



## City of Rohnert Park Planning Commission Report

**DATE:** April 13, 2017

**ITEM No:** 8.1

**SUBJECT:** PLSU16-0003 Assisted Living and Memory Care Facility

**LOCATION:** Located easterly of the intersection of Rohnert Park Expressway and Snyder Lane (APN 159-460-026 & 027)

**REQUEST:** Consider approval of a Conditional Use Permit and Site Plan and Architectural Review for the construction of a two-story building with 90 assisted living and memory care units.

**APPLICANT:** Tony Ferrero and Carissa Savant for CSL Berkshire Acquisitions, LLC

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### **Background**

In 2002, the city approved the Oak View Senior Residential Project. Phase 1 consisted of Oak View Senior Apartments completed in 2006. Phase II was to consist of 100 to 200 assisted living units which was never constructed on a 3.5 acre site. The "Phase 2" site is now under a purchase agreement by CSL Berkshire Acquisitions, LLC for an assisted living and memory care facility. Development to the north and west of the property consists of office uses both professional and medical related. To the east are the Oak View Apartments and the University District Specific Plan and to the south across Rohnert Park Expressway is a single-family residential neighborhood, Rancho Cotati High School and Sonoma State University. Figure 1, below illustrates the location of the proposed development.

**Figure 1 – Location Map**



### **Applicant's Proposal**

**Conditionally Permitted Land Use-** This property proposed for development is zoned C-O Office Commercial. In the C-O district Congregate Care and Assisted Living requires a Conditional Use Permit (CUP). The current proposal is for a 90-unit 114 bed facility with assisted living and memory care. The memory care component consists of 20-units and 28 beds.

**Site Plan-** The 3.5 acre site consists of two parcels at approximately 3.0 acres and 0.5 acres in size. The proposal is to develop an 88,815 square foot two story building occupying a major portion of the site (See Exhibit A). The main entrance to the building will be from an access aisle extending along the east side of the property connecting Rohnert Park Expressway to Medical Center Drive. A driveway on Rohnert Park Expressway will only allow a right turn in and out because of the median in Rohnert Park Expressway. Two way access will be provided from Medical Center Drive. The access aisle will also connect to the existing drive aisles on the adjacent Oak View Apartments. The building surrounds on three sides an outside entertainment area for residents. This consists of outside dining, a dance floor with overhead lights, bocce ball court, garden beds, a dog run, putting green and activity tables. The area will be landscaped with trees, shrubs and groundcover and will have various areas where residents can sit and enjoy the surroundings (See Exhibit B).

The main entrance to the facility will face the east along the access driveway and will be covered by a porte cochere. There will be a separate entrance to the memory care area near the northeast corner of the building. A fire lane and loading area will be located along the north side of the site.

**Operational Plan-** The proposed facility will provide a wide range of support for residents including administrative services, food services, housekeeping services, transportation services and care giving services. There are multiple shifts that are staggered throughout the day as follows:

- Evening hour staff is typically 1 to 3 associates from 10 p.m. to 6 a.m.
- The morning staff begins with food service with 2 to 5 staff members.
- Administrative staff is 8 a.m. to 5 p.m. with 6 to 10 staff members.
- Housekeeping staff is from 10 a.m. to 2 p.m. with 2 to 4 people.

Based on this plan, the maximum staffing of 20 persons will occur between 10 a.m. to 2 p.m. This will decline to a maximum of 18 persons between 4 p.m. to 8 p.m.

**Parking-** The project provides 80 new parking spaces. The parking requirement for assisted living is not specifically listed in the Zoning Ordinance. Staff performed a detailed analysis to determine the appropriate parking requirement for the use. The analysis was based on similar categories in the Zoning Ordinance as well as requirements from other cities and counties regarding the required parking for assisted living and memory care. The research revealed requirements ranging from 0.30 to .50 spaces per unit for assisted living and 0.30 spaces per unit for memory care. Based on staff analysis, the total recommended parking for Clearwater is 74 spaces as outlined in the chart below.

<i>Use</i>	<i>Parking Ratio</i>	<i>Parking Spaced Required</i>
Assisted Living - 70 units	0.50 spaces per unit	35 spaces
Memory Care - 20 units	0.30 spaces per unit	6 spaces
Maximum staffing from 10 a.m.to 2 p.m. - 20	1 space per staff	20 spaces
<b>Total</b>		<b>61 spaces</b>
Visitor Parking	0.25 spaces per unit	23 spaces
<b>Total Required Parking</b>		<b>74 spaces</b>

The 80 parking spaces exceeds the calculated parking requirement and staff believes that the facility will have sufficient parking for residents, staff and visitors.

Parking is located along the main access drive in front of the building and also property fronting Medical Center Drive that was previously proposed for a small medical office building.

Some parking that is currently used by the Oakview apartments will be relocated. There are 13 parking spaces including a carport for the Oak View apartments that are physically located on the subject property. These spaces are currently located proximate to the proposed corte cochere

and will be used by the Clearwater facility. New spaces for Oakview residents will be provided in the newly created parking area at the northerly access driveway. The new spaces will be as convenient for Oakview residents as the current location (see Exhibit B). The proposed configuration should reduce parking conflicts between the two facilities. Apartment complexes, in general, tend to have overflow parking issues as residents are inclined to keep extra cars if they can find a spare parking spaces.

**Floor Plan-** As noted above, the building is two stories. The first floor will consist of a lobby, offices, kitchen and dining room, laundry, as well as assisted living and memory care units and common areas for residents. The memory care facility will be entirely located on the first floor at the northeast corner of the building (see Exhibit C, E &F). The second floor will be devoted to assisted living units, an activity room, a theater and other group areas (See Exhibit D, E & F).

The size of the individual units will vary. The memory care units will be one and two bedroom and will range in size from 375 square feet to 548 square feet. The assisted living units will range in size from 367 square feet to 925 square feet for the larger two-bedroom unit. Some of the larger units will have private balconies/decks or patios. Access to the second floor is provided by an elevator and several stair ways. The building partially surrounds the garden and recreation areas and many of the first and second floor units have views of these amenities.

**Building Architecture-** The two-story buildings have a craftsman style architecture compatible with the adjacent Oak View apartments. The building walls will be constructed of horizontal lap siding, shingle and standing seam metal roofing, scallop siding accents just below the roof line and stone accents on support columns. The main entrance to the building will be accented with a porte cochere. Standing seam metal roofing will be used for the main entrance to the facility and for the access to the rear community relaxation area and community garden area. Building colors will be a combination of grey, white green and rustic red (see Exhibit G).

The refuse enclosure will be constructed of materials to match the design of the building including a gabled metal roof, scallop siding and stone accents to match the building (see Exhibit H).

An eight (8) foot high wood fence will be placed along the west property line to secure the outside amenities used by the residents. This will supply security and privacy for those using the facilities.

**Landscaping-** The landscape plan is conceptual in detail. The proposed tree planting will consist of 24 inch to 60 inch box size trees including native oak species. There will also be a variety of shrubs and groundcover. All of the landscape materials will be drought tolerant. There is recycled water available to the site for irrigation. The landscape plan details and amenities (see Exhibit I and J) demonstrate that the residents outside activity areas will be attractively landscaped. The front setback along Rohnert Park Expressway will also provide an attractive landscaped appearance from the street.

**Signage-** The signage shown on the plans is a monument sign at the entry driveway on Rohnert Park Expressway. The sign structure will be eight (8) feet high and 22 feet long. It will consist of stone pilasters to match the stone on the building and wood beam. The sign will be located between the stone pilasters and will consist of horizontal siding with aluminum letters. The proposed building is over 80,000 square feet and the zoning ordinance requires that any single building of more than 20,000 square feet apply for a Sign Program for review by the Planning

Commission prior to the installation of any signs onsite. The applicant has applied for a Sign Program that will be considered after action on this application.

**Traffic Analysis-** A traffic analysis was prepared for this project by W-Trans. The traffic analysis compared the trip generation based on the original project with the current proposal. The daily trips generated by the previously approved project was 368. The daily trips of the proposed project is 303 trips or 65 fewer trips. Both a.m. peak hour trips and p.m. peak hour trips are also less than the previous project. The analysis states that given the number of transit routes that run through the area of the project, transit access for the project is considered to be adequate. Bike lanes exist on Rohnert Park Expressway and Snyder Lane providing adequate bicycle access to the site. The traffic study suggests that at least four (4) bicycle parking spaces be provided for the project. A bicycle parking plan is required by Condition of Approval number 7 (COA#7).

**Public Safety Concerns-** Public Safety requires access from the fire lane on the north side of the project and the short fire lane from Rohnert Park Expressway (see Exhibit B). Both have to have a minimum width of 26 feet. Public Safety receives numerous calls from other similar facilities to lift residents who have fallen and cannot come to a standing or sitting position without assistance. The facility needs to have personnel (a lift team) on-hand who are qualified to lift fallen residents (see COA # 89). This will be particularly important during the evening hours for the rapid egress of memory care residents during an emergency.

### **Staff Analysis**

The conceptual plan for the Oak View Senior Residential Project included 200 assisted living units that were never constructed. The present proposal consisting of a 90 unit 114 bed assisted living and memory care facility is comparable to the previous approval. The memory care component of the project provides a type of facility lacking in Rohnert Park.

The location and access to the proposed facility will not impact the operation of the adjacent Oak View Apartments. It is beneficial having these two projects adjacent to each other since they can share facilities including transportation they provide for the residents. It would also be ideal for residents that lived in Oak View Apartments who wanted to move to an assisted living or memory care facility.

The design of the building conforms to the Rohnert Park Design Guidelines as follows (Findings for SPAR approval are included in the attached Resolution):

- Variation in roof height and style including the use of sloped roofs and gabled and hip roofs.
- Building articulation with a main porch entry with a porte cochere, unit balconies, and porches over secondary building access and a variation in roof materials.
- Building materials include plank siding, scalloped siding, shutters on some of the windows and stone pillars.
- The covered refuse enclosure consists of materials that match those used on the main building.

Attractively landscaped outside areas are provided for the residents offering a variety of activities. This includes a dog run for those residents who have pet dogs.

In addition to the SPAR entitlement, a Conditional Use Permit is also required to allow for the construction of this project. Findings have been included in the proposed approval resolution to

demonstrate that the project will be consistent with adjacent development and not have any negative impacts to the public's health, safety and welfare.

### **Environmental Determination**

When the Oak View Senior Residential Project was approved in 2002, a Mitigated Negative Declaration was certified as part of the project approval by the Planning Commission. Since 2002, there have been a number of modifications to CEQA requiring that a new Mitigated Negative Declaration be prepared for the Clearwater project (see Exhibit A to Resolution 2017-09).

The Bay Area Air Quality Management District (BAAQMD) adopted CEQA Air Quality Guidelines, including new thresholds of significance in June 2010 and revised them in May 2011. The Guidelines advise lead agencies on how to evaluate potential air quality impacts including thresholds of significance. The project was determined to have less than significant air quality impacts.

The project was also analyzed to assess the Greenhouse Gas (GHG) impacts. These are gases that trap heat in the atmosphere. The BAAQMD considers GHG impacts to be exclusively cumulative impacts. Therefore, assessment of significance is based on the determination of whether the GHG emissions from a project represent a cumulatively considerable contribution to the global atmosphere. The project was determined to have less than significant GHG impacts.

The project is within a mapped 100-year flood zone. The applicant has provided a technical analysis indicating that the combination of the detention basin located south of Rohnert Park Expressway and filling the site will remove the project from the 100-year flood zone. The project proponent with their engineers are currently working to obtain a Letter of Map Revision from Federal Emergency Management Agency to remove the site from the mapped 100-year flood zone. This mitigation measures require that this process be complete prior to the issuance of building permits for the project.

There is approximately 1,600 square feet of shallow seasonal wetlands on the westerly portion of the property. The applicant has received wetlands credit from the Laguna Valley Mitigation Bank for the loss of the on-site wetlands and to allow filling of the wetlands.

The Mitigated Negative Declaration includes the following mitigations for the project that were not included in the previous MND (see Exhibit A to Resolution 2017-09).

### **Findings**

The recommended findings to approve the Conditional Use Permit and Site Plan and Architectural Review are included in the attached Resolution 2017-10.

### **Public Notification**

A public hearing notice denoting the time, date and location of this hearing was published in the *Community Voice* for the April 13, 2017 Planning Commission meeting.

### **Staff Recommendation:**

Based on the analysis of this report and the attached resolution, staff recommends that the Planning Commission, by motion, adopt Resolution No. 2017-09 Certifying the Mitigated Negative Declaration and Resolution No. 2017-10 approving a Conditional Use Permit and Site

Plan and Architectural Review to allow a two story building with 90 units consisting of assisted living and memory care facility, subject to the findings and conditions of approval.

Attachments:

Resolution No. 2017-09 Certifying the Mitigated Negative Declaration

Resolution No. 2017-10 Approving Site Plan and Architectural Review for 90 units of assisted living and memory care.

Exhibit A Overall Site Plan

Exhibit B Detail Site Plan (Sheet A1.1)

Exhibit C First Floor Plan (Sheet A2.1)

Exhibit D Second Floor Plan Sheet A2.2)

Exhibit E Unit Floor Plans (Sheet A4.1)

Exhibit F Unit Floor Plans (Sheet A4.2)

Exhibit G Building Elevations Two Sheets (Sheet A3.1)

Exhibit H Refuse Enclosure (Sheet L6)

Exhibit I Landscape Details (Sheet L2)

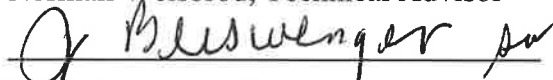
Exhibit J Amenity Plans Three Sheets

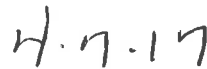
Exhibit K Fence and Monument Sign Details (Sheet L7)

APPROVALS:

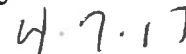


Norman Weisbrod, Technical Advisor

  
Jeff Beiswenger, Planning Manager



Date



Date

**PLANNING COMMISSION RESOLUTION NO. 2017-09**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK CALIFORNIA APPROVING THE MITIGATED NEGATIVE DECLARATION FOR THE ASSISTED LIVING AND MEMORY CARE FACILITY CONDITIONAL USE PERMIT AND SITE PLAN AND ARCHITECTURAL REVIEW (APN 159-460-026 & 027) FILE NO. PLSU16-0003**

**WHEREAS**, the applicant, Tony Ferrero and Carissa Savant for CSL Berkshire Acquisitions, LLC, have submitted a Conditional Use Permit and Site Plan and Architectural Review for an Assisted Living and Memory Care facility located on property at the intersection of Rohnert Park Expressway and Snyder Lane (APN 159-460-26 & 27); and

**WHEREAS**, Planning Application No. PLSU16-0003 was processed in the time and manner prescribed by State and local law; and

**WHEREAS**, an Initial Study was prepared and on the basis of that study, it was determined that the project would not have a significant adverse effect on the environment with implementation of mitigation measures, and a Mitigated Negative Declaration (MND) was prepared and circulated for public review for a 30 day period from March 13, 2017 to April 13, 2017; and

**WHEREAS**, pursuant to California State Laws and the City of Rohnert Park Municipal Code (RPMC), a public hearing notice for the proposed Assisted Living and Memory Care Facility Center was mailed to all property owners within a 300 foot radius of the subject property and to all agencies and interested parties as required by California State Planning Law, and a public hearing notice was published in the Community Voice for a minimum of 10 days prior to the first public hearing; and

**WHEREAS**, at the April 13, 2017 public meeting the Planning Commission of the City of Rohnert Park reviewed and considered the information contained in the Initial Study and Mitigated Negative Declaration for the proposal, which is attached to this resolution as Exhibit 1; and

**WHEREAS**, the members of the Planning Commission, using their independent judgment, reviewed the proposed Mitigated Negative Declaration in the record related to such request, including the staff report, public testimony, and all evidence presented both orally and in writing.

**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 Mitigated Negative Declaration.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Rohnert Park makes the following findings, determinations and recommendations with respect to the Mitigated Negative Declaration for the proposed Project:



1. The Planning Commission has independently reviewed, analyzed and considered the Mitigated Negative Declaration and all written documentation and public comments prior to approval of the proposed Project; and
2. 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 Mitigated Negative Declaration has been prepared which reflects the lead agency's independent judgment and analysis; and
3. The Mitigated Negative Declaration was prepared, publicized, circulated and reviewed in compliance with the provisions of CEQA Guidelines; and
4. The Mitigated Negative Declaration constitutes an adequate, accurate, objective and complete Mitigated Negative Declaration in compliance with all legal standards; and
5. 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 Commission'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 Planning Commission of the City of Rohnert Park that approval of the Project would not result in any significant effects on the environment with implementation of mitigation measures identified in the Mitigated Negative Declaration and the Planning Commission does hereby approve and adopt the Mitigated Negative Declaration and Initial Study set forth in **Exhibit 1** and direct the filing of a Notice of Determination with the County Clerk; and

**BE IT FURTHER RESOLVED** by the Planning Commission of the City of Rohnert Park that **Exhibit 2** (Mitigation Monitoring and Reporting Program) of this resolution provide Mitigation required under Section 15091 of the CEQA Guidelines for significant effects of the Project and is hereby approved; and

**BE IT FURTHER RESOLVED** that any interested persons may appeal this Resolution of the Planning Commission to the City Council within 10 calendar days of its passage pursuant to RPMC Section 17.25.123. Any such appeal shall be in the form provided by RPMC Section 17.25.124 and with the payment of the fee established by the City.

