

## **RESOLUTION NO. 2014-161**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, CALIFORNIA, ADOPTING THE NEGATIVE DECLARATION AND MAKING CERTAIN FINDINGS AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") IN CONNECTION WITH THE APPROVAL OF GENERAL PLAN AMENDMENT PLGP 2014-0001 ADOPTING AN UPDATE OF THE HOUSING ELEMENT FOR THE 2015-2023 PLANNING PERIOD**

**WHEREAS**, the California Government Code Section 65302 mandates that each city shall include a Housing Element in its General Plan, and that the Housing Element be update periodically to reflect current conditions and legal requirements and set forth goals, policies and programs for the preservation, improvement and development of housing for all economic segments of the community and housing for persons with special needs.

**WHEREAS**, in compliance with State law, the City has initiated this application for General Plan Amendment (PLGP 2014-0001) to update and revise the Housing Element of the General Plan for the 2015-2023 planning period.

**WHEREAS**, pursuant to the California Environmental Quality Act ("CEQA"), an Initial Study was prepared for the project and on the basis of substantial evidence in the whole record, there is no substantial evidence 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.

**WHEREAS**, pursuant to CEQA Guidelines Section 15072, the City of Rohnert Park, as lead agency, provided a Notice of Intent to adopt a Negative Declaration (ND). State Clearinghouse review was not required. The required 30-day public review period for the Initial Study/Mitigated Negative Declaration commenced on September 22, 2014 and closed on October 23, 2014. No comments were received during this period that related directly to the environmental document.

**WHEREAS**, on October 23, 2014, the Planning Commission conducted a duly noticed public hearing on the General Plan, Housing Element Update (PLGP 2014-0001). At the hearing all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

**WHEREAS**, the City Council has reviewed and considered the information contained in the staff report, the draft 2015-2023 Housing Element and related materials and held a duly noticed public hearing on November 25, 2014. At the hearing all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Rohnert Park hereby approves the Initial Study and Negative Declaration for amendments of the General Plan, Housing Element based on the following findings:

1. An Initial Study (**Exhibit A**) was prepared for the project and indicates the project will not have a significant effect on the environment, therefore a Negative Declaration (**Exhibit A**) has been prepared which reflects the lead agency's independent judgment and analysis. The City provided the public review period for the Negative Declaration for the duration required under CEQA. That the Negative Declaration was prepared, processed, and noticed in accordance with CEQA, the CEQA Guidelines and the local rules adopted by the City. The City Council, in its independent judgment, finds that on the basis of substantial evidence in the whole record, there is no substantial evidence from which it could be fairly argued that that the project will have a significant effect on the environment. The record of the proceedings on which this decision is based shall be maintained by the City of Rohnert Park Planning Division, which documents and other materials are located at City Hall, 130 Avram Avenue, Rohnert Park, California.
2. 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 this General Plan amendment.
3. The Development Services Director is hereby directed to file a Notice of Determination with respect to the IS/ND with the County Clerk of the County of Sonoma.

**DULY AND REGULARLY ADOPTED** on this 25 day of November, by the City of Rohnert Park City Council.



CITY OF ROHNERT PARK

Joseph T. Callinan, Mayor

ATTEST:

  
JoAnne Buergler, City Clerk

Attachment: Exhibit A

BELFORTE: ABSENT MACKENZIE: AYE STAFFORD: AYE AHANOTU: AYE CALLINAN: AYE  
AYES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)

**EXHIBIT A**

**Initial Study and Negative Declaration**

**SEE ATTACHMENT 2 OF THE STAFF REPORT**

Exhibit A  
Resolution 2014-161

# CITY OF ROHNERT PARK GENERAL PLAN, HOUSING ELEMENT UPDATE



## INITIAL STUDY & NEGATIVE DECLARATION

*September 2014*

Review Period: September 22 to October 23



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## 1 BACKGROUND

- |    |                                     |  |
|----|-------------------------------------|--|
| 1. | Project Title:                      | City of Rohnert Park General Plan, Housing Element Update                                  |
| 2. | Lead Agency Name and Address:       | City of Rohnert Park<br>Development Services<br>130 Avram Avenue<br>Rohnert Park, CA 94928 |
| 3. | Contact Person and Phone Number:    | Marilyn Ponton<br>City of Rohnert Park<br>707.588.2231                                     |
| 4. | Project Location:                   | The City of Rohnert Park   |
| 5. | Project Sponsor's Name and Address: | City of Rohnert Park<br>Development Services<br>130 Avram Avenue<br>Rohnert Park, CA 94928 |
| 6. | General Plan Designation:           | N/A  |
| 7. | Zoning:                             | N/A  |
| 8. | Project Description Summary:        |  |

The proposed project is an update of the Housing Element of the City of Rohnert Park General Plan. See further discussion that follows in the “Background and Introduction” and “Project Description” sections.



