant air quality impact.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a-h) The proposed project involves changing the General Plan land use designation for the project site from Regional Commercial to Public/Institutional and similarly amending the SAMP Final Development Plan. The proposed change in land use designation would not result in any physical environmental changes at the project site. However the proposed General Plan amendment would allow for future construction of a Public Safety facility at the project site. The proposed project and future construction and operation of a Public Safety facility at the project site would not create hazards to the public regarding hazardous materials, substances or waste. As discussed in Chapter 9 of the SAMP EIR, the project site is not on any list of hazardous material sites. The project site is not in the vicinity of a school or a public or private airport. As a vacant property, there is potential on the project site for wildland fires to occur. The proposed change in General Plan designation would not alter this potential risk. The future development of the site under either the current or the proposed General Plan designation would reduce the potential for wildland fires at the project site. Further, because the project site is an undeveloped parcel surrounded on three sides by urbanized areas, the future development of the site under either the current or the proposed General Plan designation would reduce the amount of wildland interface with urbanized areas.

## IX. HYDROLOGY AND WATER QUALITY

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
i. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
j. Expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a –j) The proposed project involves changing the General Plan land use designation for the project site from Regional Commercial to Public/Institutional and similarly amending the SAMP Final Development Plan. The proposed change in land use designation would not result in any physical environmental changes at the project site. However the proposed General Plan amendment would allow for future construction of a Public Safety facility at the project site. The Public Safety facility is already planned to be located with the SAMP and the utility infrastructure in the area is sized to accommodate sewage disposal and collection and dispersal of storm water from the site. As discussed in Chapter 10 of the SAMP EIR, development of the SAMP, including the future Public

Safety facility, will reduce groundwater recharge but not to the extent that it would impact any nearby wells. Development of the site will not alter the course of Hinebaugh Creek on the south side of the property. This property is not within the 100-year floodplain. There is no risk of flooding as a result of a failure of a levee or dam and people or structures on the site will not be subject to inundation by a seiche, tsunami or mudflow.

## X. LAND USE AND PLANNING

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
b. Conflict with any applicable land use plans, policies, or regulations 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 on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
c. Conflict with any applicable habitat conservation plan or natural community's conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a.-c) The proposed project involves changing the General Plan land use designation for the project site from Regional Commercial to Public/Institutional and similarly amending the SAMP Final Development Plan. The proposed change in land use designation would not result in any physical environmental changes at the project site. However the proposed General Plan amendment would allow for future construction of a Public Safety facility at the project site. The project site is adjacent to commercial land uses to the east and west, while residential land uses are present to the south, on the south side of Hinebaugh Creek. The proposed change in the land use designation on the project site and future construction of the Public Safety facility will not physically divide an established community. The use of the property for a Public Safety Facility will not conflict with any land use plans, policies or regulations of the City of Rohnert Park. There are no habitat conservations plans or community conservation plans applying to this property.

## XI. MINERAL RESOURCES

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
(a-b) There are no known mineral resources on the subject property and the site is not delineated on the General Plan as a mineral resource recovery site.				

## **XII. NOISE**

*Would the project result in:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
(a-f) The proposed project involves changing the General Plan land use designation for the project site from Regional Commercial to Public/Institutional and similarly amending the SAMP Final Development Plan. The proposed change in land use designation would not result in any physical				

environmental changes at the project site. However the proposed General Plan amendment would allow for future construction of a Public Safety facility at the project site. Noise levels in the project vicinity would temporarily increase as Public Safety vehicles leave the site in response to an emergency situation. Temporary noise levels associated with emergency response activities are not subject to the City's Noise Ordinance. Outside of these emergency response events, operation of the Public Safety facility would not permanently increase the ambient noise levels in the project site.

### **XIII. POPULATION AND HOUSING**

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a-c) The proposed project involves changing the General Plan land use designation for the project site from Regional Commercial to Public/Institutional and similarly amending the SAMP Final Development Plan. The proposed change in land use designation would not result in any physical environmental changes at the project site. However the proposed General Plan amendment would allow for future construction of a Public Safety facility at the project site. The Public Safety facility is necessary as a result of ongoing and planned growth in the City of Rohnert Park and would not generate substantial additional population growth. The project would not provide for construction of housing or extension of infrastructure to presently unserved areas and would not substantially increase employment opportunities in the City. Staffing of the future Public Safety facility would require 4 to 6 personnel at one time. Since the property is undeveloped, there would be no impact on any existing housing or displacement of persons.