**DULY AND REGULARLY ADOPTED** on this 13th day of April, 2017 by the City of Rohnert Park Planning Commission by the following vote:

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSENT: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADAMS \_\_\_\_\_ BLANQUIE \_\_\_\_\_ BORBA \_\_\_\_\_ GIUDICE \_\_\_\_\_ HAYDON \_\_\_\_\_

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Susan Haydon, Chairperson, Rohnert Park Planning Commission

Attest: \_\_\_\_\_  
Susan Azevedo, Recording Secretary

# **INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION**

**CLEARWATER AT SONOMA HILLS**

**ASSISTED LIVING AND MEMORY CARE FACILITY**



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

**MARCH 2017**

# The Clearwater at Sonoma Hills Initial Study

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## The Clearwater at Sonoma Hills Initial Study

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## **Clearwater at Sonoma Hills Initial Study**

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### **1 INTRODUCTION**

#### **1.1 Project Overview**

The proposed project, Clearwater at Sonoma Hills, would construct a two-story, 85,815 square foot assisted living and memory care facility with 90 units and 114 beds on an approximately 3.5-acre site located east of the intersection of Rohnert Park Expressway and Snyder Lane in Rohnert Park, California. The proposed project is Phase II of the Oak View Senior Residential Project approved by the City in 2002. Phase I of the Oak View Senior Residential Project was completed in 2006 and involved construction of an independent senior living facility and a fitness/wellness center on the property located immediately east of the proposed Clearwater at Sonoma Hills project site.

#### **1.2 California Environmental Quality Act Compliance**

This Initial Study has been prepared per the requirements of the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code [PRC] Section 21000, et seq.), and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

#### **1.3 Project Planning Setting**

The proposed project site is located in Rohnert Park, Sonoma County, California.

#### **1.4 Public Review Process**

The Initial Study and the proposed Mitigated Negative Declaration will be circulated for public review for a period of 30 days, pursuant to CEQA Guidelines Section 15073(a). The City of Rohnert Park will provide public notice at the beginning of the public review period.

## **Clearwater at Sonoma Hills Initial Study**

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## Clearwater at Sonoma Hills Initial Study

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### 2 INITIAL STUDY CHECKLIST

**Project title:**

Clearwater at Sonoma Hills

**Lead agency name and address:**

City of Rohnert Park  
Development Services  
130 Avram Avenue  
Rohnert Park, CA 94928-2486

**Contact person and phone number:**

Jeffrey Beiswenger, Planning Manager  
(707) 588-2253

**Project location:**

Rohnert Park Expressway at Snyder Lane  
Rohnert Park, CA 94928  
APNs: 159-460-026 and -027

**Project sponsor's name and address:**

Carissa Savant, Vice President  
CSL Berkshire Acquisitions LLC  
5000 Birch Street, Suite 400  
Newport Beach, CA 92660

**General plan and zoning designations:**

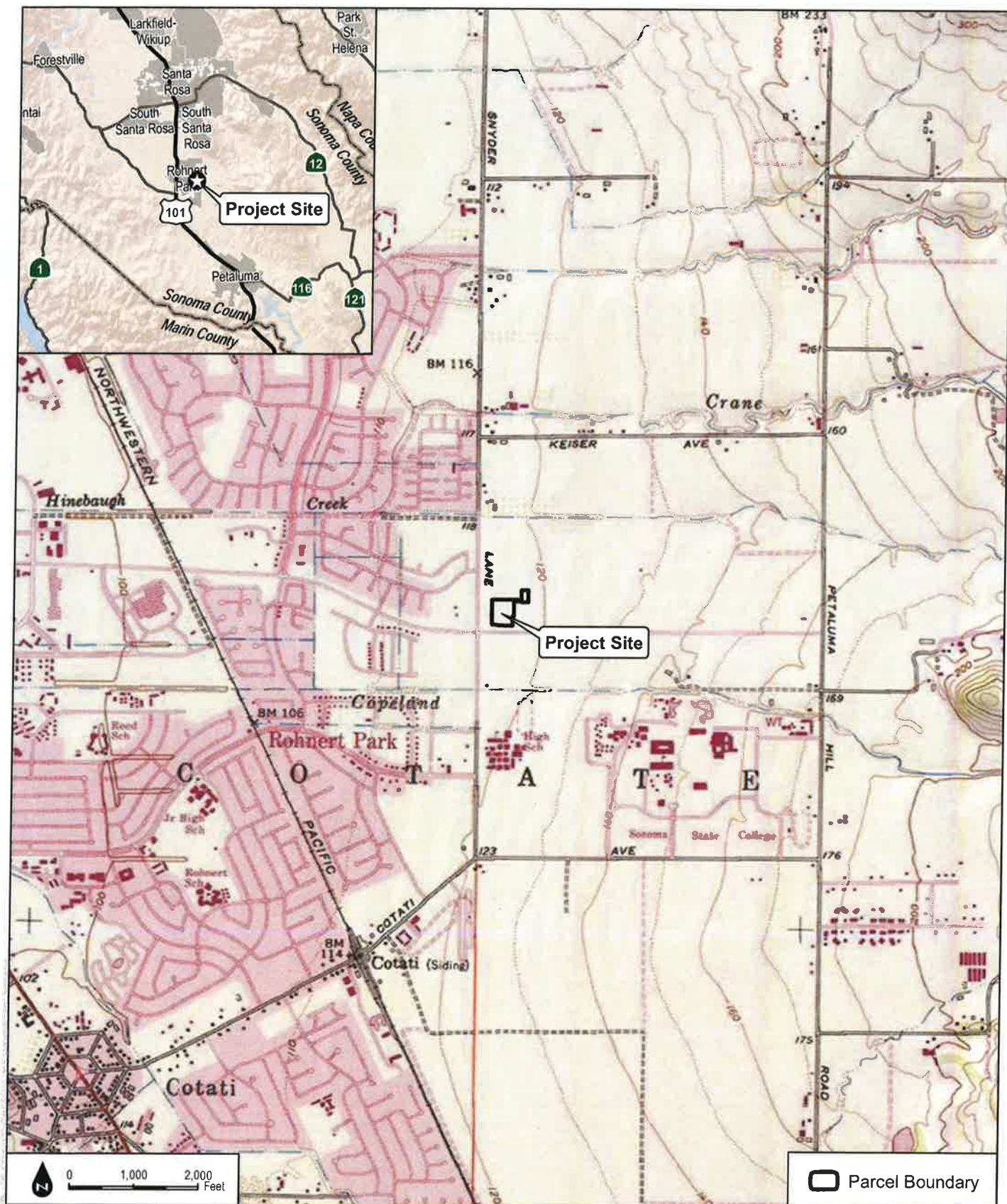
General Plan Designation	Zoning District
Office	C-O: Office Commercial

**Description of project:**

Project Location and Site Characteristics

As shown on **Figure 1 Regional Location Map**, the project site is within the City of Rohnert Park, Sonoma County, California. The proposed site is comprised of two parcels (Assessor's Parcel Numbers (APNs) 159-460-026 and -027) totaling approximately 3.5 acres east of the intersection of Rohnert Park Expressway and Snyder Lane and south of





**DUDEK**

SOURCE: USGS 7.5-Minute Series Cotati Quadrangle  
Township 6N, Range 7W, Section 19

Clearwater at Sonoma Hills Initial Study

**FIGURE 1**  
Regional Map

City of Rohnert Park

## Clearwater at Sonoma Hills Initial Study

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Medical Center Drive. Development to the north and west of the site is generally office and professional space, to the east are the Oak View of Sonoma Hills Apartments and the University District Specific Plan area, and to the south are Rohnert Park Expressway and a single-family residential neighborhood located in proximity to Rancho Cotate High School and Sonoma State University.

The project site is mostly level and disturbed by past grading and maintenance. The range in elevation over the site is approximately 3 feet. Non-native grassland species dominate the site and approximately 1,600 square feet (sf) of shallow seasonal wetlands occur in the westerly portion of the property. An existing, paved pathway extends along the southern boundary of the project site, parallel to Rohnert Park Expressway. The site is accessible from Oak View Circle via Medical Center Drive. **Figure 2 Aerial Photo Map** provides aerial imagery of the project site.

### Surrounding Land Uses and Setting

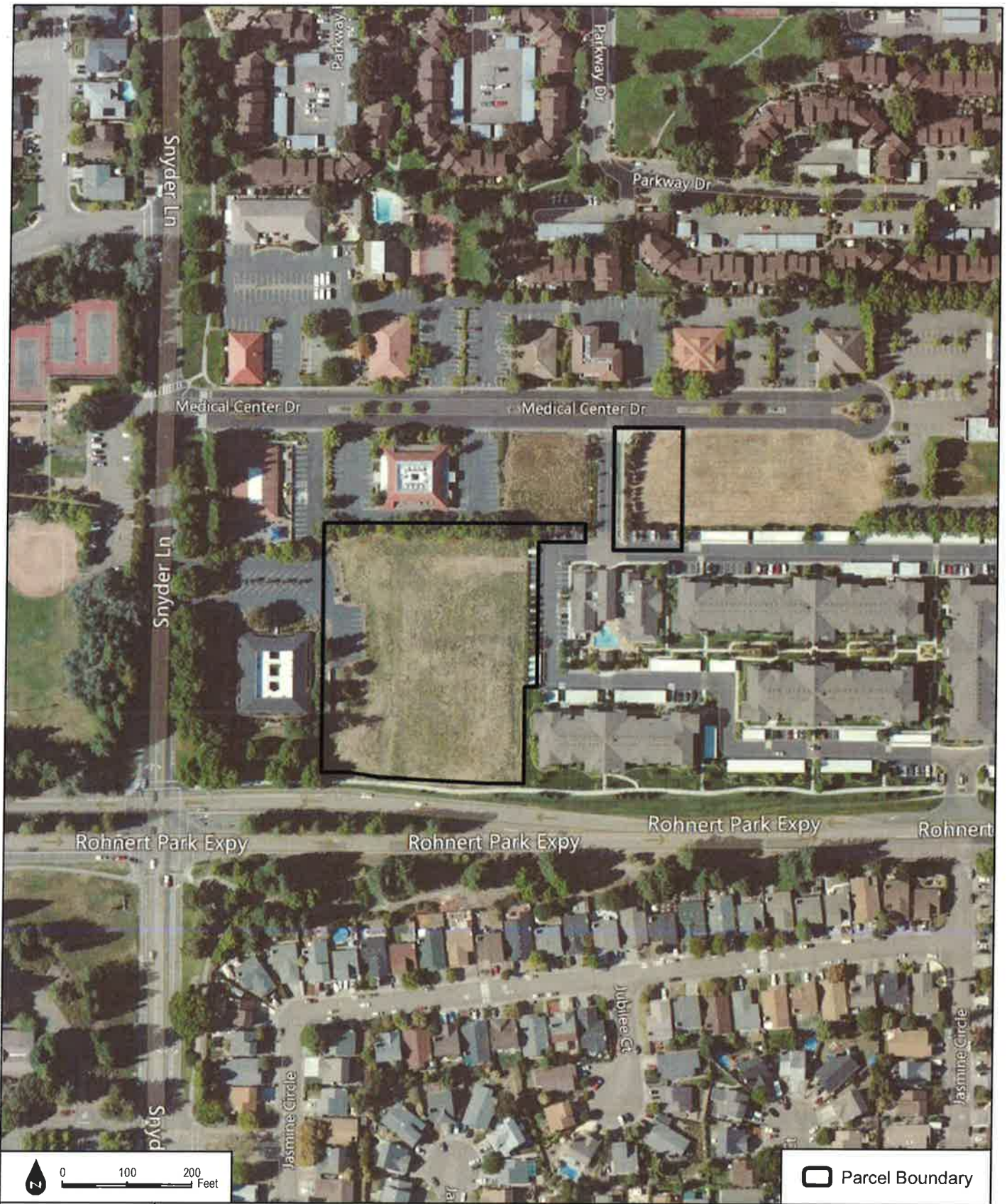
As previously mentioned, the project site is located in eastern Rohnert Park in an area predominately characterized by existing residential, office, and professional uses. The site is adjacent to Medical Center Drive to the north, Rohnert Park Expressway to the south, the Oak View of Sonoma Hills senior living facility and University District Specific Plan area to the east, and Snyder Lane to the west.

### Proposed Project Characteristics

The proposed Clearwater at Sonoma Hills project is Phase II of the Oak View Senior Residential Project that was approved by the City in 2002. Phase I was completed in 2006 and involved construction of the Oak View of Sonoma Hills, an independent senior living facility and fitness/wellness center located immediately east of the proposed project site. Phase I also included construction of a medical office building located on Medical Center Drive, near the entrance to the senior living facility. When approved in 2002, the Oak View of Sonoma Hills project assumed development of 100 to 200 assisted living units in Phase II.

The Clearwater at Sonoma Hills project proposes to construct a two-story, 85,815 sf assisted living and memory care facility with 90 residential units and 114 beds on 2 parcels totaling approximately 3.5 acres. **Figure 3 Site Plan** provides the proposed site layout. As shown on Figure 3, the residential facility and associated parking lot with 51 parking spaces would be located on the approximately 3-acre project parcel (APN 159-460-026). An additional, stand-alone parking lot providing 32 spaces would be





0 100 200 Feet



**DUDEK**

SOURCE: Bing Maps (Accessed 2017); Sonoma County GIS

Clearwater at Sonoma Hills Initial Study

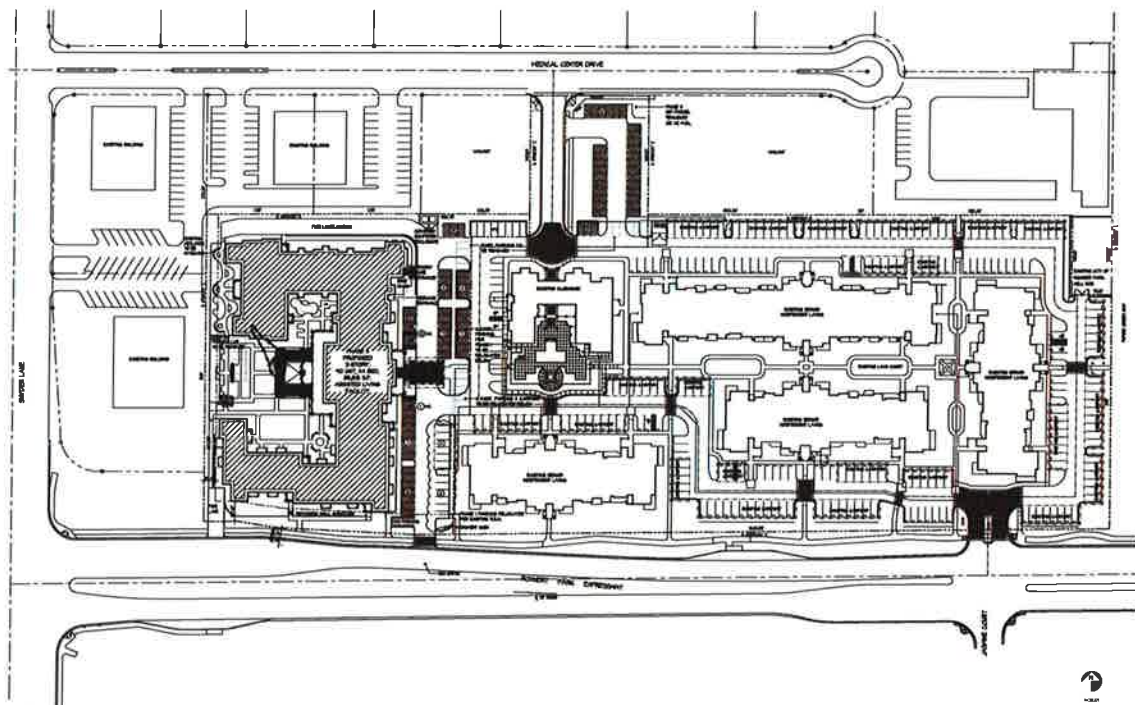
 Parcel Boundary

**FIGURE 2**  
Project Site

City of Rohnert Park

PHASE II PARKING PER R.E.A.  
 13 SPACES RELOCATED FOR  
 PHASE I PARKING PER R.E.A.

**PARKING:**  
 22 @ OUTPARCEL  
 11 @ NORTH PLE  
 9 EXIST. & SAVED  
 31 NEW  
 83 SPACES PHASE II



DUDEK

SOURCE Architectural Concepts, Inc. (2016)

Clearwater at Sonoma Hills Initial Study

FIGURE 3  
Site Plan



## Clearwater at Sonoma Hills Initial Study

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constructed on the adjacent .50-acre parcel located to the northeast of the facility, at the Medical Center Drive and Oak View Circle entrance. Three parking spaces would be handicapped accessible. Of the total parking spaces proposed for use by the project, approximately 14 are existing spaces associated with the Oak View of Sonoma Hills facility. For the proposed project, an additional 12 existing spaces and a carport would be relocated to the south, near the new entrance at Rohnert Park Expressway. Four existing spaces would be eliminated to accommodate the proposed project.

**Figure 4 Amenity Plan** shows the proposed amenities associated with the facility. As shown on the figure, and in addition to the residential rooms, the facility would include a main entrance into a lobby and reception area; a separate entrance for the memory care center; a kitchen and dining area; dance floor and lounge area; and several outdoor garden, courtyard, and recreation areas. A dog run area would be included in the central courtyards for residents with dogs.