## 2 SOURCES

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The following documents are referenced information sources utilized by this analysis:

- City of Rohnert Park General Plan, 2000-2020 (July 2000; as amended to present);
- City of Rohnert Park General Plan Environmental Impact Report, SCH#99062114 (July 2000)
- Southeast Specific Plan (adopted December 2010)
- Southeast Specific Plan EIR (adopted October 2010)
- University District Specific Plan (adopted 2006, amended in 2014)
- University District Specific Plan EIR (adopted 2006)
- Sonoma Mountain Village EIR (July 2010)

## 3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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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 |

#### 4 DETERMINATION

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On the basis of this initial study:

- ☒ I find that the Proposed Project COULD NOT have 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. All feasible mitigation measures developed in the General Plan EIR have been incorporated into the project.
3. There is no substantial evidence before the lead agency that the subsequent project, as revised, may have a significant effect on the environment.
4. 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.
5. 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

*Rohnert Park Housing Element Initial Study & Negative Declaration*

- 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

  
Date

Marilyn Ponton  
Printed Name

City of Rohnert Park  
For

## **5 BACKGROUND AND INTRODUCTION**

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This Initial Study provides environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed City of Rohnert Park General Plan Housing Element Update (proposed project). The project site to be affected by the Housing Element Update is the area within the City Limits.

This Housing Element Update is required by State law (Section 65580 – 65589.8 of the California Government Code). The Draft Element identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (Section 65583 of the California Government Code); analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of the existing affordable housing stock; and outlines policies to promote housing opportunities for all persons.

The Initial Study focuses on whether the proposed project may cause significant effects on the environment. In particular, consistent with Section 21083.3, this Initial Study is intended to assess any effects on the environment that are peculiar to the proposed project or to the parcels on which the project would be located that were not addressed or analyzed as significant effects in an EIR, or which substantial new information shows will be more significant than described in the General Plan EIR or a more recent specific plan or planned development EIR.

The Housing Element is formulated and adopted as part of the General Plan. The General Plan EIR evaluates the direct, indirect, and citywide impacts of implementing the Housing Element. The City of Rohnert Park adopted its current General Plan in 2000. The 2000 General Plan underwent extensive environmental review in the form of an EIR, which was adopted in 2000. Since 2000, the City has adopted two specific plans and one large planned development consistent with the General Plan: the Southeast Specific Plan (SESP), the University District Specific Plan (UDSP), and the Sonoma Mountain Village Planned Development (SMVPD). These developments have been amended into the General Plan and their EIRs contained a comprehensive evaluation of the effects of implementing the Rohnert Park General Plan as amended by development in these areas. The General Plan EIR and the EIRs for these three developments are comprehensive in their analysis of the environmental impacts associated with development of the city. This includes discussion of a full range of alternatives and growth inducing impacts associated with urban development in the city. The EIRs for the Rohnert Park General Plan, SESP, UDSP, and SMVPD are comprehensive documents. Due to various references in the Housing Element and their importance relative to understanding the environmental analysis that has occurred to date with respect to development in the city of Rohnert Park, all four documents are hereby incorporated by reference pursuant to State CEQA Guidelines §15150.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are

proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities. Other proposed developments outside the city (such as the Northwest Specific Plan or the Northeast Specific Plan) are not included in the available sites inventory in this Housing Element.

The Housing Element will not, in and of itself, result in environmental impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## **6 PROJECT DESCRIPTION**

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### **Housing Element Overview**

The Housing Element is a comprehensive statement by the City of Rohnert Park of its broad and specific commitments to facilitate the development of housing in the city. The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consist of "...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing." The residential character of the city is, to a large extent, determined by the variety of its housing and the locations and maintenance of the housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals and programs that will guide City decision making, and set forth an action plan to implement these housing programs through 2023.