### **XIV. PUBLIC SERVICES**

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:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a-d) The proposed project involves changing the General Plan land use designation for the project site from Regional Commercial to Public/Institutional and similarly amending the SAMP Final Development Plan. The proposed change in land use designation would not result in any physical environmental changes at the project site. However the proposed General Plan amendment would allow for future construction of a Public Safety facility at the project site. As discussed above, the Public Safety facility is necessary as a result of ongoing and planned growth in the City of Rohnert Park and would not generate substantial additional population growth, therefore the project would not substantially increase demands for public services. Additionally, construction of the future Public Safety facility would have a positive impact on fire protection by supporting the City in attaining and maintaining its goal of a four minute response time throughout all of the City, specifically in northwest Rohnert Park.

## **XV. RECREATION**

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a-b) The proposed project involves changing the General Plan land use designation for the project site from Regional Commercial to Public/Institutional and similarly amending the SAMP Final Development Plan. The proposed change in land use designation would not result in any physical environmental changes at the project site. However the proposed General Plan amendment would allow for future construction of a Public Safety facility at the project site. As discussed above, the Public Safety facility is necessary as a result of ongoing and planned growth in the City of Rohnert Park and would not generate substantial additional population growth, therefore the project would not substantially increase demands for or use of recreational facilities.

## XVI. TRANSPORTATION AND CIRCULATION

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
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 vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
a. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a-f) The proposed project involves changing the General Plan land use designation for the project site from Regional Commercial to Public/Institutional and similarly amending the SAMP Final Development Plan. The proposed change in land use designation would not result in any physical environmental changes at the project site. However the proposed General Plan amendment would allow for future construction of a Public Safety facility at the project site. As discussed in Section II Air Quality above, the operational characteristics of the future facility can be approximated by considering that the facility would function with both residential and office components:

The dormitory space for up to six firefighters would be equivalent to six or fewer households, with a single household typically generating 9.5 daily vehicle trips. It is likely that the residential use of the facility would not generate this volume of traffic however because staff would be at the facility in 24-hour shifts and would not make the typical household trips to work, shopping, and schools throughout each day.

To reflect operation of a general office building with up to six employees, a ratio of one employee per 350 square feet is assumed. Thus the traffic generation associated with the office functions of the

facility would be similar to that of a 2,100 square foot office. Government office buildings A typical trip generation rate for office buildings is 11 daily vehicle trips per 1,000 square feet.

Based on these conservative assumptions, the future Public Safety facility would generate approximately 80 vehicle trips per day. Roadways and intersections in northwest Rohnert Park have sufficient available capacity to accommodate the additional traffic from the future Public Safety facility without resulting in significant decreases in levels of service.

## XVII. UTILITIES AND SERVICE SYSTEMS

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
e. Result in a determination by the wastewater treatment provider which 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>
g. Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>

(a-b) The proposed project involves changing the General Plan land use designation for the project site from Regional Commercial to Public/Institutional and similarly amending the SAMP Final Development Plan. The proposed change in land use designation would not result in any physical environmental changes at the project site. However the proposed General Plan amendment would allow for future construction of a Public Safety facility at the project site. The Public Safety facility is already planned to be located with the SAMP and the utility infrastructure in the area is sized to accommodate the future Public Safety facility. Water supply and infrastructure, waste water

treatment and disposal infrastructure, and the gas and electricity supply and infrastructure in the project area are sufficient to meet the needs of the future Public Safety facility.

## **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Does the project have the potential 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?	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>	<input type="checkbox"/>
b. Does the project have impacts that 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<b>x</b>	<input type="checkbox"/>
(a-c) As discussed throughout this Initial Study, the proposed project will not degrade the quality of the environment, will not impact fish or wildlife and does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.				