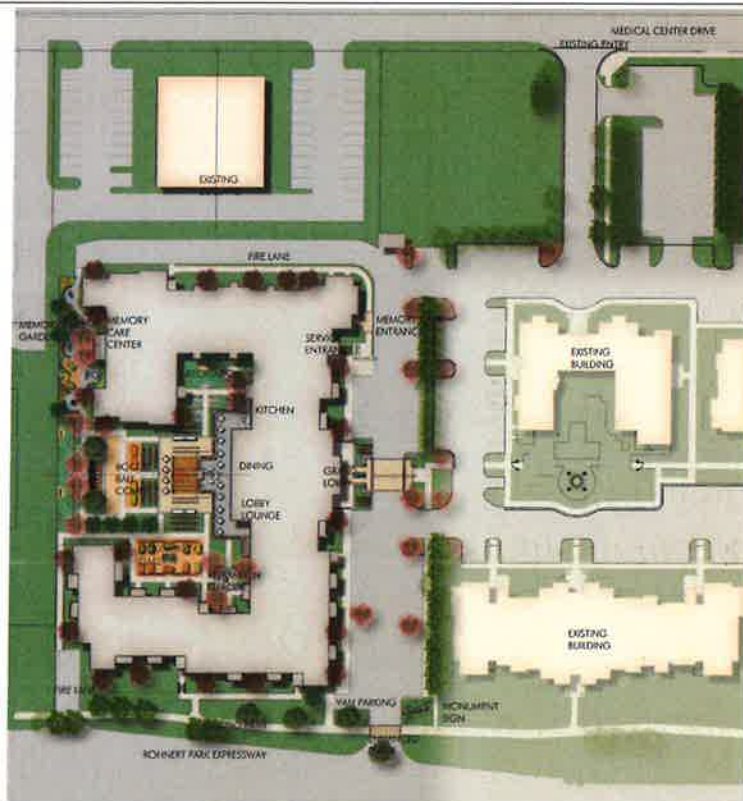
The proposed facility would be fully licensed by State of California's Department of Social Services and would provide 24-hour staffing and support services for residents. The total number of staff members would range from a maximum of 20 employees during the peak hours from 10:00am to 2:00pm to approximately 3 employees during the hours of 10:00pm and 6:00am. The project would have an onsite emergency generator.

The main entrance to the project would be from Medical Center Drive onto Oak View Circle. Secondary access would be provided from Rohnert Park Expressway via a new driveway limited to right-turns in and out. The project would install a new monument sign at the Rohnert Park Expressway driveway entrance. A fire / loading lane would be located along the north side of the building. An additional fire lane would be constructed outside the southwest corner of the facility, accessible from Rohnert Park Expressway.

The project would tie into the City water system to serve domestic and fire protection demands. Existing water mains are located in the streets adjacent to the project site. Recycled water would be utilized for irrigation on-site. The project would tie into the existing City recycled water system to serve irrigation demands.

To serve wastewater demands, the project would tie into the existing City sanitary sewer system in the public streets adjacent to the site. The project would connect to an existing 8-inch sewer main that connects to an existing 15-inch sewer main located in Rohnert Park Expressway.

The project proposes to route stormwater into underground stormwater retention cubes. Captured volume would be routed underground within the cubes and treatment of the



NORTH: ^

DUDEK

SOURCE: UrbanVision (2016)

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FIGURE 4  
Amenity Plan

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volume would occur as water percolates into the ground. The proposed project also includes pollution prevention measures to treat stormwater leaving the site including: planting interceptor trees throughout the site, utilizing a covered trash enclosure, providing pervious surfaces, and installing best management practices (BMPs) to treat stormwater before it enters the storm drain system.

The project would include the following energy and water conservation features to minimize greenhouse gas emissions and to promote more sustainable practices:

- Use of voluntary CALGreen Tier 1 water-efficiency measures:
  - The project would use low-water irrigation and a weather system irrigation control to ensure that watering occurs only as needed.
  - The project would install water-efficient appliances and plumbing fixtures, in compliance with required City code requirements
- Outdoor lighting would use LED bulbs for minimum energy consumption;
- Project landscape plans include numerous shade trees;
- High-efficiency, on-demand water heating would be utilized;
- The project would increase transit accessibility by being built on a transit corridor;

Building construction would commence in June 2017 and be completed around December 2018.

### **Background documents and plans:**

#### *Oak View Senior Residential Project Negative Declaration*

As previously discussed, the City of Rohnert Park approved the Oak View Senior Residential Project in 2002. The Oak View Senior Residential Project provided for development of senior housing with recreational and medical facilities. As part of the decision-making process, the City conducted environmental review under CEQA that encompassed construction of the Project in two phases. Phase I, built in 2006, included a 207-unit independent senior living facility in four buildings, an 8,500-square-foot fitness/wellness center, and a 12,000 square foot medical office building. The medical office building was constructed on Medical Center Drive, near the main entrance to the senior living complex. A total of 268 parking spaces were provided in the active living area of the development.

The proposed project would result in the development of Phase II of the Oak View Senior Residential Project. This Initial Study has been prepared per the requirements of CEQA

## Clearwater at Sonoma Hills Initial Study

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and the CEQA Guidelines to evaluate the potential environmental impacts of the proposed project. While the 2002 environmental review did include and consider the environmental effects of the proposed project, it did not quantify air quality emission nor did it include an evaluation of greenhouse gas emissions. In addition, the proposed project includes slight changes in project design as compared to the project approved in 2002. Accordingly, this Initial Study provides a thorough assessment of the environmental effects associated with the proposed project, including the updates and changes from the 2002 project.

### Entitlements and required approvals:

The project would require the following approvals

- Site Plan and Architectural Review (City of Rohnert Park);
- Conditional Use Permit (City of Rohnert Park);
- Section 404 Permit (U.S. Army Corps of Engineers) and Section 401 Water Quality Certification (Regional Water Quality Control Board); and
- A Letter of Map Revision (FEMA)

### 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,” as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                                    | <input type="checkbox"/> Agriculture and Forestry Resources         | <input type="checkbox"/> Air Quality                            |
| <input checked="" type="checkbox"/> Biological Resources               | <input checked="" type="checkbox"/> Cultural Resources              | <input checked="" type="checkbox"/> Geology and Soils           |
| <input type="checkbox"/> Greenhouse Gas Emissions                      | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning                         | <input type="checkbox"/> Mineral Resources                          | <input checked="" type="checkbox"/> Noise                       |
| <input type="checkbox"/> Population and Housing                        | <input type="checkbox"/> Public Services                            | <input type="checkbox"/> Recreation                             |
| <input checked="" type="checkbox"/> Transportation and Traffic         | <input type="checkbox"/> Tribal Cultural Resources                  | <input type="checkbox"/> Utilities and Service Systems          |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance |   |   |



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**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ 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 project proponent. 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" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ 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 ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



Date

3/9/17

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### EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or

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refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS – Would the project:</b>				
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 checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

### 2.1 Aesthetics

**a) *Would the project have a substantial adverse effect on a scenic vista?***

Scenic vistas are visibly prominent landscapes containing scenic resources. The project would be constructed in an existing commercial, office, and residential area. There are no scenic resources or unique natural features at the site. The site is graded and has been previously disturbed. In the project vicinity, the eastern ridgelines of the Sonoma Mountains constitute a prominent feature of the Rohnert Park landscape (City of Rohnert Park, 2015). However, views of the ridgelines from the project site are substantially limited due to the existing buildings located immediately to the east. Because of the relatively flat topography of the site and existing built environment, that includes adjacent development, no scenic vistas occur in the project area.

The project site is not located adjacent to any officially designated scenic highways within Sonoma County (Caltrans, 2017) and as proposed, the project would not contrast substantially with the existing office, commercial, and residential landscape, nor provide a substantial contrast to adjacent areas in view of the project area. Therefore, the project would have a **less than significant** impact on scenic vistas and on scenic resources within a state scenic highway.

**b) *Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

Refer to answer provided in ‘a’ above.

**c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?***

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The project site is within an infill area that has been previously disturbed and contains minimal vegetation. Development of the site would not substantially contrast with the surrounding areas; the additional development would not differ substantially from the area's existing visual character or alter its existing scenic quality. The proposed project would comply with the City's design guidelines and the City's review processes. Accordingly, the project's impact on the visual character of the site and the surrounding area would be **less than significant**.

- .d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Although the project would introduce new sources of light in the area, all new lighting would be required to comply with the City of Rohnert Park's lighting and glare standards (Municipal Code Section 17.12.050). Impacts associated with lighting and glare would be **less than significant**.

### Mitigation Measures

No mitigation measures are necessary.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>

### 2.2 Agriculture and Forestry Resources

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The project site is surrounded by existing commercial, office, and residential, development. The project site does not contain land that is designated as prime agricultural soils by the Natural Resources Conservation Service, nor does it contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as designated by the California Department of Conservation, or any forest land or timberland (DOC, 2012). The proposed project site is not subject to, nor is it located near, a Williamson Act

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contract site pursuant to Sections 51200–51207 of the California Government Code (DOC, 2013).

The project site is designated as developed land and not designated as farmland under the Farmland Mapping and Monitoring Program of the California Department of Conservation or the City of Rohnert Park General Plan (General Plan) (City of Rohnert Park, 2015). The project site is not considered forest land as defined in PRC Section 12220(g). Timberland (as defined by PRC Section 4526) or timberland-zoned timberland production (as defined by Section 51104[g] of the Government Code) is not present on-site, nor are any active or potential commercial timber operations present in the area (City of Rohnert Park, 2016). Therefore, **no impact** associated with agriculture and forestry resources would result from development at the project site.

- b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

Refer to answer provided in ‘a’ above.

- c) Would the project 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))?***

Refer to answer provided in ‘a’ above.

- d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?***

Refer to answer provided in ‘a’ above.

- e) Would the project 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?***

Refer to answer provided in ‘a’ above.

### Mitigation Measures

No mitigation measures are necessary.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 2.3 Air Quality

The Bay Area Air Quality Management District (BAAQMD) adopted updated CEQA Air Quality Guidelines, including new thresholds of significance in June 2010, and revised them in May 2011. The CEQA Air Quality Guidelines advise lead agencies on how to evaluate potential air quality impacts, including establishing quantitative and qualitative thresholds of significance. The BAAQMD resolutions adopting and revising the significance thresholds in 2011 were set aside by a judicial writ of mandate on March 5, 2012. In May of 2012, BAAQMD updated its CEQA Air Quality Guidelines to continue to provide direction on recommended analysis methodologies, but without recommended quantitative significance thresholds (BAAQMD 2012). On August 13, 2013, the First District Court of Appeal ordered the trial court to reverse the judgment and upheld the BAAQMD's CEQA thresholds. BAAQMD has not formally re-instituted the thresholds or otherwise responded to this Appellate Court reversal at this time.

The air quality impact analysis below uses the previously-adopted 2011 thresholds of the BAAQMD to determine the potential impacts of the project. While the significance thresholds adopted by BAAQMD in 2011 are not currently recommended by the BAAQMD, these thresholds are based on substantial evidence identified in BAAQMD's 2009 Justification Report and are therefore used within this document. Project emissions have been compared to the BAAQMD 2011 significance criteria, which include the following:



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- Result in total construction emissions of reactive organic gases (ROG), nitrogen oxides (NO<sub>x</sub>), or fine particulate matter (PM<sub>2.5</sub>) (exhaust) of 10 tons per year or greater or 54 pounds per day or greater.
- Exceed a construction emission threshold for coarse particulate matter (PM<sub>10</sub>) (exhaust) of 15 tons per year or greater, or 82 pounds per day or greater.
- For PM<sub>10</sub> and PM<sub>2.5</sub> as part of fugitive dust generated during construction, the BAAQMD Guidelines specify compliance with Best Management Practices as the threshold.
- Result in total operational emissions of ROG, NO<sub>x</sub>, or PM<sub>2.5</sub> of 10 tons per year or greater, or 54 pounds per day or greater.
- Exceed an operational emission threshold for PM<sub>10</sub> of 15 tons per year or greater, or 82 pounds per day or greater.
- Result in carbon monoxide (CO) concentrations of 9.0 ppm (8-hour average) and 20.0 ppm (1-hour average) as estimated by roadway vehicle volumes exceeding 44,000 vehicles per hour at any intersection.
- For risks and hazards during construction and operations, the BAAQMD Guidelines specify an increase in cancer risk exposure by 10 in one million, contribute hazard indices by a ratio of 1.0, or increase local concentrations of PM<sub>2.5</sub> by 0.3 micrograms per cubic meter (µg/m<sup>3</sup>).

A project's contribution to regional cumulative impacts for criteria pollutants are considered significant if the project's impact individually would be significant (i.e., if it exceeds the BAAQMD's quantitative thresholds).

With regard to localized cumulative impacts from PM<sub>2.5</sub>, a significant cumulative air quality impact would occur if localized annual average concentrations of PM<sub>2.5</sub> would exceed 0.8 µg/m<sup>3</sup> at any receptor from project operations in addition to cumulative emissions sources within a 1,000-foot radius of the property line of the source or receptor. Sensitive receptors are groups of individuals, including children, the elderly, the acutely ill, and the chronically ill, that may be more susceptible to health risks due to chemical exposure. Sensitive-receptor population groups are likely to be located at hospitals, medical clinics, schools, playgrounds, childcare centers, residences, and retirement homes.

With regard to cumulative impacts from toxic air contaminants (TACs), a significant cumulative air quality impact would be considered to occur if the probability of contracting cancer for the maximally exposed individual (MEI) would exceed 100 in one million as a result of project operations plus cumulative emissions sources within a 1,000-foot radius of the project site. A

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significant cumulative TAC impact would also be considered to occur if a non-cancer chronic Hazard Index (HI) of 10.0 would be exceeded at any receptor as a result of project operations plus cumulative emissions sources within a 1,000 foot radius of the project site. Notably, a project's construction or operational impacts would be considered to result in a considerable contribution to an identified cumulative health risk impact if the project's construction or operation activities would exceed the project-level health risk significance thresholds identified above.

*a) Would the project conflict with or obstruct implementation of the applicable air quality plan?*

An area is designated as “in attainment” when it is in compliance with the federal and/or state standards. These standards are set by the U.S. Environmental Protection Agency (EPA) or California Air Resources Board (CARB) for the maximum level of a given air pollutant that can exist in the outdoor air without unacceptable effects on human health or public welfare with a margin of safety. The project site is located within the San Francisco Bay Area Air Basin, which is designated non-attainment for the federal 8-hour ozone (O<sub>3</sub>) and 24-hour PM<sub>2.5</sub> standards. The area is in attainment or unclassified for all other federal standards. The area is designated non-attainment for state standards for 1-hour and 8-hour O<sub>3</sub>, 24-hour PM<sub>10</sub>, annual PM<sub>10</sub>, and annual PM<sub>2.5</sub>.

The BAAQMD adopted the Bay Area 2010 Clean Air Plan (BAAQMD 2010), in cooperation with the Metropolitan Commission and the Association of Bay Area Governments, which sets forth a plan to reach compliance with the state's 1-hour air quality O<sub>3</sub> standard. The 2010 Clean Air Plan is an update to the BAAQMD 2005 Ozone Strategy to comply with State air quality planning requirements. The 2010 Clean Air Plan is a comprehensive strategy to reduce air pollution from stationary and mobile sources. The plan outlines strategies to reduce O<sub>3</sub> precursors as well as particulate matter (PM), TACs, and greenhouse gas (GHG) emissions to meet their goal of reducing air pollution to attain air quality standards and protect public health. Currently, the BAAQMD, the Metropolitan Commission, and Association of Bay Area Governments are working on the 2016 Clean Air Plan/Regional Climate Protection Strategy, which is an update to the current 2010 Clean Air Plan.

The BAAQMD Guidelines identify a three-step methodology for determining a project's consistency with the current Clean Air Plan. If the responses to these three questions can be concluded in the affirmative and those conclusions are supported by substantial evidence, then the BAAQMD considers the project to be consistent with air quality plans prepared for the Bay Area.

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The first question to be assessed in this methodology is “does the project support the goals of the Air Quality Plan” (currently the 2010 Clean Air Plan)? The BAAQMD-recommended measure for determining project support for these goals is consistency with BAAQMD thresholds of significance. If a project would not result in significant and unavoidable air quality impacts, after the application of all feasible mitigation measures, the project would be consistent with the goals of the 2010 Clean Air Plan. As indicated in the following discussion with regard to air quality impact questions b) and c), the project would result in less than significant construction emissions and would not result in long-term adverse air quality impacts. Therefore, the project would be considered to support the primary goals of the 2010 Clean Air Plan and, therefore, consistent with the current Clean Air Plan.

The second question to be assessed in this consistency methodology is “does the project include applicable control measures from the Clean Air Plan?” The 2010 Clean Air Plan contains control measures aimed at reducing air pollution in the Bay Area. Projects that incorporate all feasible air quality plan control measures are considered consistent with the Clean Air Plan. The project includes plans for a 90 unit, 85,815 square-foot assisted living and memory care facility. The control strategies of the 2010 Clean Air Plan include measures in the traditional categories of stationary source measures, mobile source measures, and transportation control measures. The stationary source measures will be implemented by BAAQMD using its permit authority and are therefore not suited to implementation through local planning efforts. The 2010 Clean Air Plan identifies two new subcategories of control measures, including land use and local impact measures and energy and climate measures.

- a. **Transportation and Mobile Source Control Measures:** The transportation control measures are designed to reduce emissions from motor vehicles by reducing vehicle trips and vehicle miles traveled in addition to vehicle idling and traffic congestion. The proposed project would not conflict with the identified transportation and mobile source control measures of the 2010 Clean Air Plan.
- b. **Land Use and Local Impact Measures:** The 2010 Clean Air Plan includes Land Use and Local Impacts Measures (LUMs) to achieve the following: promote mixed-use, compact development to reduce motor vehicle travel and emissions; and ensure that planned growth is focused in a way that protects people from exposure to air pollution from stationary and mobile sources of emissions. The LUMs identified by the BAAQMD are not specifically applicable to the proposed project as they relate to actions the BAAQMD will take to reduce impacts from goods movement and health risks in affected communities. Therefore, the project would not conflict with any of the LUMs of the 2010 Clean Air Plan.

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- c. **Energy Measures:** The 2010 Clean Air Plan also includes Energy and Climate Control Measures (ECM), which are designed to reduce ambient concentrations of criteria pollutants and reduce emissions of CO<sub>2</sub>. Implementation of these measures is intended to promote energy conservation and efficiency in buildings throughout the community, promote renewable forms of energy production, reduce the “urban heat island” effect by increasing reflectivity of roofs and parking lots, and promote the planting of (low-VOC-emitting) trees to reduce biogenic emissions, lower air temperatures, provide shade, and absorb air pollutants. The proposed project would incorporate energy efficiency and green building measures in compliance with state and/or local standards and would not conflict with any of the ECM measures.