Government Code Section 65583 requires that the Housing Element include the following components:

- A review of the previous Housing Element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs.
- An analysis and program for preserving assisted housing developments.
- A housing sites inventory that provides a unique geographic identifier for parcels that will fulfill the Regional Housing Needs Allocation (RHNA).
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

- A program that sets forth an eight-year schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element.

### City of Rohnert Park's Housing Needs

Several factors influence the demand for housing as well as the type of housing demanded in the City of Rohnert Park. Major "needs" categories considered in the Housing Element include: housing needs resulting from population growth in the city and the surrounding region; housing needs that result when households are paying more than they can afford for housing; housing needs of "special needs groups" such as the elderly, large families, female heads of households, households with persons with disabilities, and the homeless; and housing needs resulting from overcrowding in existing units.

The Regional Housing Needs Allocation (RHNA) reflects the California Department of Housing and Community Development's (HCD) determination of the housing needs in a region, broken down by income level. The Association of Bay Area Governments (ABAG) is tasked with allocating this regional housing need amongst the jurisdictions in the nine Bay Area counties, including those in Sonoma County. Rohnert Park's RHNA for the 2014-2022 planning period is 899 housing units, as shown in Table 1 (note: the RHNA planning period is different than the Housing Element planning period). As part of the Housing Element update, the City prepared a housing sites inventory to demonstrate Rohnert Park's ability to fulfill its RHNA.

TABLE 1 REGIONAL HOUSING NEEDS ALLOCATION (RHNA) City of Rohnert Park 2014-2022		
Income Category	RHNA	Percent
Very Low (<50% of AMI, <\$41,300)	181	20.1%
Low (50-80% of AMI, \$41,300-\$65,000)	107	11.9%
Moderate (81-120% of AMI, 65,000-\$99,100)	127	14.1%
Above Moderate (>120% of AMI, >\$99,100)	484	53.8%
<b>Total<sup>1</sup></b>	<b>899</b>	<b>100%</b>

<sup>1</sup>Total may not add up to 100 percent because of rounding.

Sources: ABAG Final Regional Housing Needs Allocation, 2013 and Official State Income Limits for 2013 HCD.

## Sites

To fulfill this housing needs allocation, as well as its long-term planning objectives, the City has identified sites within the City Limits that can accommodate 4,656 housing units, as shown in the Sites Summary, taken from the Housing Element (Table 2).

<b>TABLE 2</b> <b>SITES SUMMARY 2014-2022 PLANNING PERIOD</b> City of Rohnert Park 2014					
	<b>Very Low- Income</b>	<b>Low- Income</b>	<b>Moderate- Income</b>	<b>Above Moderate- Income</b>	<b>Total</b>
2014-2022 RHNA	181	107	127	484	899
Approved Projects		558	1,601	2,193	4,352
Potential Projects/Sites		85	0	219	314
<b>Total Capacity</b>		<b>643</b>	<b>1,601</b>	<b>2,412</b>	<b>4,656</b>

The City's housing sites consist of urban infill (Creekwood, the Old City Hall site, City Center, and Fiori Estates) and development in growth areas (Sonoma Mountain Village Planned Development, University District Specific Plan, and Southeast Area Specific Plan), as identified in the current General Plan. Creekwood has already been approved, but has not yet been constructed. Sonoma Mountain Village, University District Specific Plan, and Southeast Specific Plan have already been approved and all have adopted EIRs.

The infill sites are all zoned for residential development (a mixture of Residential High Density, Mixed Use, and Planned Development). The specific plan areas carry a Specific Plan zoning designation. The General Plan has been amended many times since its adoption to include policies and descriptions for these areas. Housing Element sites that are within these adopted specific plan areas are, therefore, consistent with the General Plan.

## Housing Element Organization

The City of Rohnert Park's Housing Element is organized into five primary sections as outlined below:

- **Introduction.** Explains the purpose, process, and content of the Housing Element.
- **Population and Demographics.** Describes current and projected demographic and economic characteristics of Rohnert Park.
- **Housing Needs Analysis.** Describes the housing characteristics of Rohnert Park, as well as the current and projected housing needs.
- **Housing Resources.** Analyzes the various land, financial, and administrative resources available to the City for meeting its housing needs.

- **Housing Constraints.** Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation, and development of housing.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- **Appendix A.** Review of 2007-2014 Housing Element Policies and Actions
- **Appendix B.** Homeless Facilities in Rohnert Park
- **Appendix C.** Community Outreach

## **7 DISCRETIONARY ACTION**

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Implementation of the proposed project would require the following discretionary actions by the City of Rohnert Park Planning Commission/City Council:

- Approval of a Negative Declaration; and
- Approval of the Housing Element for the City of Rohnert Park.