The third question to be assessed in this consistency methodology is “does the project disrupt or hinder implementation of any control measures from the Clean Air Plan?” Examples of how a project may cause the disruption or delay of control measures include a project that precludes an extension of a transit line or bike path, or proposes excessive parking beyond parking requirements. The proposed project would not create any barriers or impediments to planned or future improvements to transit or bicycle facilities in the area and therefore, would not hinder implementation of Clean Air Plan control measures.

In summary, the responses to all three of the questions with regard to Clean Air Plan consistency are affirmative and the proposed project would not conflict with or obstruct implementation of the 2010 Clean Air Plan. This is a **less than significant** impact.

**b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

The California Emissions Estimator Model (CalEEMod) Version 2016.3.1 was used to estimate emissions from construction and operation of the proposed project. CalEEMod is a statewide computer model developed in cooperation with air districts throughout the state to quantify criteria air pollutant and GHG emissions associated with the construction and operational activities from a variety of land use projects, such as residential, commercial, and industrial facilities. CalEEMod input parameters, including the proposed project land use type and size, construction schedule, and anticipated construction equipment utilization, were based on information provided by the project applicant, or default model assumptions if project specifics were unavailable.

**Construction.** Construction of the proposed project would involve construction and operation of a 90-unit, 85,815 square foot assisted living and memory care facility and associated parking on a 3.49-acre site. Construction is anticipated to occur beginning June 2017 through December 2018. Construction would involve site preparation and

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grading of the site. The proposed earthwork would import approximately 10,000-cubic yards of soil. Standard construction methods would be employed for building construction. Sources of emissions would include: off-road construction equipment exhaust, on-road vehicles exhaust and entrained road dust (i.e., soil haul trucks, material delivery trucks, and worker vehicles), fugitive dust associated with site preparation and grading activities, and paving and architectural coating activities. Detailed assumptions associated with project construction are included in Appendix A.

Average daily emissions were computed by dividing the total construction emissions by the number of active construction days, which were then compared to the BAAQMD construction thresholds of significance. Table 2.3-1 shows average daily construction emissions of O<sub>3</sub> precursors (ROG and NO<sub>x</sub>), PM<sub>10</sub> exhaust, and PM<sub>2.5</sub> exhaust during project construction.

**Table 2.3-1**  
**Average Daily Construction Emissions**

Year	ROG	NO <sub>x</sub>	PM <sub>10</sub> Exhaust	PM <sub>2.5</sub> Exhaust
	<i>pounds per day</i>			
2017-2018 Construction	3.1	14.5	0.9	0.8
BAAQMD Construction Thresholds	54	54	82	54
Exceed Threshold?	No	No	No	No

Source: Appendix A

Note: The values shown are average daily emissions based on total overall tons of construction emissions, converted to pounds, and divided by 412 active work days.

ROG = reactive organic gases; NO<sub>x</sub> = oxides of nitrogen; PM<sub>10</sub> = coarse particulate matter; PM<sub>2.5</sub> = fine particulate matter

As shown in Table 2.3-1, construction of the proposed project would not exceed BAAQMD significance thresholds. Criteria air pollutant emissions during construction would be less than significant. Although the BAAQMD does not have a quantitative significance threshold for fugitive dust, the BAAQMD's CEQA Guidelines recommend that projects determine the significance for fugitive dust through application of best management practices (BMPs). The project contractor would be required as conditions of approval to implement the following BMPs that are required of all projects:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

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4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Implementation of the required fugitive dust control measures would ensure air quality and fugitive dust-related impacts associated with construction would remain **less than significant**.

**Operations.** Operation of the project would generate criteria pollutant (including ROG, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>) emissions from mobile sources (vehicular traffic), area sources (consumer products, architectural coatings, landscaping equipment), and energy sources (natural gas appliances, space and water heating). CalEEMod was used to estimate daily emissions from the operational sources. The CalEEMod default trip rate was adjusted to match the Traffic Impact Study for the project (W-Trans 2017). Table 2.3-2 summarizes the daily mobile, energy, and area emissions of criteria pollutants that would be generated by project development and compares the emissions to BAAQMD operational thresholds.

**Table 2.3-2  
Daily Unmitigated Operational Emissions**

Source	ROG	NO <sub>x</sub>	PM <sub>10</sub> Exhaust	PM <sub>2.5</sub> Exhaust
	pounds per day			
Area	2.4	1.8	0.2	0.2
Energy	0.0	0.3	0.0	0.0
Mobile	0.8	3.4	0.0	0.0
Total	3.2	5.5	0.2	0.2
BAAQMD Operational Thresholds	54	54	82	54
Exceed Threshold?	No	No	No	No

Source: Appendix A

Note: The values shown are the maximum summer or winter daily emissions results from CalEEMod.

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ROG = reactive organic gases; NO<sub>x</sub> = oxides of nitrogen; PM<sub>10</sub> = coarse particulate matter; PM<sub>2.5</sub> = fine particulate matter

As indicated in Table 2.3-2, project-related operational emissions of ROG, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> would not exceed the BAAQMD significance thresholds during operations, and thus, the proposed project would have a less than significant impact in relation to regional operational emissions.

In regards to localized CO concentrations, according to the BAAQMD 2011 thresholds, a project would result in a less than significant impact if the following screening criteria are met:

1. The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans.
2. The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour.
3. The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, bridge underpass, natural or urban street canyon, below-grade roadway).

The project would generate minimal new traffic trips that would be far below the minimum criteria above and would comply with the BAAQMD screening criteria. Accordingly, project-related traffic would not exceed CO standards and therefore, no further analysis was conducted for CO impacts. This CO emissions impact would be considered **less than significant** on a project-level and cumulative basis.

- c) *Would the project 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)?*

Past, present, and future development projects may contribute to the region's adverse air quality impacts on a cumulative basis. Per BAAQMD's CEQA Guidelines, by its nature air pollution is largely a cumulative impact; no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be considered cumulatively

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considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Therefore, if the proposed project's emissions are below the BAAQMD thresholds or screening criteria, then the proposed project's cumulative impact would be considered to be less than significant.

As described in criterion "b" above, criteria pollutant emissions generated by short-term construction and long-term operations of the project would not exceed the BAAQMD significance thresholds. Thus, the project would have a **less than significant** cumulative impact in relation to regional emissions. In addition, project-related traffic would not exceed the BAAQMD CO screening criteria and would result in a **less than significant** cumulative impact in relation to localized CO.

*d) Would the project expose sensitive receptors to substantial pollutant concentrations?*

The BAAQMD has adopted project and cumulative thresholds for three risk-related air quality indicators for sensitive receptors: cancer risks, noncancer health effects, and increases in ambient air concentrations of PM<sub>2.5</sub>. These impacts are addressed on a localized rather than regional basis and are specific to the sensitive receptors identified for the project. As explained previously, sensitive receptors are groups of individuals, including children, the elderly, the acutely ill, and the chronically ill, that may be more susceptible to health risks due to chemical exposure, and sensitive-receptor population groups are likely to be located at hospitals, medical clinics, schools, playgrounds, childcare centers, residences, and retirement homes. There are existing senior residential apartments and single-family homes proximate to the project site, with the nearest located approximately 40 feet east of the project. The closest schools and day care centers are the Learning to Learn Preschool and the Redwood Country Kid's Club, which are approximately 450 feet and 400 feet north of the proposed project site, respectively.

"Incremental cancer risk" is the net increased likelihood that a person continuously exposed to concentrations of TACs resulting from a project over a 9-, 30-, and 70-year exposure period would contract cancer based on the use of standard Office of Environmental Health Hazard Assessment (OEHHA) risk-assessment methodology (OEHHA 2015). In addition, some TACs have non-carcinogenic effects. TACs that would potentially be emitted during construction activities would be diesel particulate matter, emitted from heavy-duty construction equipment and heavy-duty trucks. Heavy-duty construction equipment and diesel trucks are subject to CARB air toxic control measures to reduce diesel particulate matter emissions. According to the OEHHA, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period for the maximally exposed individual resident; however, such assessments should be limited to the period/duration of activities



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associated with the project (OEHHA 2015). Thus, the duration of proposed construction activities (approximately 18-months) would only constitute a small percentage of the total 30-year exposure period. Regarding long-term operations, if a diesel emergency generator were needed for the project to support any critical care equipment during a power failure, then the applicant would be required to obtain a permit from BAAQMD to ensure the generator's operation would result in minimal air pollutant emissions and less than significant health risk impacts. The proposed project would not result in non-permitted stationary sources that would emit TACs.

In summary, the project would not expose sensitive receptors to substantial, long-term pollutant concentrations or health risk during construction or operations, and this impact would be **less than significant** on a project-level and cumulative basis.

*e) Would the project create objectionable odors affecting a substantial number of people?*

BAAQMD has identified typical sources of odor in the CEQA Air Quality Guidelines, a few examples of which include manufacturing plants, rendering plants, coffee roasters, wastewater treatment plants, sanitary landfills, and solid waste transfer stations. While sources that generate objectionable odors must comply with air quality regulations, the public's sensitivity to locally produced odors often exceeds regulatory thresholds. The project would not include uses that have been identified by BAAQMD as potential sources of objectionable odors. Potential odor impacts would be **less than significant**.

### Mitigation Measures

No mitigation measures are necessary.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES – Would the project:</b>				
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 checked="" 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, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 2.4 Biological Resources

A Biological Site Assessment of the project site was prepared by Prunuske Chatham, Inc. in September 2016 (PCI, 2016) and a Wetland Delineation was prepared by Laurence P. Stromberg, Ph.D. in August 2013 (Stromberg, 2013). These assessments, which were used to complete this impact analysis, are included as Appendix B of this Initial Study. A peer review of the studies was completed by Dudek in February 2017 and is included in Appendix B of this Initial Study (Dudek, 2017).

The project site is a previously graded lot and is largely level except for some casually graded areas at the west side where wetlands occur. Non-native grassland dominates the site with abundant native and nonnative forbs (PCI, 2016).

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Flows from the property drain to City storm drains and ultimately to the Laguna de Santa Rosa, thence the Russian River. Copeland Creek is the closest creek, located approximately 900 feet from the edge of the project site, with a residential neighborhood in between (PCI, 2016).

- a) *Would the project 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?*

As previously mentioned, a Biological Site Assessment was prepared for the project in August 2016 (PCI, 2016). For the assessment, a background literature review and database search were conducted to determine the potential occurrence of special-status species at the project site. The search focused on reported occurrences within two miles of the project site. Following review of existing site information and possible special-status species, a field survey of the project site was conducted in August 2016 by a Prunuske Chatham, Inc. ecologist. Based on the suitability of habitat within the property and surrounding areas and proximity of recorded sightings, special-status species were evaluated for potential occurrence within the project site. Of the special-status animal species with reported occurrences within the project area, none were documented during any of the previous property surveys or during the project site survey in August 2016. However, breeding bird species were documented on the property.

All native birds in California are protected by the federal Migratory Bird Treaty Act (MBTA) of 1918 and Section 3503.5 of the California Fish and Game Code, which specifically protects raptors. As discussed in the Biological Site Assessment prepared for the project, ground dwelling birds may nest in the project area. Nesting activities of these birds could be directly impacted by habitat removal, which would result in the loss of active nests, and could indirectly be affected by adjacent construction noise and vibration, nighttime lighting, or excessive dust creation that would result in nest abandonment or breeding/rearing failure. Because of this potential loss of habitat and temporary disturbance, the project would be required to implement *Mitigation Measure BIO-1* and conduct preconstruction nesting bird surveys a maximum of 2 weeks before the start of any new construction activities that would occur during the breeding season (February 1–August 31). Implementation of *Mitigation Measure BIO-1* would ensure that impacts to migratory birds would remain **less than significant**.

Of the special-status plant species with potential to occur in the project area, none have been documented at the project site (PCI, 2016). Focused blooming season surveys for onsite wetland plants confirmed their absence (PCI, 2016). Accordingly, impacts to special-status plant species would be **less than significant**.

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- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

There are no riparian areas located on the project site and construction activities would not involve alternations within any creek area. As noted in the Biological Site Assessment, Copeland Creek, which flows to the Laguna de Santa Rosa, is located approximately 900 feet south of the project area (PCI, 2016). To ensure water quality impacts from sedimentation due to construction do not adversely impact aquatic resources in the Laguna de Santa Rosa, the project would be required to implement recommended best management practices for erosion control and water quality protection. As discussed in Section 2.9 Hydrology and Water Quality, *Mitigation Measures HYDRO-1* and *HYDRO-2* would require that the project implement a Stormwater Pollution Prevention Plan (SWPPP) as well as a site-specific erosion control plan (ECP). These plans would help to reduce the potential for erosion and sedimentation of riparian habitat as a result of project activities. Thus, implementation of *Mitigation Measures HYDRO-1* and *HYDRO-2* would reduce the impact on water features and potential riparian sensitive natural communities to a **less than significant** level.

- c) *Would the project 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?*

A wetland delineation prepared for the project site found that two artificial, low-quality seasonal wetlands resulting from past construction occur on the project site: one is 72 sf and the other is 1,031 sf. The combined total area of wetland is 1,103 sf or 0.025 acres (Stromberg, 2013). The U.S. Army Corps of Engineers (Corps) has verified the wetland delineation and determined that the seasonal wetlands on the site are subject to its jurisdictional authority. Direct removal, filling, or hydrological interruption of a federally or state-protected wetlands as defined in the Clean Water Act and/or the Porter-Cologne Water Quality Control Act would be considered a significant impact. To ensure impacts to wetlands are reduced to a less than significant level, the proposed project would implement *Mitigation Measure BIO-2*. *Mitigation Measure BIO-2* requires that the project obtain required permits and fulfill compensatory mitigation requirements for wetland impacts. Implementation of *Mitigation Measures BIO-2* would ensure that potential impacts to riparian areas would be reduced to a less than significant level.

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- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Because the project site and the surrounding areas are composed of existing urban development and bordered on all sides by existing development, the project footprint does not function as an important corridor between larger open space wildlife areas. Therefore, the impact on wildlife corridors would be **less than significant**.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The project site has previously been graded and currently only supports small, sparse vegetation. The project would not be expected to conflict with local policies or ordinances such as the City's tree preservation policy. Therefore, **no impact** would occur.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No drafted or adopted conservation plans are in place that would apply to the project site. Therefore, **no impact** would occur.

### Mitigation Measures

**Mitigation Measure BIO-1:** A preconstruction survey shall be conducted by a qualified biologist for nesting raptors and other special-status bird species a maximum of 2 weeks before the start of any new construction activities (i.e., ground clearing and grading, staging of equipment, ground disturbance) during the breeding season (February 1–August 31) so that no nesting migratory birds are within or adjacent to the construction area. If active nests are found during the preconstruction survey, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist has determined that the young have fledged. The no-disturbance buffer zone shall be a minimum of 250 feet from active raptor nests, 100 feet from special-status species, and 50 feet from non-special-status nesting bird species until the chicks have fledged. Reductions in the size of the buffer zones and or allowances of limited types of construction activities within the buffer zone shall be determined by a qualified biologist and shall be based on existing noise and human disturbance levels in the project area and observed evidence of disturbance to birds.

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**Mitigation Measure BIO-2:** For any impacts to waters of the U.S., a Section 404 permit from the Corps and a Section 401 water quality certification from the Regional Water Quality Control Board shall be obtained and compensatory mitigation shall be provided for all impacts at a minimum 1 to 1 ratio according to the Corps Standard Operating Procedure for Determination of Mitigation Ratios. As part of the wetlands permitting process, the Corps must conduct a Section 7 consultation with the U.S. Fish and Wildlife Service for any potential impacts to listed species. The terms and conditions of USFWS's Biological Opinion (or Programmatic Biological Opinion) shall be implemented as part of the project.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 2.5 Cultural Resources

### Records Search

A records search including the project site and a half-mile search radius was conducted by Dudek at the Northwest Information Center (NWIC) of the California Historical Resources Information System located in Rohnert Park; the records search is listed at the NWIC under IC File Number Number 16-1125. The NCIC records search indicates that there are no recorded resources within the project area. One previous technical study been conducted in the project area and an additional 15 reports that have been conducted within the records search area. The NWIC records search indicates that there are two prehistoric sites within a one-half mile radius of the project site.

Dudek's archaeological staff determined that it is unlikely that intact archaeological deposits are present within the project area. Based on the current disturbed nature of the site, no additional cultural inventory or monitoring was recommended by Dudek archaeological staff.

### Native American Consultation

Dudek sent a request to the Native American Heritage Commission (NAHC) on January 31, 2017, to search its sacred lands file for any Native American resources in the project area, and to provide a list of Native American representatives who may have knowledge of Native American cultural resources in the project area. The NAHC responded stating that the sacred lands file search did not indicate the presence of Native American cultural resources in the immediate project area. The NAHC also provided a list of individuals who may have knowledge of cultural resources in the project area. Pursuant to Assembly Bill (AB) 52 (Public Resources Code [PRC]

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Section 21082.3[d][3]), the City of Rohnert Park sent notification about the project to the tribes that have requested notification of projects subject to CEQA. No response letters have been received to date. The City now considers its Native American tribal consultation complete.

**a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?***

According to CEQA (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect (adverse effect) on the environment and the cultural resource itself. A substantial adverse change in the significance of an historical resource would be constituted by physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

The native topography and surface and near-surface soils on the project site have been disturbed by past grading activities, and it is unlikely that any intact archaeological deposits remain on the site. It is anticipated that further grading and development of the project site would result in no impact associated with an adverse change in the significance of historic resources. There are no known historical resources or no built-environment cultural resources within the project area. Therefore, **no impact** to historical resources would occur.

**b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?***

There are no known archaeological resources in the project area. The site is previously disturbed and located in a developed area. However, the project site is located in an area covered in alluvial fans, which in the San Francisco Bay Area have been known to contain buried archaeological resources that tend to be relatively old. It is therefore possible that undiscovered, buried archaeological deposits that might be eligible as archaeological resources are present in the project site. If archaeological resources are encountered during construction activities, this impact would be significant. Implementation of *Mitigation Measure CUL-1* would reduce potential impacts to **less than significant**.

**c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***



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There are no known unique paleontological or geologic features within the project boundaries and the site has been graded and modified from a natural condition. However, to ensure impacts to inadvertently discovered paleontological or geologic features remains less than significant, the project would be required to implement *Mitigation Measure CUL-1*, as discussed in item (b) above. Implementation of *Mitigation Measure CUL-1* would ensure potential impacts to paleontological resources remains less than significant.

**d) *Would the project disturb any human remains, including those interred outside of dedicated cemeteries?***

There are no known human remains onsite and it is unlikely that previously unknown human remains would be encountered during future site grading for construction of the project. Nevertheless, it is possible that buried human remains are present on the project site. There are specific state regulations regarding discovery of human remains that must be followed. If human remains are encountered during construction activities, this impact would be potentially significant. With the implementation of *Mitigation Measure CUL-2* would reduce any potential impacts to **less than significant**.

### **Mitigation Measures**

**Mitigation Measure CUL-1:** All appropriate federal, state, and local regulations regarding cultural resources shall be closely adhered to; these regulations contain measures that safeguard against significant impacts on cultural resources. If cultural resources are encountered during project construction, the applicant shall notify the City of Rohnert Park, and all activity within 100 feet of the find shall halt until it can be evaluated by a qualified archaeologist. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (midden) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wens or privies; and deposits of metal, glass, and/or ceramic refuse. If the resource is Native American in origin and the archaeologist and a Native American representative determine that the resources may be significant and cannot be avoided, they shall notify the City of Rohnert Park and an appropriate treatment plan for the resources shall be developed by the applicant, in consultation with the City of Rohnert Park and the archaeologist. Measures in the treatment plan could include preservation in place (capping) and/or data recovery. The archaeologist shall consult with Native

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American representatives in determining appropriate treatment for prehistoric or Native American cultural resources. Ground disturbance shall not resume within 100 feet of the find until an agreement has been reached as to the appropriate treatment of the find.

**Mitigation Measure CUL-2:** If human remains, including disarticulated or cremated remains, are encountered during project construction, all ground-disturbing activities within 100 feet of the discovery must immediately cease. PRC Section 5097.98, and Section 7050.5 of California Health and Safety Code require that the County Coroner be immediately notified when human remains are identified. The project proponent and City of Rohnert Park also must be immediately notified. If the County Coroner determines that the remains are Native American, the NAHC must be contacted within 24 hours, pursuant to Subdivision (c) of §7050.5 of the Health and Safety Code. The City of Rohnert Park shall consult with the Most Likely Descendent, if any, identified by the NAHC regarding excavation and removal of the human remains. The project proponent and appropriate agency should be responsible for approval of any recommended investigation and action, taking into account state law as presented in State CEQA Guidelines 15064.5(e) and PRC 5097.98. Before resumption of ground-disturbing activities within 100 feet of the human remains, all mitigation regarding the human remains shall be implemented. If removal of human remains is determined to be the appropriate mitigation, it shall be conducted by a qualified archaeologist with Native American burial experience.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS – Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 2.6 Geology and Soils

a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

The closest known active fault traces are those of the Rodgers Creek fault, about 5 miles to the east of the City and the San Andreas Fault, about 15 miles west of the

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City (City of Rohnert Park, 2015). Because the project area is located approximately 5 miles from traces of any potentially active fault and from known traces the nearest zoned active fault (the Rodgers Creek fault) and it not located within an Alquist-Priolo Fault Zone, fault-line surface rupture would not be a hazard within the project area. Impacts related to fault rupture potential would be **less than significant**.

*ii) Strong seismic ground shaking?*

The intensity of ground shaking depends on the distance from the earthquake epicenter to the site, the magnitude of the earthquake, site soil conditions, and the characteristics of the source. As the project site is within the proximity of two active faults, the project could potentially result in exposure of people or structures to substantial adverse effects, including the risk of loss, injury, or death involving seismic ground shaking. This impact can be mitigated to a **less than significant** level though implementation of *Mitigation Measure GEO-1* which requires preparation of a site-specific geotechnical report.

*iii) Seismic-related ground failure, including liquefaction?*

Soil liquefaction most commonly occurs when ground shaking from an earthquake causes a sediment layer saturated with groundwater to lose strength and take on the characteristics of a fluid, thus becoming similar to quicksand. Liquefaction may also occur in the absence of a seismic event, when unconsolidated soil above a hardpan becomes saturated with water. Factors determining the liquefaction potential are the level and duration of seismic ground motions, the type and consistency of soils, and the depth to groundwater. Loose sands and peat deposits; uncompacted fill and other Holocene materials deposited by sedimentation in rivers and lakes (fluvial or alluvial deposits); and debris or eroded material (colluvial deposits) are the most susceptible to liquefaction. The project area is classified as having moderate to high liquefaction hazard (City of Rohnert Park, 2007). *Mitigation Measure GEO-1*, which requires preparation of site-specific geotechnical reports and implementation of site-specific design recommendations, would ensure impacts related to seismic related ground failure remain **less than significant**.

*iv) Landslides?*

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The topography of the project site is essentially level and therefore presents no risk of landslides. The project would have **no impact**.

**b) *Would the project result in substantial soil erosion or the loss of topsoil?***

A review of U.S. Natural Resources Conservation Service soil survey data indicates that the project area consists entirely of Clear Lake clay loam, 0 to 2 percent slopes, and Clear Lake clay, sandy substratum, drained, 0 to 2 percent slopes (NRCS, 2014). These soil types are classified as hydrologic soil groups C and D, which means they have a high stormwater runoff potential. If the storm is large enough to generate runoff, localized erosion could occur. However, the soil has a low water erosion hazard (because of its high clay content) and a moderate wind erosion hazard. In addition, soil disturbance during the summer as a result of construction activities could result in soil loss and loss of topsoil because of wind erosion. With the implementation of *Mitigation Measures HYDRO-1 and HYDRO-2*, which include post-construction BMPs, as well as adherence to the City's Stormwater Management Plan and to state and local regulatory requirement, this impact would remain to **less than significant**.

**c) *Would the project 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?***

Unstable geologic units or soils are characterized by materials lacking in sufficient integrity to support urban development (e.g., poorly consolidated fill). The project area supports existing office and residential development, which indicates that geologic conditions in the area are capable of supporting the proposed development. As previously discussed, the project would be required to implement *Mitigation Measure GEO-1*, which requires preparation of a site-specific geotechnical report and implementation of site-specific design recommendations. Prior to issuance of grading permits, the City Engineer would review and approve all grading and structural foundation plans to verify that recommendations of the geotechnical report have been followed and to provide supplemental recommendations, if necessary. The City Engineer, or a representative thereof, would also inspect and approve all grading and site preparation prior to construction of improvements to ensure compliance with Uniform Building Code and local codes. With implementation of *Mitigation Measure GEO-1*, the project would have **less than significant** impacts associated with unstable geologic units or soils.

**d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?***

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Expansive soils shrink and swell as a result of moisture change. These volume changes can result in damage over time to building foundations, underground utilities, and other subsurface facilities and infrastructure if they are not designed and constructed appropriately to resist the damage associated with changing soil conditions. A review of NRCS (2014) soil survey data indicates that the project area is composed of Clear Lake Clay, which has a high shrink-swell potential. Implementation of *Mitigation Measure GEO-1*, which requires preparation of a site-specific geotechnical report and implementation of site-specific design recommendations, would ensure that this impact remains **less than significant**.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No septic tanks or alternative wastewater disposal systems are proposed and the project would have **no impact** related to these types of wastewater disposal.

### Mitigation Measures

**Mitigation Measure GEO-1:** The project applicant shall retain a licensed geotechnical engineer to prepare a final geotechnical report per California Building Standards Code and City requirements for the proposed facilities that shall be submitted for review and approved by the City of Rohnert Park prior to issuance of a grading permit. The final geotechnical engineering report shall address and make recommendations on the following:

- seismic design parameters;
- seismic ground shaking;
- liquefaction;
- expansive/unstable soils;
- site preparation;
- soil bearing capacity;
- structural foundations, including retaining-wall design;
- grading practices; and
- soil corrosion of concrete and steel.

In addition to the recommendations for the conditions listed above, the geotechnical investigation shall include subsurface testing of soil and

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groundwater conditions (as appropriate), and shall determine appropriate foundation designs that are consistent with the version of the CBC that is applicable at the time building and grading permits are applied for. All recommendations contained in the final geotechnical engineering report shall be implemented by the project applicant. Design and construction of all new project development shall be in accordance with the CBC. The project applicant shall provide for engineering inspection and certification by a qualified geotechnical or civil engineer that earthwork has been performed in conformity with recommendations contained in the geotechnical report.



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GREENHOUSE GAS EMISSIONS</b> – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 2.7 Greenhouse Gas Emissions

Climate change refers to any significant change in measures of climate, such as temperature, precipitation, or wind, lasting for an extended period (decades or longer). Gases that trap heat in the atmosphere are often called GHGs. The greenhouse effect traps heat in the troposphere through a threefold process: (1) short-wave radiation emitted by the Sun is absorbed by the Earth; (2) the Earth emits a portion of this energy in the form of long-wave radiation; and (3) GHGs in the upper atmosphere absorb this long-wave radiation and emit this long-wave radiation into space and back toward the Earth. This trapping of the long-wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect.

Principal GHGs include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide, O<sub>3</sub>, and water vapor. Some GHGs, such as CO<sub>2</sub>, CH<sub>4</sub>, and nitrous oxide, occur naturally and are emitted to the atmosphere through natural processes and human activities. Of these gases, CO<sub>2</sub> and CH<sub>4</sub> are emitted in the greatest quantities from human activities. Emissions of CO<sub>2</sub> are largely byproducts of fossil-fuel combustion, whereas CH<sub>4</sub> results mostly from off-gassing associated with agricultural practices and landfills. Manufactured GHGs, which have a much greater heat-absorption potential than CO<sub>2</sub>, include fluorinated gases, such as hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride, which are associated with certain industrial products and processes (CAT 2006).

The Intergovernmental Panel on Climate Change (IPCC) developed the Global Warming Potential (GWP) concept to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP of a GHG is defined as the ratio of the time-integrated radiative forcing from the instantaneous release of 1 kilogram of a trace substance relative to that of 1 kilogram of a reference gas (IPCC 2014). The reference gas used is CO<sub>2</sub>; therefore, GWP-weighted emissions are measured in metric tons of CO<sub>2</sub> equivalent (MT CO<sub>2</sub>E).

Regarding impacts from GHGs, both BAAQMD and the California Air Pollution Control Officers Association (CAPCOA) consider GHG impacts to be exclusively cumulative impacts

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(BAAQMD 2012; CAPCOA 2008); therefore, assessment of significance is based on a determination of whether the GHG emissions from a project represent a cumulatively considerable contribution to the global atmosphere. This analysis uses both a quantitative and a qualitative approach. The quantitative approach is used to address the first significance criterion: “Would the Project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?” This analysis considers that, because the quantifiable thresholds developed by BAAQMD in its 2009 Justification Report were formulated based on Assembly Bill (AB) 32 and California Climate Change Scoping Plan reduction targets for which its set of strategies were developed to reduce GHG emissions statewide, a project cannot exceed a numeric BAAQMD threshold without also conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs (the state Climate Change Scoping Plan). Therefore, if a project exceeds a numeric threshold and results in a significant cumulative impact, it would also result in a significant cumulative impact with respect to plan, policy, or regulation consistency, even though the project may incorporate measures and have features that would reduce its contribution to cumulative GHG emissions.

Separate thresholds of significance are established by the BAAQMD for operational emissions from stationary sources (such as generators, furnaces, and boilers) and nonstationary sources (such as on-road vehicles). As no threshold has been established for construction-related emissions, the operational emissions thresholds have been applied. The threshold for stationary sources is 10,000 MT CO<sub>2</sub>E per year (i.e., emissions above this level may be considered significant). For nonstationary sources, the following three separate thresholds have been established:

- Compliance with a Qualified Greenhouse Gas Reduction Strategy (i.e., if a project is found to be out of compliance with a Qualified Greenhouse Gas Reduction Strategy, its GHG emissions may be considered significant).
- 1,100 MT CO<sub>2</sub>E per year (i.e., emissions above this level may be considered significant).
- 4.6 MT CO<sub>2</sub>E per service population per year (i.e., emissions above this level may be considered significant). (Service population is the sum of residents plus employees expected for a development project.)

The quantitative threshold of 1,100 metric tons of CO<sub>2</sub>E annually proposed by BAAQMD in its 2009 Justification Report is applied to this analysis. If the project construction or operational GHG emissions would exceed this threshold then, consistent with BAAQMD Guidelines, it would be considered to have a cumulatively considerable contribution of GHG emissions and a cumulatively significant impact on climate change.

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- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

**Construction.** Construction of the proposed project would result in GHG emissions, which are primarily associated with use of off-road construction equipment, on-road hauling and vendor (material delivery) trucks, and worker vehicles. Since the BAAQMD has not established construction-phase GHG thresholds, construction GHG emissions were amortized assuming a 30-year development life after completion of construction and added to operational emissions to compare to the BAAQMD operational GHG threshold. Amortized GHG emissions associated with project construction would result in annualized generation of 23 MT CO<sub>2</sub>E.

A detailed depiction of the construction schedule—including information regarding phasing, equipment utilized during each phase, haul trucks, vendor trucks, and worker vehicles—is included in Appendix A.

**Operations.** Long-term operational emissions would occur over the life of the project. CalEEMod was used to estimate GHG emissions from motor vehicle trips, grid electricity usage, solid waste, and other sources (including area sources, natural gas combustion, and water/wastewater conveyance).

CalEEMod default mobile source data, including temperature, trip characteristics, variable start information, emission factors, and trip distances, were conservatively used for the model inputs. Project-related traffic was assumed to be comprised of a mixture of vehicles in accordance with the model defaults for traffic. The CalEEMod default trip rate was adjusted to match the Traffic Impact Study for the project (W-Trans 2017). It is assumed that the first full year of project operation would be in the year 2019.

CalEEMod was also used to estimate emissions from the project's area sources, which includes operation of gasoline-powered landscape maintenance equipment, which produce minimal GHG emissions.

The estimation of operational energy emissions was based on CalEEMod land use defaults and total area (i.e., square footage) of the proposed project. Annual natural gas (non-hearth) and electricity emissions were estimated in CalEEMod using the emissions factors for PG&E as a conservative estimate and adjusted to account for 25% renewable portfolio standard by 2016. The most recent amendments to Title 24, Part 6, referred to as the 2016 standards, became effective on January 1, 2017. The previous amendments were referred to as the 2013 standards. Residential buildings constructed in accordance with the 2016 standards are anticipated to use 28% less energy for lighting, heating, cooling,

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ventilation, and water heating than the 2013 standards. Although the project would be required to comply with the 2016 Title 24 standards, CalEEMod default assumptions were conservatively used, which incorporate the 2013 Title 24 standards.

Supply, conveyance, treatment, and distribution of water for the project require the use of electricity, which would result in associated indirect GHG emissions. Similarly, wastewater generated by the proposed project requires the use of electricity for conveyance and treatment, along with GHG emissions generated during wastewater treatment. Water consumption estimates for both indoor and outdoor water use and associated electricity consumption from water use and wastewater generation were estimated using CalEEMod default values. However, low flow toilets, showers, faucets, and water efficient irrigation would be part of the project per City Code and were accounted for in the model.

The proposed project would generate solid waste and would therefore result in CO<sub>2</sub>E emissions associated with landfill off-gassing. The project was assumed to comply with the 75% diversion rate consistent with AB 341 (Chesbro, Chapter 476, Statutes of 2011) (25% increase from the solid waste diversion requirements of AB 939, Integrated Waste Management Act).

The estimated operational project-generated GHG emissions from area sources, energy usage, motor vehicles, solid waste generation, water supply, and wastewater treatment are shown in Table 2.7-1.

**Table 2.7-1**  
**Estimated Annual Unmitigated Operational Greenhouse Gas Emissions**

Emission Source	CO <sub>2</sub> E (MT/yr)
Area	12.4
Energy	160.6
Mobile	306.3
Solid Waste	10.3
Water Supply and Wastewater	16.0
<b>Total</b>	<b>505.6</b>
Amortized Construction Emissions	22.9
<b>Operation + Amortized Construction Total</b>	<b>528.5</b>
<i>BAAQMD GHG Threshold</i>	<i>1,100</i>
<i>Significant (Yes or No)?</i>	<i>No</i>

Source: Appendix A

Note: Project GHG emissions are based on the "Mitigated" CalEEMod outputs in order to incorporate solid waste diversion rates consistent with AB 341 and beneficial project features including low flow toilets, showers, and faucets, water efficient irrigation, and energy star appliances, even though these would not be considered actual mitigation.

CO<sub>2</sub>E = carbon dioxide-equivalent; MT/year = metric tons per year

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Table 2.7-1 indicates that the GHG emissions associated with the project would be below BAAQMD's GHG threshold of 1,100 MT CO<sub>2</sub>E per year. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment and this would represent a **cumulatively less than significant GHG impact**.

***b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

The City of Rohnert Park has a GHG reduction plan that focuses on municipal operations, and thus is not applicable to the proposed project. The City is working with other jurisdictions to implement the Sonoma County Community Climate Action Plan to serve all of Sonoma County. Although this plan has not yet been adopted, the project does implement some of the measures that Rohnert Park is specifically contemplating:

- Measure 1-L2: Outdoor Lighting – outdoor lighting will use LED bulbs for minimum energy consumption.
- Measure 1-L3: Shade Tree Planting – numerous shade trees are on the landscape plan.
- Measure 3-L1: Convert to Electric Water Heating – while the project will use gas for heating water, emissions will be reduced by use of high-efficiency, on-demand water heating.
- Measure 4-L2: Increase Transit Accessibility – the project provides this by being built on a transit corridor. Sonoma County Transit routes 10, 12, 14, and 26 all stop within ½-block of the project, so residents and staff have bus options to work and to shopping.
- Measure 4-L3: Supporting Land Use Measures – the project provides this by being built in an infill area.