## **8 ENVIRONMENTAL CHECKLIST**

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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 impact.

By way of information, it should be noted that the General Plan EIR had identified unmitigatable impacts for air quality and transportation topics. As no land use changes are proposed as part of the Housing Element update, no new impacts would result.



## I. AESTHETICS

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input 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"/>	✗
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input 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"/>	✗

**Discussion:** The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to scenic vistas, scenic resources, or visual character, and will not create sources of substantial light or glare which adversely affects views. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential aesthetic-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## 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. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
c. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

**Discussion:** The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to farmland, forestland, Williamson Act contracts, timberland, or timberland-zoned Timberland Production. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential agriculture- and forestry-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

### 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. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	✗
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

**Discussion:** Ambient air quality is described in terms of compliance with State and Federal standards, and the levels of air pollutant concentrations considered safe, to protect the public health and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as the elderly, very young children, persons with asthma or other illnesses, and persons engaged in strenuous work or exercise. The EPA has established national ambient air quality standards (NAAQS) for seven air pollution constituents. As permitted by the Clean Air Act, California has adopted more stringent air emissions standards (SAAQS), and expanded the number of regulated air constituents.

The California Air Resources Board (CARB) is required to designate areas of the state as attainment, nonattainment, or unclassified for any state standard. An "attainment" designation for an area signifies that pollutant concentrations do not violate the standard for that pollutant in that area. A "nonattainment" designation indicates that a pollutant concentration violated the standard at least once. Sonoma County continues to be a non-attainment area for particulate matter, carbon monoxide and ozone.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVDP EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVDP EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to air quality or plans for air quality, or produce pollutants or odors. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential air quality-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to SMAQMD rules/protocol.

#### 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 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"/>	✗

<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>
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"/>	✗
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"/>	✗
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"/>	✗
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"/>	✗

**Discussion:** The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to biological habitats. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential biological-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## 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"/>	<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"/>	<input type="checkbox"/>	✗
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

**Discussion:** any evidence of cultural resources that might be unearthed in the process of construction becomes immediate grounds for the halting all construction until the extent and significance of any find is properly catalogued and evaluated by archaeological and cultural resource authorities recognized as having competence by the State of California. The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to cultural or archaeological resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential cultural resources-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## 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 type="checkbox"/>	✗
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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"/>	✗
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"/>	✗
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"/>	✗

**Discussion:** Soils, geology and seismicity conditions are important aspects of all development projects in the San

Francisco Bay Area. Although most projects have little or no effect on geology, any project involving construction will have some effect on soils and topography; and all may be affected by certain geologic events, such as earthquakes and are protected through existing building codes and regulations. The City of Rohnert Park lies within the San Andreas Fault System, which is approximately 44 miles wide in the Bay Area. The principal active faults, on which there is evidence of displacement during Holocene time

(the last 11,000 years), include the San Andreas, San Gregorio, Hayward, Rodgers Creek, West Napa, Calaveras, Concord, and Green Valley faults

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential geological impacts (i.e., local faulting, soils and soil resource conditions; the potential effects of seismicity; and the potential effects of planning and development on soil resources) in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to geologic or soil resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential geologic-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## 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 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 type="checkbox"/>	✗

**Discussion:** It is widely recognized that anthropogenic emissions of greenhouse gases and aerosols are contributing to changes in the global climate, and that such changes could have adverse effects on the environment, the economy, and public health. Under CEQA, an analysis of the physical and environmental consequences of climate change and the contributions of individual development projects to this cumulative effect is therefore required.

General guidelines for preparing CEQA climate change analyses were released by the California Office of Planning and Research (OPR). The GHG analysis can also use



approaches prepared by a number of professional associations and agencies that have published suggested approaches and strategies for complying with CEQA's environmental disclosure requirements. Such organizations include the California Attorney General's Office (AGO), the California Air Pollution Control Officers Association (CAPCOA), the United Nations and World Meteorological Organization's Intergovernmental Panel on Climate Change (IPCC), and the Association of Environmental Professionals (AEP).

GHG emissions produced by the residential sector are the result of natural gas and other fossil fuel consumption used for heating and cooking applications. Electricity usage by buildings results in GHG emissions that occur at the power plants and transmission lines used to provide that energy, which may or may not be located within the City Limits. All residential development in the city of Rohnert Park must comply with the standards in Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards of the California Code of Regulations, including CALGreen, to reduce GHG emissions in new construction.

At the time of the 2000 General Plan EIR, greenhouse gas (GHG) emissions were not an issue area that jurisdictions were tasked with considering as part of their environmental analysis. Therefore, GHG emissions were not analyzed in the document. The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential GHG-related impacts in the SESP EIR, UDSP EIR, and SMVPD EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The following provides further discussion about greenhouse gases for information purposes.

### **Regulatory Framework**

#### ***California Global Warming Solutions Act of 2006 (AB 32)***

In September 2006, the Governor signed AB 32, the California Global Warming Solutions Act (Health and Safety Code Section 38500 et. seq.). The Act codifies the executive order reduction of statewide GHG emissions to 1990 levels by the year 2020. This change, which is estimated to be a 25 to 35 percent reduction from current emission levels, will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012.

#### ***SB 375***

On September 30, 2008, Governor Schwarzenegger signed Senate Bill (SB) 375 into law. This legislation links transportation and land use planning with the CEQA process to help achieve the GHG emission reduction targets set by AB 32. Regional transportation planning agencies are required to include a sustainable community strategy (SCS) in regional transportation plans. The SCS must contain a planned growth scenario that is integrated with the transportation network and policies in such a way that it is feasible to achieve AB 32 goals on a regional level. SB 375 also identifies new CEQA exemptions and stream lining for projects that are consistent with the SCS and qualify as Transportation

Priority Projects (TPP). TPPs must meet three requirements: 1) contain at least 50 percent residential use; commercial use must have floor area ratio (FAR) or not less than 0.75; 2) have a minimum net density of 20 units per acre; and 3) be located within one-half mile of a major transit stop or high quality transit corridor included in the regional transportation plan.

***Plan Bay Area, Strategy for a Sustainable Region***

The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments' (ABAG) Plan Bay Area is the Bay Area's Regional Transportation Plan (RTP)/Sustainable Community Strategy (SCS). The Final Plan Bay Area was adopted on July 18, 2013. The SCS sets a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement) beyond the per capita reduction targets identified by CARB. According to Plan Bay Area, the Plan meets a 16 percent per capita reduction of GHG emissions by 2035 and a 10 percent per capita reduction by 2020 from 2005 conditions.

In 2008, MTC and ABAG initiated a regional effort (FOCUS) to link local planned development with regional land use and transportation planning objectives. Through this initiative, local governments identified Priority Development Areas (PDAs) and Priority Conservation Areas (PCAs). PDAs and PCAs form the implementing framework for Plan Bay Area.

- PDAs are transit-oriented, infill development opportunity areas within existing communities that are expected to host the majority of future development.
- PCAs are regionally significant open spaces for which there exists broad consensus for long-term protection but nearer-term development pressure.

Overall, well over two-thirds of all regional growth by 2040 is allocated within PDAs. PDAs are expected to accommodate 80 percent (or over 525,570 units) of new housing and 66 percent (or 744,230) of new jobs. The Sonoma County PDA Investment and Growth Strategy was developed by the Sonoma County Transportation Authority (SCTA) to identify transportation project priorities. MTC's Plan Bay Area includes the following PDAs in Rohnert Park:

- Central Rohnert Park (Transit Town Center) PDA
- Sonoma Mountain Village (Suburban Center) PDA

The Housing Element identifies housing sites, as designated in the General Plan, in both of Rohnert Park's PDAs.

**City of Rohnert Park Actions**

Even before the passage of AB 32 and SB 375, the City of Rohnert Park initiated actions to reduce GHG emissions and become more sustainable overall. These actions include:

- Green Building Ordinance 2007-782 (July 2007)

- 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 sets 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)

The City has implemented the provisions of the State Building Code that require new residential buildings to meet a comprehensive set of standards for energy conservation. Builders of these units may achieve compliance either by calculating energy performance in a prescribed manner or by selecting from alternative component packages that prescribe a fixed method of compliance. All proposed residential units are checked by the Building Department to ensure that their design and construction complies with Title 24 energy standards. Additions and alterations must also meet these standards if they increase the heated or cooled floor space of a building.

Opportunities for improving energy conservation in the design of residential development include ensuring the consistency of tentative tract maps with Section 66473.1 of the Subdivision Map Act, which requires the designs of subdivisions to provide for future passive or natural heating or cooling opportunities, and requires the planting of trees along streets and in parking lots to reduce heat.