Implementation of these measures would reduce estimated GHG emissions, but conservatively were not quantified in this analysis.

The Scoping Plan, approved by CARB on December 12, 2008, provides a framework for actions to reduce California's GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs pursuant to AB 32. As such, the Scoping Plan is not directly applicable to specific projects. Relatedly, in

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the Final Statement of Reasons for the Amendments to the CEQA Guidelines, the CNRA observed that “[t]he [Scoping Plan] may not be appropriate for use in determining the significance of individual projects because it is conceptual at this stage and relies on the future development of regulations to implement the strategies identified in the Scoping Plan” (CNRA 2009). Under the Scoping Plan, however, there are several state regulatory measures aimed at the identification and reduction of GHG emissions. CARB and other state agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area source emissions (e.g., energy usage, high-GWP GHGs in consumer products) and changes to the vehicle fleet (i.e., hybrid, electric, and more fuel-efficient vehicles) and associated fuels (e.g., LCFS), among others. To the extent that these regulations are applicable to the project, its inhabitants, or uses, the project would comply with all regulations adopted in furtherance of the Scoping Plan to the extent required by law.

Regarding consistency with Senate Bill (SB) 32 (goal of reducing GHG emissions to 40% below 1990 levels by 2030) and Executive Order S-3-05 (goal of reducing GHG emissions to 80% below 1990 levels by 2050), there are no established protocols or thresholds of significance for that future-year analysis. However, CARB forecasts that compliance with the current Scoping Plan puts the state on a trajectory of meeting these long-term GHG goals, although the specific path to compliance is unknown (CARB 2014). As discussed previously, the project would generate minimal GHGs and would not conflict with the state’s trajectory toward future GHG reductions. In addition, since the specific path to compliance for the state in regards to the long-term goals will likely require development of technology or other changes that are not currently known or available, specific additional mitigation measures for the project would be speculative and cannot be identified at this time. With respect to future GHG targets under SB 32 and Executive Order S-3-05, CARB has also made clear its legal interpretation that it has the requisite authority to adopt whatever regulations are necessary, beyond the AB 32 horizon year of 2020, to meet the reduction targets in 2030 and in 2050; this legal interpretation by an expert agency provides evidence that future regulations will be adopted to continue the state on its trajectory toward meeting these future GHG targets.

Based on the preceding considerations, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and no mitigation is required. This impact would be **less than significant**.

### Mitigation Measures

No mitigation measures are necessary.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
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 checked="" 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 release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 2.8 Hazards and Hazardous Materials

**a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

Construction of the proposed project would involve temporary use of hazardous materials, including fuel for construction equipment, paints, solvents and sealants. Storage, handling, and use of these materials would occur in accordance with standard construction BMPs to minimize the potential for spill or release and ensure that any such



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spill or release would be controlled onsite. The standard construction BMPs include storing all hazardous materials inside buildings or under other cover, vehicle specifications for hazardous material transport and disposal, procedures for safe storage, and training requirements for those handling hazardous materials. Project construction contractors and future on-site businesses are required by law to implement and comply with existing hazardous material regulations. Because each of these regulations is specifically designed to protect the public health through improved procedures for handling hazardous materials, improved technology in the equipment used to transport these materials, and quicker, more coordinated response to emergencies, impacts related to the creation of significant hazards to the public through routine transport, use, disposal, and risk of upset during construction would be **less than significant**.

During operation, the proposed project would be required to use, store, and transport hazardous materials in compliance with applicable federal, state, and local regulations during project operation. Each of these regulations is specifically designed to protect the public health through improved procedures for the handling of hazardous materials, better technology in the equipment used to transport these materials, and a more coordinated, quicker response to emergencies. Therefore, impacts related to the creation of significant hazards to the public through routine transport, use, disposal, and risk of upset during project operations would be **less than significant**.

- b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Refer to the answer provided in 'a' above.

- c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The Learning to Learn Preschool and Redwood Country Kid's Club are both located within 450 feet of the proposed project site. The project site is also within one-quarter mile of Rancho Cotate High School and Lawrence E. Jones Middle School. Under PRC Section 21151.4, unless certain conditions are met, EIRs or mitigated negative declarations may not be certified or adopted for projects within a quarter-mile radius of schools that would include constructing or altering facilities that meet any of the following criteria:

- might reasonably be anticipated to emit hazardous air emissions;

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- would handle an extremely hazardous substance or a mixture containing extremely hazardous substances in a quantity equal to or greater than the state threshold quantity specified in Section 25532(j) of the Health and Safety Code; or
- may pose a health or safety hazard to persons who would attend or would be employed at the school.

As discussed in Section 2.3 of this Initial Study, the project would not expose sensitive receptors to substantial, long-term pollutant concentrations or health risk during construction or operations. Neither construction nor operation would result in the handling of substances classified as extremely hazardous. The implementation of the proposed project would not subject existing school children or school employees to new hazardous substances, or hazardous substances at locations that are any closer than the current distances. Small quantities of hazardous materials such as fuels, oils, and lubricants would be used in construction equipment. Construction contractors would be required to use, store, and transport hazardous materials in compliance with federal, state, and local regulations. There would be no significant or extraordinary conditions associated with the project that would result in the release of hazardous or acutely hazardous materials, substances, or waste. During operation of the project, the use, storage, and transport of hazardous materials would be required to comply with applicable federal, state, and local regulations. The use of these materials during construction and operation would not represent a safety hazard for persons who would attend or be employed in either of the nearby schools. Therefore, this impact would be **less than significant**.

- d) *Would the project be located on a site that 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?*

A search of federal, state, and local databases regarding hazardous material releases and site cleanup lists was conducted for the project site. The project site was not identified in any of the records, is not included on the Department of Toxic Substance Control's site cleanup list, and is not expected to be affected by any offsite spill incidents. Therefore, the project would have **no impact** related to the site being included on or affected by other sites that are included on a hazardous material release site.

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- 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?*

The closest open, operational airport is the Petaluma Municipal Airport, approximately 9 miles southeast of the project area. There are no airports or airstrips within 2 miles of the project area. Therefore, there would be **no impact**.

- 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?*

Refer to the answer provided in 'e' above.

- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The development of the proposed assisted living and memory care facility on a 3.5-acre site in the City of Rohnert Park would not include the development of new roads or uses that would interfere with the City's emergency response or evacuation plans. The project would be designed to facilitate emergency traffic through and around the site, in accordance with the City's Public Safety Department development standards. Access for all fire and police emergency response vehicles would be maintained on Medical Center Drive and in the immediate project area throughout the construction period.

During project construction, nearby roadways in the project vicinity could be affected intermittently. Construction activities could result in temporary lane closures, increased construction truck traffic, and other roadway effects that could slow or interfere with emergency vehicles, temporarily increasing response times and impeding existing services. Implementation of *Mitigation Measure HAZ-1*, which would require preparation of a traffic control plan for construction activities, would ensure that travel of emergency vehicles on potentially affected roadways would not be adversely impacted and related impacts remain at a **less than significant** level.

At the completion of the project, construction traffic would no longer be using City streets for site access, and the potential for lane and roadway closures and detours related to construction traffic would no longer be present. Therefore, no potential for project-related operational activities would exist to result in delays in emergency vehicle response times, or to impede access for emergency vehicles, and there would be **no impact**.

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- h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

The project area is in a local responsibility area (LRA) that does not contain any very high fire hazard severity zones. Most of the area surrounding the project site is already developed with urban land uses. Fire suppression services in the project area are currently and would continue to be provided by the City of Rohnert Park. Because the project area is not in or near an area of high fire hazard severity, and because adequate fire protection services would be provided by a local fire protection district, this impact would be **less than significant**.

### **Mitigation Measures**

**Mitigation Measure HAZ-1:** The project applicant shall prepare and implement a traffic control plan for construction activities that may affect road rights-of-way, to facilitate travel of emergency vehicles on affected roadways. The traffic control plan must follow applicable City of Rohnert Park standards and must be approved and signed by a professional engineer. Measures typically used in traffic control plans include advertising of planned lane closures, warning signage, a flag person to direct traffic flows when needed, and methods to ensure continued access by emergency vehicles. During project construction, access to the existing land uses shall be maintained at all times, with detours used, as necessary, during road closures. The traffic control plan shall be submitted to the City for review and approval prior to commencing construction.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 2.9 Hydrology and Water Quality

**a) *Would the project violate any water quality standards or waste discharge requirements?***

Many construction-related wastes have the potential to degrade existing water quality and beneficial uses by altering the dissolved oxygen content, temperature, pH, suspended-

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sediment and turbidity levels, or nutrient content, or by causing toxic effects in the aquatic environment. Development at the project site would include earth-disturbing activities, grading, and trenching that could expose disturbed areas and stockpiled soils to winter rainfall and stormwater runoff. Areas of exposed or stockpiled soils could be subject to sheet erosion during short periods of peak stormwater runoff, allowing temporary discharges of sediment to Copeland Creek, which empties into Laguna de Santa Rosa. If not managed properly, water used for dust suppression during construction could also enter drainage systems or creeks and ultimately into Laguna de Santa Rosa. Accidental spills of construction-related contaminants (e.g., fuels, oils, paints, solvents, cleaners, and concrete) could also occur during construction, resulting in releases to nearby surface water, and thereby degrading water quality. Implementation of *Mitigation Measures HYDRO-1* and *HYDRO-2* would require adherence to applicable local regulations, and compliance with grading plan requirements would adequately avoid violations of water quality standards and would reduce construction-related impacts on water quality to a **less than significant** level.

The proposed project could result in changes to drainage patterns and water quality associated with the altered use of the site. Stormwater that drains from the site would potentially carry different or possibly higher concentrations of pollutants into receiving waters. Water used for irrigation of landscaped areas may encounter pesticides, herbicides, and fertilizer. Water that encounters these chemicals but is not absorbed by plants and soil could enter the storm drain system and be conveyed to receiving waters. The potential discharges of contaminated urban runoff from paved and landscaped areas with implementation of the proposed project could contribute to adverse effects on aquatic organisms in receiving waters.

Water quality and stormwater runoff is regulated under a National Pollutant Discharge Elimination System (NPDES) municipal separate storm sewer system (MS4) stormwater permit with the North Coast Regional Water Quality Control Board (RWQCB). Project improvements must be consistent with the City of Rohnert Park Storm Drain Design Standards. As of 2014, the Storm Drain Design Standards reference the City of Santa Rosa and Sonoma County 2011 LID Manual, as required by the City's MS4 permit.

The LID manual provides technical guidance for project designs that require the implementation of permanent LID features and stormwater BMPs. The design goal stated in the LID Manual requires that 100 percent of the design storm event (85th percentile, 24 hour) runoff generated from the developed site be treated on-site, and that any increase in runoff volume caused by development or redevelopment for the design storm be infiltrated and/or reused on-site (City of Santa Rosa and County of Sonoma, 2011). The report that satisfies the project-specific MS4 permit requirements is a project-specific

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Standard Urban Stormwater Mitigation Plan (SUSMP). The City's Revised Phase II NPDES Storm Water Management Plan (SWMP) identifies BMPs and an overall strategy to minimize stormwater runoff pollution and sediment (City of Rohnert Park, 2005).

The 2011 LID Manual is in the process of being revised to meet new NPDES Permit requirements. In the proposed revised manual, new development would not create any new runoff.

Design and construction of drainage systems per the Sonoma County Water Agency (SCWA) Flood Control Design Criteria would ensure that storm drainage systems are adequately sized. Implementation of post-construction BMPs would reduce pollutants in stormwater runoff. With implementation of *Mitigation Measures HYDRO-1* and *HYDRO 2*, which include post-construction BMPs, as well as adherence to the City's SWMP and to state and local regulatory requirements, potential water quality and runoff impacts from development at the project site would be reduced to a **less than significant** level.

- b) *Would the project 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 that would not support existing land uses or planned uses for which permits have been granted)?*

Implementation of the proposed project would result in impervious surfaces that would interfere with on-site groundwater recharge. New development associated with the project would be required to comply with the City's standards and current stormwater BMPs. Furthermore, the project would be required to comply with the City's stormwater drainage standards and the City of Santa Rosa and Sonoma County LID Manual. Design requirements include the treatment of all runoff generated by an 85th percentile, 24-hour storm event and specify that new development or redevelopment must not increase the volume of runoff in an 85th percentile, 24-hour storm event. The LID Manual also includes a menu of BMPs that can be used to capture, infiltrate, and/or reuse stormwater on-site. Therefore, this impact would be **less than significant**.

- c) *Would the project 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?*

Future development at the project site would require vegetation removal, grading, trenching, and soil movement for the placement of new structures on-site, which could alter drainage courses and runoff patterns from existing conditions. Alterations to existing

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drainage patterns or flow velocities could result in a short-term increase in erosion or siltation that may have adverse effects on water quality. Development would not alter the course of existing creeks.

Implementation of *Measures HYDRO-1* and *HYDRO-2* would prescribe specific construction BMPs as part of the SWPPP and ECP, which would reduce the effects of ground disturbance at the site during construction, which in turn would reduce the impact on drainage, erosion, and sedimentation during construction to **less than significant** level.

Once completed, the project could result in altered drainage patterns that could increase the potential for erosion, siltation, and associated adverse water quality effects on- or off-site. As previously discussed, the City requires all new development projects to design and construct storm drainage systems in accordance with the City of Rohnert Park Storm Drain Design Standards, which includes the City of Santa Rosa and Sonoma County's Manual and associated LID requirements. Adherence to the City's SWMP would provide for compliance with the City's MS4 NPDES stormwater permit requirements through the implementation of site-specific stormwater capture and treatment BMPs, as well as maintenance and inspection requirements for those BMPs. Implementation of *Mitigation Measures HYDRO-1* and *HYDRO-2* would also include post-construction stormwater pollution prevention BMPs. In addition, SCWA reviews project drainage system plans for compliance with its Flood Control Design Criteria. Compliance with these regulations would ensure that storm drainage systems are adequately sized to convey post-development runoff. Implementation of *Mitigation Measures HYDRO-1* and *HYDRO-2*, adherence to the City's SWMP, and compliance with SCWA's design criteria would reduce impacts from erosion and siltation caused by changes in existing drainage patterns to a **less than significant** level.

- d) *Would the project 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?*

**Construction.** Construction of the project would require grading and soil disturbance for placement of a new structure on-site, which could substantially alter drainage courses and runoff patterns from existing conditions, and could result in flooding on- or off-site. Implementation of *Mitigation Measures HYDRO-1* and *HYDRO-2* would prescribe specific construction BMPs as part of project-specific SWPPPs, which would reduce the impact of ground disturbance and would reduce the impact on drainage and the rate or amount of surface runoff during construction to **less than significant** level.



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**Operations.** As described above, the proposed project would not result in a net increase of impervious surfaces. The City requires all new development projects to design and construct storm drainage systems in accordance with the City of Rohnert Park Storm Drain Design Standards, which includes the City of Santa Rosa and Sonoma County's Manual. The design goal stated in the manual requires that any increase in runoff volume from development or redevelopment for the design storm (85th percentile, 24 hour storm event) be infiltrated and/or reused on-site (City of Santa Rosa and County of Sonoma, 2011). Through compliance with the MS4 Permit requirements, which would include adherence to the City's SWMP, the proposed project would not result in any increase in runoff volume in comparison to existing conditions, because 100 percent of any increase in stormwater volume would be required to be infiltrated and/or reused on-site.

In addition, SCWA reviews project drainage system plans for compliance with its Flood Control Design Criteria. Compliance with these regulations would ensure that storm drainage systems are adequately sized to convey post-development runoff. With implementation of *Mitigation Measures HYDRO-1 and HYDRO-2* and adherence to the City's SWMP, in addition to compliance with SCWA's design criteria, the proposed plan would not result in flooding or exceed the capacity of existing or planned stormwater drainage systems. Accordingly, this impact would be **less than significant**.

- e) *Would the project 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?*

Refer to answer provided in 'd' above.

- f) *Would the project otherwise substantially degrade water quality?*

Refer to answer provided in 'a' above.

- g) *Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

The project site is within a 100-year flood zone (City of Rohnert Park, 2015: Figure 7.2-2). According to the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map (FIRM) Number 06097C0881E, the project site is located within Zone AO, a Special Flood Hazard Area defined as having "flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined." (FEMA, 2017). Under *Mitigation Measure HYDRO-3*, the project proponent would be required to ensure that the project structures are located outside the 100-year flood zone. This may be

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achieved through various methods, including the project proponents proposed course of action, which is to obtain a Letter of Map Revision from FEMA. A Letter of Map Revision from FEMA would serve to remove the site from the designated 100-year flood zone, in compliance with *Mitigation Measure HYDRO-3*. With implementation of *Mitigation Measure HYDRO-3*, the project would not be constructing housing within a 100-year flood hazard area and impacts would be reduced to a **less than significant** level.

- h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

Refer to the answer provided in 'g' above.

- i) Would the project 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?*

The project site is not located in an area that is protected by levees, there are no reservoirs located in the vicinity, and the project area is located outside of a dam inundation area, as described in the City of Rohnert Park's draft Local Hazard Mitigation Plan (ABAG, 2011). Therefore, project implementation is not expected to expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam.

As previously discussed, the project is currently within the 100 year floodplain as designated on FEMA's FIRM Number 06097C0881E. To ensure impacts related to flooding remain less than significant, the project would be required to implement *Mitigation Measure HYDRO-3*, which would ensure that no structures are located within the 100 year floodplain. Implementation of *Mitigation Measure HYDRO-3* would ensure impacts related to flooding are **less than significant**.