The City approved the Sonoma Mountain Village Development in July 2010. This Planned Development, which is included in the available sites inventory of the Housing Element, features a mixed-use community organized so that homes are within a five-minute walk of a town square, jobs, practical services, shopping, and entertainment. One hundred percent of the heating, cooling, water heating, lighting, and plug loads will be served with on-site renewable power.

#### *City of Rohnert Park Municipal Greenhouse Gas Emission Reduction Action Plan Analysis*

The City of Rohnert Park has adopted a GHG reduction target for municipal operations of 20 percent below 2000 levels by 2010. The City has adopted Plan C of the GHG Emissions Reduction Action Plan Analysis (ERAPA). When fully implemented, Plan C of the ERAPA could reduce emissions in direct control of the City by as much as 35 percent.

The BAAQMD adopted CEQA Guidelines in June 2010, which were revised in May 2011. The Guidelines include methodology and thresholds for Plan-Level and Project-Level GHG analyses. BAAQMD has a tiered approach for assessing GHG emissions impacts of a project. If a project is within the jurisdiction of an agency that has a "qualified" GHG reduction strategy, the project can assess consistency of its GHG emissions impacts with the reduction strategy outlined. The Rohnert Park Municipal Greenhouse Gas Emission Reduction Action Plan does not qualify as a GHG reduction plan for community-wide emissions.

In the absence of an applicable qualified GHG reduction strategy, BAAQMD has adopted screening criteria and significance criteria for development projects that would be applicable for the proposed Project. If a project exceeds the Guidelines' GHG screening-level sizes, the project would be required to conduct a full GHG analysis using the following BAAQMD's significance criteria:

- 1,100 MT of CO<sub>2</sub>e per year; or
- 4.6 MT of CO<sub>2</sub>e per service population (SP)

### Conclusion

The actions that the City has taken, summarized above, show a commitment to reducing GHG emissions through green design and energy efficiency. The housing sites included in the Housing Element are largely either infill and/or compact and mixed use in nature, and therefore support the goals of AB 32 and SB 375. GHG emissions were also analyzed as a part of the SESP EIR, UDSP EIR, and SMVPD EIR. These areas represent the vast majority of units counted towards the RHNA within the available sites inventory.

As a policy document, the Housing Element will not, in and of itself, result in the emission of greenhouse gasses. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential GHG-related impacts cannot be assessed in a meaningful way until the type and location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the 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. 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"/>	✗
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"/>	✗

<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>
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"/>	✗
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"/>	✗
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"/>	✗
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"/>	✗
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"/>	✗

**Discussion:** The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

None of the sites identified in the vacant sites inventory are known to contain contaminants and/or hazardous waste. The Housing Element will not, in and of itself, result in impacts to from hazardous materials, airports, toxic emissions, wildfires, and other emergencies. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential hazards-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.



## 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. 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"/>	✗
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"/>	✗
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"/>	✗
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"/>	✗
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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"/>	✗
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input 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>
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"/>	✗
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"/>	✗

**Discussion:** Rohnert Park is located in the North Coast Hydrologic Region, which covers approximately 19,500 square miles and encompasses eight counties, including Sonoma County.<sup>1</sup> It corresponds with the boundaries of the North Coast RWQCB, as defined by the North Coast Integrated Regional Water Management (IRWM) Plan. Rohnert Park lies within the Russian/Bodega Watershed Management Area (WMA) of the North Coastal Basin.

The Sonoma County Water Agency (SCWA) reviews project plans for proposed onsite drainage systems that may be required within the City of Rohnert Park and in the unincorporated areas of Sonoma County. The SCWA reviews projects for conformance with the SCWA's Flood Control Design Criteria and requires storm drain improvements to be in compliance with these criteria. Culverts and drainage systems must be designed to convey runoff from a 25-year storm. In addition, all structures must be protected from flooding that would occur during a 100-year storm.