- j) Inundation by seiche, tsunami, or mudflow?*

The potential for tsunamis or seiches in the project area would be negligible due to the distance from water bodies that could generate seismically induced tidal phenomena (i.e., the Pacific Ocean is approximately 20 miles west of the project area at the closest point, and there are no large water bodies [i.e., lakes, reservoirs] near the plan area). Therefore, **no impact** would occur.

The project area is on flat terrain. Soils are primarily Clear Lake clays, which typically have low erosion potential. In addition, the project area is located at a distance from hillier areas that could result in landslides and mudflows that could affect the site

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(ABAG, 2011). Therefore, potential impacts from mudflows would be **less than significant**.

### Mitigation Measures

**Mitigation Measure HYDRO-1:** The applicant or its consultant shall apply to the North Coast RWQCB for coverage under the Construction General Permit and prepare a site-specific SWPPP for approval by the North Coast RWQCB before any onsite demolition, grading, or construction activities begin. The SWPPP shall cover pre- and post- construction activities and describe site-specific and construction phase-specific activities detailing the following:

- activities that may cause pollutant discharge (including sediment);
- BMPs, consistent with the requirements of the NPDES permit, to reduce the potential for contaminated runoff, such as limiting ground-disturbing activities during the winter rainfall period, minimizing exposure of disturbed areas and soil stockpiles to rainfall, and minimizing construction activities near or within drainage facilities;
- erosion and sedimentation control measures to be implemented, such as soil stabilization, mulching, silt fencing, or temporary desilting basins; good housekeeping practices, such as road sweeping and dust control; and diversion measures, such as the use of berms to prevent clear runoff from contacting disturbed areas; and
- hazardous materials spill prevention and response measure requirements, including lists of materials proposed for use, handling and storage practices, identification of spill response equipment, spill containment and cleanup procedures, and identification of regulatory notification protocols and contact phone numbers to be used in the event of a spill.

The applicant shall implement the SWPPP, monitoring all BMPs and the parties responsible for them, in conformance with the guidelines set forth in the Construction General Permit.

**Mitigation Measure HYDRO-2:** The project applicant shall submit a site-specific erosion control plan (ECP) to the City of Rohnert Park City Engineer prior to issuance of a grading permit. All sites that will have grading activities are required to submit an ECP. The ECP shall include the placement of structural and nonstructural stormwater pollution prevention controls that prevent erosion during and after construction. Proper soil stabilization shall be required for all graded areas. A

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grading permit shall not be issued until all of the required data, including the ECP, have been submitted and approved. City of Rohnert Park Ordinance 798, Section 15.50.090, provides additional detail regarding excavation, grading, and filling regulations.

**Mitigation Measure HYDRO-3:** The project proponent shall ensure that the project will be located outside of the 100-year floodplain. It is expected this will be achieved through approval of a Letter of Map Revision by FEMA. The method(s) used to ensure the future structures are outside of the floodplain shall be approved by the City and implemented prior to construction.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING – Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 2.10 Land Use and Planning

**a) *Would the project physically divide an established community?***

The proposed project site is located adjacent to existing office and residential land uses. The Oak View of Sonoma Hills senior apartments are located on the adjacent property. The project would match the land uses of the surrounding area and would not physically divide an established community. Therefore, the project would have **no impact** related to dividing existing neighborhoods.

**b) *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?***

The project site General Plan Land Use Designation is Office. The project site is zoned C-O: Office Commercial. The project proposes an assisted living and memory care facility. This proposed use would be permitted within the office commercial designation with a conditional use permit. With approval of the proposed permit, the project would be consistent with the City's General Plan and Zoning Map, and other City plans and policies, and impacts would remain **less than significant**.

**c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?***

The proposed project would not conflict with any habitat conservation plans or natural community conservation plans because no approved plans apply to the project area. **No impact** would occur.

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### **Mitigation Measures**

No mitigation measures are necessary.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. MINERAL RESOURCES – Would the project:</b>				
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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

### 2.11 Mineral Resources

- a) *Would the project 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?*

The undeveloped site is located in an urban area surrounded by existing development; is not designated as a locally important mineral resource recovery site; and does not have an operating mine, sampling area, or available known mineral resource that would be of value to the region and the residents of the state (City of Rohnert Park, 2015). Therefore, **no impact** associated with mineral resources would result from implementation of the proposed plan.

- b) *Would the project 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?*

Refer to answer provided in 'a' above.

### Mitigation Measures

No mitigation measures are necessary.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE</b> – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

### 2.12 Noise

The proposed project site is comprised of approximately 3.5 acres east of the intersection of Rohnert Park Expressway and Snyder Lane and south of Medical Center Drive. Development to the north and west of the site is office and professional space, to the east are the Oak View of Sonoma Hills Apartments and the University District Specific Plan area, and to the south are Rohnert Park Expressway and a single-family residential neighborhood located in proximity to Rancho Cotate High School and Sonoma State University.

Existing noise sources affecting the noise environment in the project area include traffic from Rohnert Park Expressway, local traffic on Snyder Lane and Medical Center Drive, other local streets serving existing developments in the area, and noise generated by existing land uses in the project vicinity.

#### Thresholds of Significance

The project site is located in the City of Rohnert Park, and therefore noise levels are governed by the City of Rohnert Park Noise Element and Noise Ordinance. Chapter 17.12 of the Rohnert Park



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Code of Ordinances offers performance standards. The ordinance states:

*A. No uses or activities shall create noise levels which exceed the following standards:*

Table 5: City of Rohnert Park Maximum Noise Levels (dBA) [1]

Zoning District	Measured at Property Line or District Boundary	Measured at any Boundary of a Residential District	Between 7PM and 7AM measured at any boundary of a residential zone [4]
Residential	60 [2]	N.A.	50 or ambient noise level
Commercial	70	60	50 or ambient noise level
Industrial (4)	70 [3]	60	50 or ambient noise level
Mixed Use	65 [2]	60	50 or ambient noise level
Public/Institutional	65	60	50 or ambient noise level
Open Space	65	60	50 or ambient noise level

- 1 Levels not to be exceeded more than 5 minutes in any hour
- 2 The maximum interior noise level for residential uses shall be forty-five dBA with all openings closed.
- 3 For commercial and industrial properties, the measurement shall be at the property line of the use or activity.
- 4 Restricted hours may be modified through conditions of an approved conditional, administrative, or temporary use permit.

*B. The noise standards above shall be modified as follows to account for the effects of time and duration on noise levels:*

- 1) *Noise that is produced for no more than a cumulative period of five minutes in any hour may exceed the above standards by five dBA except between the hours of 7:00 PM and 7:00 AM.*
- 2) *Noise that is produced for no more than a cumulative period of one minute in any hour may exceed the above standards by ten dBA except between the hours of 7:00 PM and 7:00 AM.*
- 3) *Mechanical and electrical equipment shall provide adequate shielding and baffling so that noise levels from such equipment will not exceed the above noise levels when measured at the property line.*

The City provides certain exemptions or further restrictions from these operational noise standards. For example, the City prohibits noise producing construction activities in residential

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zones from between the hours of 6:00 p.m. of one day and 8:00 a.m. of the next day in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefore has been duly obtained from the superintendent of public works. The City prohibits noise from mechanical equipment operations to cause the noise level at the property line of any property to exceed the ambient base noise level by more than 5 decibels.

- a) *Would the project result in 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?*

### Construction Noise

The project proposes to construct an assisted living and memory care facility in an area primarily developed with office, commercial, and residential uses. On the adjacent property to the east of the project site is the Oak View of Sonoma Hills Apartment complex for residents age 55 and older. The Oak View Apartments were constructed as Phase I of the Oak View Senior Residential Project and the proposed project will be Phase II.

During the construction phases of the proposed project, noise from construction activities would add to the noise environment in the immediate project vicinity. Project construction activities would occur in a single phase and are anticipated to occur from June 2017 to December 2018. Temporary construction-related noise levels may at times cause minor annoyance, but the City of Rohnert Park does not have construction noise level limits for construction activity occurring within the period between 8:00 AM and 6:00 PM daily. Therefore, this would be considered a **less than significant** impact with implementation of the standard noise control measures included in *Mitigation Measure NOI-1*.

### Exterior Noise

Existing exterior noise sources in the project area include traffic from Rohnert Park Expressway, local traffic on Snyder Lane and Medical Center Drive, other local streets serving existing developments in the area. While the proposed project includes outdoor recreational areas for the residents, none of the designated recreational areas are located on the side of the property that is adjacent to Rohnert Park Expressway. The outdoor recreational activities and garden areas are located on the west side of the building and within courtyards that are internal to the building itself. Buildings are expected to shield

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outdoor use areas due to noise from adjacent roadways. Accordingly, impacts related to exposure to traffic noise would be **less than significant**.

### Interior Noise

The proposed residences on the project site would be exposed to future Rohnert Park Expressway noise. To ensure noise levels are in compliance with the City of Rohnert Park interior (45 dB Ldn) noise level standards for new residential developments, the project would be required to implement *Mitigation Measure NOI-2* which requires the project applicant to demonstrate compliance with the interior noise performance standard or, if necessary, to include the necessary acoustical treatments. With implementation of this measure, interior noise impacts would be **less than significant**.

**b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?***

The proposed project would not include equipment or activities capable of producing substantial ground borne vibration or ground borne noise levels. The only ground vibration potential would be associated with short-term construction of the proposed project. Project construction activities (e.g., earthwork) could expose persons to groundborne vibration; however, these activities are temporary in nature and would not be expected to result in any unusual or excessive vibration levels. In addition, the potential for groundborne vibration to occur is low because the type of equipment used and construction activities would not create the type of vibration that could be experienced by adjacent uses (e.g. pile drivers). Also, as previously stated, the City of Rohnert Park Municipal Code (Ord. 152 § 3.1, 1971) limits noise-generating construction activities to 8:00 a.m. to 6:00 p.m. Compliance with the City's Municipal Code requirements and implementation of the standard noise control measures included in *Mitigation Measure NOI-1* would ensure that short-term construction related vibration impacts remain **less than significant**.

**c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?***

After construction of the proposed project, vehicle traffic to and from the site and residential activities onsite would result in a permanent increase in noise levels in the project vicinity. However, project-related operational noise would be similar to and consistent with existing uses within the project vicinity. Noise generated on the project site would result in no substantial change in existing noise levels in the project area and

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as experienced by existing residences in close proximity to the proposed project. This impact would be **less than significant**.

Area noise levels are not expected to increase significantly due to HVAC or mechanical equipment servicing the project. However, details regarding mechanical equipment are not yet available for review. The City's Noise Ordinance states that mechanical and electrical equipment shall have adequate shielding and baffling to meet the noise standards. Implementation of *Mitigation Measure NOI-3* would ensure that impacts associated with mechanical noise remain **less than significant**.

- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Short-term noise would be associated with heavy equipment used for the grading and construction of the project. Temporary construction-related noise levels may at times cause minor annoyance, but the City of Rohnert Park does not have construction noise level limits for construction activity occurring within the period between 8 AM and 6 PM daily. Therefore, this would be considered a **less than significant** impact with implementation of the standard noise control measures included in *Mitigation Measure NOI-1*.

The outdoor dog run associated with the project would not be expected to result in a substantial increase in the ambient noise levels. Parking lot noise would cause minor increases in nearby ambient noise levels, but these levels would be expected to fall to a level that is **less than significant** at the nearest residential receivers.

- e) *Would the project be 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?*

The proposed project site is not located within an airport land use plan or located near a public airport or public use airport. Petaluma Municipal Airport is the closest airport and located approximately 9 miles away from the proposed project location. There would be **no impact** related to airport noise.

- f) *Would the project be within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

The proposed project is not located near a private airstrip. Graywood Ranch Airport is the closest private airstrip and located approximately 18 miles away from the proposed

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project location. Accordingly, there would be **no impact** related to airstrip noise exposure.

### Mitigation Measures

**Mitigation Measure NOI-1:** Noise-generating activities at the construction site or in areas adjacent to the construction site associated with the project in any way shall be restricted to the hours of 8:00 a.m. to 6:00 p.m. In addition, all construction activity shall comply with the following requirements:

1. Use available noise suppression devices and properly maintain and muffle loud construction equipment.
2. Avoid the unnecessary idling of equipment and stage construction equipment as far as reasonable from residences.
3. Notify adjacent uses of the construction schedule.
4. Designate a “noise disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
5. All noise-producing project equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed “package” equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment.
6. All mobile or fixed noise-producing equipment used on the Project that are regulated for noise output by a local, state, or federal agency shall comply with such regulation while in the course of Project activity.
7. Construction site and access road speed limits shall be established and enforced during the construction period.

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8. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
9. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary.

**Mitigation Measure NOI-2:** The project applicant shall retain a qualified acoustical consultant to ensure that interior noise levels at residences does not exceed as a result of traffic noise 45 dB Ldn. If treatments are necessary, treatments may include installing acoustically rated windows, and blocking sound transmission paths through vents or other openings in the building shell. If windows must be closed to achieve this performance standard, air conditioning must be provided. The acoustical consultant will prepare and submit to the City a report detailing compliance with the interior noise performance standard or, if necessary the acoustical treatments to be applied to the building for compliance with the interior noise performance standard. The report must be reviewed and approved by the City before a building permit is issued.

**Mitigation Measure NOI-3:** Prior to issuance of a building permit, the applicant shall submit documentation that the mechanical equipment does not produce levels exceeding the noise standards or that shielding to be installed will reduce noise levels to those in compliance with City standards.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. POPULATION AND HOUSING – Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

### 2.13 Population and Housing

- a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The proposed project is an assisted living and memory care facility that would serve existing City residents. The project would not result in or encourage substantial population growth. The project site is currently undeveloped and thus the project would not demolish existing homes and would not necessitate the construction of replacement homes. Furthermore, the development of the site would not displace any number of people and would not require replacement housing. Therefore, the project's impact on population and housing would be **less than significant**.

- b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

Refer to answer provided in 'a' above.

- c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Refer to answer provided in 'a' above.

### Mitigation Measures

No mitigation measures are necessary.

## Clearwater at Sonoma Hills Initial Study

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. PUBLIC SERVICES</b>				
a) 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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 2.14 Public Services

- a) *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:*

#### *Fire protection?*

The City of Rohnert Park Department of Public Safety Fire Services Division provides fire protection and emergency medical services for the project site. Residents and employees of the project may require the services from the City Fire Department. The nearest City fire station is located at 500 City Center Drive, approximately 1 mile from the project site. The added increase in service calls associated with development of the proposed assisted living and memory care facility in the City would not be expected to pose a significant challenge or concern for the Fire Services Division. The project would not require the construction of new or expanded fire facilities or an expansion of the existing fire station.

The proposed facility would be required to comply with applicable building and fire safety codes, including availability of water for fire suppression, emergency vehicle access, and fire safety regulations. The Fire Services Division also would be notified of any temporary and short-term impacts on fire protection services resulting from construction activities, such as street closures. Therefore, the impact related to fire protection would be **less than significant**.



## Clearwater at Sonoma Hills Initial Study

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### *Police protection?*

The City of Rohnert Park Department of Public Safety Police Services Division provides law enforcement protection for the project site. Residents and employees of the project may require police assistance in the event of an emergency. The police department headquarters is located at 500 City Center Drive, approximately 1 mile from the project site. The added increase in service calls associated with development of the proposed assisted living and memory care facility in the City would not be expected to pose a significant challenge or concern for the Police Services Division and would not require constructing new or expanded law enforcement facilities. Accordingly, the project would result in a **less than significant** impact on provision of police protection services or related to the physical expansion of police facilities.

### *Schools?*

The proposed project would result in the development of an assisted living and memory care facility. Due to the nature of the facility and its intended residents, the development of this facility would not result in an increased need for new school facilities. Impacts to existing school facilities would be **less than significant**.

### *Parks and other public facilities?*

The proposed project would result in the development of an assisted living and memory care facility. Due to the nature of the facility, recreational facilities proposed and its intended residents, the development of this facility would not result in an increased need for new parks or other public facilities. Accordingly, impacts to parks and other public facilities would be **less than significant**.

### **Mitigation Measures**

No mitigation measures are necessary.

## Clearwater at Sonoma Hills Initial Study

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

### 2.15 Recreation

- 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?*

The proposed project would construct an assisted living and medical care facility. Due to the nature of the facility and its intended residents, the development of this facility would not be expected to result in an increase the use of existing neighborhood parks or recreational facilities. The project would be expected to serve primarily existing City residents and would not result in an increase in the local or regional residential population. Accordingly, the project would not increase demand for neighborhood or regional parks. The project would have a **less than significant** impact on existing neighborhood and regional parks.

- 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?*

As discussed in the Project Description, the proposed project would include onsite recreational facilities and amenities for its residents. Effects associated with the construction of the proposed project and recreational amenities are evaluated under the individual resource topics in this Initial Study. The project would have **less than significant** impacts resulting from construction or expansion of recreational facilities.

### Mitigation Measures

No mitigation measures are necessary.

## Clearwater at Sonoma Hills Initial Study

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 2.16 Transportation and Traffic

W-trans conducted an evaluation of potential traffic impacts (W-trans, 2017) associated with the Clearwater at Sonoma Hills project within the context of the traffic study that prepared for the project in 2002. In the Traffic Impact Study for the Oak View Independent Senior Living & Wellness Campus, TJKM Transportation Consultants, May 21, 2002, (TIS) the currently-proposed project was evaluated as Phase II of the project.

Both traffic reports were referenced to complete the assessment below and are included in Appendix C of this Initial Study.

## Clearwater at Sonoma Hills Initial Study

- a) *Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

### Trip Generation

When the TIS for the project was prepared in 2002, Phase II of the project was identified as including a health clinic with ten employees and 135 beds of congregate assisted living. The 2002 TIS concluded that Phase II of the project, as evaluated, was expected to generate 32 trips during the morning peak hour and 56 during the evening peak hour.

The project as currently proposed, includes 114 beds in an assisted living facility. Based on the decreased number of beds, W-Trans concluded that the project would be expected to generate 16 trips during the morning peak hour and 25 during the evening peak hour, less than what was assumed in the original TIS. These results are summarized in Table 2.16-1 below.