The City of Rohnert Park adopted Resolution No. 2004-95 in April 2004. This document, known as the Water Policy Resolution, contains City policies pertaining to groundwater management. The resolution specifies that new projects outside the current City limits will not be approved if they contribute to the City exceeding an average pumping rate of 2,577 acre-feet per year. This Water Policy Resolution is unique in that it is the only local groundwater management policy in Sonoma County.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to water resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential hydrology-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is



considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## 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. 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"/>	✗
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

**Discussion:** The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in physically dividing the community or conflict with any applicable habitat conservation plan or natural communities conservation plan. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential land use-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## 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>
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. 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"/>	✗

**Discussion:** The State of California, under the Surface Mining and Reclamation Act (SMARA), can designate certain areas as having mineral deposits of regional significance. Urbanized areas and public parks are typically excluded from this determination, effectively removing the area within the Rohnert Park City Limits.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to mineral resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential mineral resources-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## 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. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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"/>	✗
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"/>	✗
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"/>	✗
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"/>	✗

**Discussion:** The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to noise exposure. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential noise-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards

and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

### 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. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

**Discussion:** The 2000 General Plan established designated areas for future growth. The Association of Bay Area Governments (ABAG) is tasked with allocating this regional RHNA amongst the jurisdictions in the nine Bay Area counties, including those in Sonoma County. Rohnert Park's RHNA is 899 housing units. As part of the 20014-2022 Housing Element update, a housing sites inventory was created to demonstrate Rohnert Park's ability to fulfill its RHNA. The Housing Element recommends various housing programs to assist in providing housing for all income levels including very low-income, low-income, moderate-income, and moderate-income households. As a result, this project will not displace any existing residents, as it facilitates adequate housing for City residents. The Housing Element sets forth programs and policies to facilitate housing conservation, maintenance, and diversity, and no aspect of the project involves the displacement of people.

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The Housing Element will not, in and of itself, result in impacts to population and housing. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential

population and housing-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

#### 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. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

**Discussion:** School-related impacts depend upon the location and intensity of a project, by students generated per household, and the capacity of facilities in a given attendance area. Legislative requirements for school development fees ensure that new development will provide necessary facilities to meet projected needs, should housing projects be approved. However, State law does not require developers to provide for school sites within their developments. The City of Rohnert Park will continue to work with the Rohnert Park Unified School District to assure that school impact fees are paid to provide the necessary school facilities. Any development project will be conditioned to pay current school impact fees in effect at the time of building permit issuance.

Park-related impacts also depend upon the location and intensity of a project. Any future multifamily residential development will be required to provide some level of on-site recreational and open space amenities or be located near an existing park/open space facility. Any future residential development will be subject to applicable park improvement fees in effect at the time of building permit issuance.

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The Housing Element will not, in and of itself, result in impacts to public services. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential public services-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## 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. 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"/>	✗

**Discussion:** The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SESP EIR, UDSP EIR, and SMVPD EIR. No new housing sites, beyond those already identified in the General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to recreational facilities. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential recreation-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## 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. 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"/>	✗
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"/>	✗
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"/>	✗
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

**Discussion:** New residential dwelling units will require either tentative subdivision maps or site plan review for multi-family projects. Both of these procedures require a development review process that imposes conditions for adequate traffic, pedestrian, and bicycle circulation and adequate parking facilities. All developments must comply with the City of Rohnert Park General Plan. The City has incorporated into the General Plan policies and implementation programs for minimizing future circulation impacts.

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The Housing Element will not, in and of itself, impact the circulation system, congestion management, air traffic, the safety of design features, and policies, plans and programs related to transportation. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential transportation-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## 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. 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"/>	✗
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"/>	✗
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"/>	✗
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"/>	✗
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"/>	✗
g. Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗



**Discussion:** Policies in the 2000 General Plan provide the guidance to comply with federal, state and local statutes and regulations to ensure the quality of water resources, solid waste disposal, and waste water treatment. The City has adequate solid waste capacity to meet demand for all future housing projects.

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The Housing Element will not, in and of itself, result in impacts to public utilities service for communication, water, sewer, solid waste disposal, and storm drainage. The extension of utilities to service proposed development is consistent with the City's General Plan. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential utilities-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

## 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"/>	<input type="checkbox"/>	✗
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
c. 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"/>	<input type="checkbox"/>	✗
d. 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"/>	<input type="checkbox"/>	✗

Implementation of the Housing Element will not create any significant or adverse impacts. Potential site-specific impacts that cannot be known at this time will be addressed in conjunction with any development proposal submitted for the individual project sites. No new impacts are anticipated as a result of the Housing Element that have not already been analyzed and evaluated as part of the City of Rohnert Park 2000 General Plan EIR, SESP EIR, UDSP EIR, or SMVPD EIR.