**Table 2.16-1 Trip Generation Summary**

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
2002 Traffic Study											
Health Clinic	10 employees	7.75	78	0.90	10	5	5	1.23	12	5	7
Congregate Care	135 beds	2.15	290	0.06	8	5	3	0.17	23	13	10
Sub-total		368		18		10	8	35		18	17
Proposed Project											
Assisted Living	114 beds	2.66	303	0.14	16	10	6	0.22	25	11	14
Change in Trip Generation		-65		-2		0	-2	-10		-7	-3

Source: W-Trans, 2017

As shown in Table 2.16-1, the proposed project would be expected to generate fewer trips than originally evaluated in 2002 and impacts associated with trip generation would remain **less than significant**.

### Intersection Operation

The 2002 TIS indicated that the intersection of Rohnert Park Expressway/Snyder Lane was operating at Level of Service (LOS F), and while the addition of project-generated traffic resulted in increased delay, because the service level did not deteriorate further,

## Clearwater at Sonoma Hills Initial Study

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this was deemed acceptable under the City's standards. Capacity enhancements that have occurred since 2002, including providing protected left-turn phasing on all approaches, or are currently planned and will be under construction soon, such as widening of both Snyder Lane and Rohnert Park Expressway, provide additional capacity along these corridors that would reasonably be expected to improve operation at this intersection, and thereby better accommodate the minimal number of new trips generated by the project.

The 2002 TIS included a recommendation that the intersection of Snyder Lane/Medical Center Drive be signalized. Under *Mitigation Measure TRA-1*, the Conditions of Approval for the 2002 Oak View Senior Residential project would remain applicable to the proposed project, with the need for installing a signal to be based on what was determined in 2002. Implementation of *Mitigation Measure TRA-1* would ensure that intersection impacts remain **less than significant**.

### Alternative Modes

Consideration was not given to adequacy of facilities for pedestrians, bicyclists and transit riders in the 2002 study. A review of existing conditions together with plans for improvements on Rohnert Park Expressway and recently-constructed improvements on Snyder Lane indicates that a fully-connected system of pedestrian walkways would be available to residents, guests and employees of the site, resulting in adequate access for pedestrians (W-Trans, 2017).

Sonoma County Transit Routes 10, 10T, 12, 12T, 14, 14T and 46 serve the area surrounding the project site, and all stop on Snyder Lane near Medical Center Drive, a short walk from the project site. Given the number of routes that run through the area, transit access for the project is considered to be adequate (W-Trans, 2017).

Bike lanes exist on both Snyder Lane and Rohnert Park Expressway, providing good bicycle connectivity to the site. The updated traffic study suggests that a rack providing space for at least four bicycles be included as part of the development. This requirement is included as *Mitigation Measure TRA-2*. Implementation of *Mitigation Measure TRA-2* would ensure that this impact remains **less than significant**.

- b) *Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

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The proposed plan would not conflict with an applicable congestion management program for designated roads or highways. Therefore, this impact would be **less than significant**.

- c) *Would the project 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?*

The proposed project would not result in a change in air traffic patterns, including either an increase in air traffic levels or a change in location that would result in substantial safety risks during construction or operation. The closest airports are the Sonoma County Airport and Petaluma Municipal Airport, both over 9 miles from the project area. There would be no safety risks associated with proximity to airports; therefore, **no impact** would occur.

- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Access to the project site is proposed via a connection to the parking fields for the Phase I project, Oak View Apartments, which takes access to Rohnert Park Expressway across from Jasmine Circle. The site also includes a driveway on Medical Center Drive, which connects to Snyder Lane. In addition to these two existing access points to the surrounding street network, a new driveway on Rohnert Park Expressway is proposed to be located at the easterly side of the project site.

At the location where the new driveway is proposed, Rohnert Park Expressway is a divided boulevard, with a planted median separating the two directions of travel. The median ends in the vicinity of the proposed driveway, but the planted median extends beyond its proposed location. As a result the driveway would be limited to right-turns in and out.

This section of Rohnert Park Expressway has a posted speed limit of 45 mph. Due to current construction activities the speed limit has been temporarily reduced, so actual speeds at the driveway location would not translate to post-project conditions. However, sight distance to the east was measured at approximately 600 feet, which is adequate for speeds of up to about 60 mph. Sight lines are similarly good to the west, but since drivers would only be able to turn right, sight lines to the west are not relevant. Assuming that drivers approaching on Rohnert Park Expressway would be traveling at or even above the posted speed limit, the available sight distance is more than adequate (W-Trans, 2017).

## Clearwater at Sonoma Hills Initial Study

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Given the proposed design and surrounding conditions, the access as proposed is expected to operate acceptably and impacts related to design features or incompatible uses would be **less than significant**.

*e) Would the project result in inadequate emergency access?*

The proposed site plan includes a fire access road surrounding the building. This would provide sufficient access to the site and all portions of the building for police, fire, and emergency medical services. Emergency access would be maintained on all roads throughout construction. **No impact** associated with inadequate emergency access would result from implementation of the proposed project.

*f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

Refer to the answer provided in 'a' above.

### Mitigation Measures

**Mitigation Measure TRA-1:** The Conditions of Approval for the 2002 Oak View Senior Residential project shall remain applicable to the proposed Clearwater at Sonoma Hills project.

**Mitigation Measure TRA-2:** The project shall provide a minimum of four onsite bicycle spaces in compliance with Section 17.16.140 of the City of Rohnert Park Zoning Code.

## Clearwater at Sonoma Hills Initial Study

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. TRIBAL CULTURAL RESOURCES</b> – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 2.17 Tribal Cultural Resources

*Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*

The proposed project would construct an assisted living and memory care facility on a vacant, previously disturbed property. No tribal cultural resources are known to be present at the site. The Native American Heritage Commission (NAHC) provided a review of their Sacred Lands files on February 6, 2017, which indicated that there is no specific information on the site in the NAHC's Sacred Lands File.

Assembly Bill (AB) 52 requires lead agencies to consult with California Native American Tribes that request such consultation prior to the agency's release of a Notice of Preparation (NOP) of an EIR, or notice of an MND, or Negative Declaration (ND) on or after July 1, 2015. The City of Rohnert Park sent AB 52 letters to Native American tribes



## Clearwater at Sonoma Hills Initial Study

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in the area to inform them about the project and to offer an opportunity to consult or comment prior to the public circulation of the Notice of Intent. No responses have been received to date.

Since there are no known tribal cultural resources on the site, **no impacts** to these resources would occur with the project.

- b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

Refer to the answer provided in 'a' above.

### Mitigation Measures

No mitigation measures are necessary.

## Clearwater at Sonoma Hills Initial Study

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

### 2.18 Utilities and Service Systems

**a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***

Wastewater treatment and disposal are provided by the Santa Rosa Subregional Water Reclamation System, which also serves the cities of Santa Rosa, Sebastopol, and Cotati. Wastewater from the Subregional System is treated at the Laguna Water Reclamation Plant, located about two miles northwest of Rohnert Park. The City owns capacity rights to 3.43 million gallons per day (MGD) at the Laguna Water Reclamation Plant and has an agreement with the City of Santa Rosa to use up to 4.46 MGD of capacity rights. Under the Subregional System's approved Incremental Recycled Water Program, the City can acquire up to 5.15 MGD of capacity (City of Santa Rosa, 2008). The City's current capacity needs are approximately 3.0 MGD, meaning that up to 2.15 MGD of capacity is available to serve new development (City of Rohnert Park, 2016).

## Clearwater at Sonoma Hills Initial Study

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As discussed in the Sanitary Sewer Analysis prepared for the project (EBA Engineering, 2016), the proposed project would result in the treatment and disposal of up to 0.021 MGD of wastewater or less than one percent of the available build-out capacity. Because the capacity required to serve the project site can be accommodated by the City's existing approved wastewater capacity and would not result in the need for any new off-site wastewater system expansions, this impact would be **less than significant**.

- b) Would the project 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?*

The City's existing water supply facilities are expected to be sufficient to provide an adequate supply of water to meet the current and future demand of the project. The proposed project alone would not result in the need for new water treatment or storage facilities, other than the on-site facilities included for the project. In addition, the proposed project alone would not require SCWA to increase its existing water entitlements; as discussed in criterion 'd' below, SCWA has an adequate supply to meet the demands associated with the project. Therefore, the water supply and related facility impacts would be **less than significant**.

Wastewater treatment and disposal is provided by the Santa Rosa Subregional Water Reclamation System. Wastewater from the Subregional System is treated at the Laguna Water Reclamation Plant, located about two miles northwest of Rohnert Park. As discussed in criterion 'a' above, the capacity required to serve the project site can be accommodated by the City's existing approved wastewater capacity and would not result in the need for any new off-site wastewater system expansions. Accordingly, wastewater facility impacts would be **less than significant**.

- c) Would the project 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?*

The project site is served by the City's existing storm drainage system, which conveys stormwater through closed conduits (pipes) to Sonoma County Water Agency's (SCWA) system of open channels, which in turn divert major drainage flows west toward the Laguna de Santa Rosa. In the project vicinity, Hinebaugh Creek and Copeland Creek convey storm drainage from east to west.

The project vicinity is largely developed and constructing the proposed project would not be expected to result in significant changes in runoff volume or velocity. However, the

## Clearwater at Sonoma Hills Initial Study

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project would be required comply with the City's storm drain standards, including the City of Santa Rosa and County of Sonoma's Low Impact Development Technical Design Manual (LID Manual). Design requirements include the requirements to treat all runoff generated by the 85th percentile, 24-hour storm and to ensure that the volume of runoff from the site in the 85th percentile, 24-hour storm does not increase as a result of development or redevelopment. The LID Manual includes best management practices that can be used to capture, infiltrate, and/or reuse stormwater on-site. Because the existing stormwater system provides adequate protection to the project area and because existing design requirements minimize any increases in stormwater runoff or changes in stormwater quality, the stormwater-related impacts associated with development of the proposed project would be **less than significant**.

*d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

The City has three water sources: Sonoma County Water Agency (SCWA) supply, local groundwater, and recycled water. The City manages these supplies using a "conjunctive use" strategy, drawing on SCWA and recycled-water supplies first and using its local groundwater to manage peak demands. The total supply available to the City through these three sources is 11,427 AFY, including 10,077 AFY of potable water and 1,350 AFY of recycled water (City of Rohnert Park, 2016).

Under its contract with SCWA, the City has access to as much as 7,500 AFY, although a number of conditions can limit the SCWA supply. Because of these limitations, the City uses 6,372 AFY as its reliable supply from SCWA under all hydrologic conditions. Over the past 10 years, the City has used between 2,500 and 5,000 AFY of SCWA supply, which is significantly less than its maximum allocation (City of Rohnert Park, 2016).

The City's local groundwater supply is from the Santa Rosa Plain Subbasin of the Santa Rosa Valley Groundwater Basin. The City manages its groundwater supply in accordance with its 2004 Water Policy Resolution, which limits groundwater pumping to 2,577 AFY. The City's 2004 City-wide Water Supply Assessment provides the technical support for this maximum pumping rate. The City participates actively in the implementation of the Santa Rosa Plain Watershed Groundwater Management Plan and is currently working with other water suppliers in the basin to implement the requirements of the Groundwater Sustainability Act of 2014. Modeling and monitoring data collected by the City and others indicate that groundwater levels are generally rising around the City's well field, an indication of stable supply. Over the past 10 years the City has used between 350 and 1,600 AFY of groundwater, significantly less than its policy limitation on groundwater use (City of Rohnert Park, 2016).

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The City's tertiary-treated recycled-water supply is produced by the Santa Rosa Subregional Water Reclamation System (Subregional System). The City and the Subregional System have recently entered into a producer/distributor agreement that provides the City with access to 1,350 AFY of recycled water. The City uses recycled water primarily for irrigation purposes; demand for recycled water has varied between 800 and 1,100 AFY over the past 10 years (City of Rohnert Park, 2016).

The City recently completed its 2015 Urban Water Management Plan Water Demand and Water Conservation Measures Update. This analysis, which is based on Association of Bay Area Governments (ABAG) population and job projections, projects the City's potable water demands through 2040. This demand is expected to range between 5,600 and 6,100 AFY, depending on the level of water conservation undertaken by the City. This projected demand is significantly less than the City's available water supplies. This analysis also indicates that the City has the potential to secure approximately 500 AFY (the difference between 5,600 and 6,100 AFY) by undertaking more aggressive water conservation activities (City of Rohnert Park, 2016).

The existing water supply sources are expected to be sufficient to provide an adequate supply of water for the project. Development of the project would not require SCWA to increase its existing water entitlements; as discussed above, SCWA has an adequate supply to meet the demands associated with the project. Therefore, the water supply associated with the project would be **less than significant**.

- e) *Would the project 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?*

Refer to the answer provided in 'a' above.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

The proposed project, consisting of an assisted living and memory care facility with 90 units and 114 beds, would generate solid waste. The North Bay Corporation provides solid waste disposal and composting of organic materials in the city. Waste would be disposed of at the Central Disposal Landfill, which has maximum daily throughput of 2,500 tons per day (City of Rohnert Park, 2016). The Landfill has sufficient permitted capacity to accommodate the project's disposal needs. Accordingly, the project would have a **less than significant** impact on the demand for solid waste collection and disposal in the City.

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- g) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

Assembly Bill (AB) 939 requires the City to develop and implement a solid waste management program. PRC Section 41780(a)(2) also requires cities and counties to divert 50 percent of the solid waste produced within their respective jurisdictions through source reduction, recycling, and/or composting activities. Since 2007, Senate Bill 1016 has required cities to report to the California Integrated Waste Management Board (now known as CalRecycle) the amount of garbage disposed in the landfill per person per day. According to CalRecycle's jurisdiction/disposal rate detail for SCWMA for the 2011 reporting year (CalRecycle, 2013), SCWMA's residential disposal target is 7.1 pounds per person per day. Rohnert Park's annual residential disposal rate of 3.6 pounds per person per day met this target in 2014. The employee disposal target (18.3 pounds per employee per day) was also met, with an actual employee disposal rate of 10.2 pounds per employee per day. The project would not contain features that would generate waste flows at rates that would exceed typical disposal rates for the City; therefore, this impact would be **less than significant**.

### **Mitigation Measures**

No mitigation measures are necessary.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIX. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 2.19 Mandatory Findings of Significance

- 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?*

To ensure that the project does not 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, or reduce the number or restrict the range of a rare or endangered plant or animal, this Initial Study has identified several mitigation measures for implementation. *Mitigation Measure BIO-1*, which would require a nesting bird survey prior the start of any construction, would ensure impacts to special status and migratory birds would be less than significant. Additionally, *Mitigation Measures HYDRO-1* and *HYDRO-2* would reduce the potential for construction to result in the degradation of habitat for special status species.

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There have been no important historic or prehistoric resources identified on the project site and implementation of *Mitigation Measure CUL-1* and *CUL-2* would ensure that the project has a less than significant impact on cultural resources.

- 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)?*

The analysis provided throughout this Initial Study demonstrates that the project’s contribution to cumulative impacts would be less than significant.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The analysis provided throughout this Initial Study identifies project impacts that may be potentially significant and identifies mitigation measures that would reduce each impact to a less than significant level.



### 3 REFERENCES

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Exhibit 2  
Resolution No. 2017- 09

Mitigation measures are proposed or recommended for the following sections:

- 2.4 Biological Resources
- 2.5 Cultural Resources
- 2.6 Geology and Soils
- 2.8 Hazards and Hazardous Materials
- 2.9 Hydrology and Water Quality
- 2.12 Noise
- 2.16 Transportation and Traffic

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<b>2.4 BIOLOGICAL RESOURCES</b>				
<i>Mitigation Measure BIO-1:</i> A preconstruction survey shall be conducted by a qualified biologist for nesting raptors and other special-status bird species a maximum of 2 weeks before the start of any new construction activities (i.e., ground clearing and grading, staging of equipment, ground disturbance) during the breeding season (February 1 – August 31) so that no nesting migratory birds are within or adjacent to the construction area. If active nests are found during the preconstruction survey, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist has determined that the young have fledged. The no-disturbance buffer zone shall be a minimum of 250 feet from active raptor nests, 100 feet from special-status species, and 50 feet from non-special-status nesting bird species until the chicks have fledged. Reductions in the size of the buffer zones and or allowances of limited types of construction activities within the buffer zone shall be determined by a qualified biologist and shall be based on existing noise and human disturbance levels in the project area and observed evidence of disturbance to birds.	Applicant or Applicant's Contractor	City of Rohnert Park	Prior to construction activities and noted on improvement plans, grading plans and building plans	Submittal of preconstruction nesting bird survey results or confirmation from a qualified project biologist during the breeding season (February 1st-August 31st) that no migratory birds are within or adjacent to the construction area or if active nests are found, implement protective actions, including confirmation from the project biologist that the nesting cycle has been completed, as a condition of grading and building permits for the project.
<i>Mitigation Measure BIO-2:</i> For any impacts to waters of the U.S., a Section 404 permit from the Corps and a Section 401 water quality certification from the Regional Water Quality Control Board shall be	Applicant or Applicant's Contractor	City of Rohnert Park	Prior to activities in jurisdictional areas	Appropriate permits obtained for any impacts to Waters of the U.S.

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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>obtained and compensatory mitigation shall be provided for all impacts at a minimum 1 to 1 ratio according to the Corps Standard Operating Procedure for Determination of Mitigation Ratios. As part of the wetlands permitting process, the Corps must conduct a Section 7 consultation with the U.S. Fish and Wildlife Service for any potential impacts to listed species. The terms and conditions of USFWS's Biological Opinion (or Programmatic Biological Opinion) shall be implemented as part of the project.</p>				
<p><b>2.5 CULTURAL RESOURCES</b></p> <p><i>Mitigation Measure CUL-1:</i> All appropriate federal, state, and local regulations regarding cultural resources shall be closely adhered to; these regulations contain measures that safeguard against significant impacts on cultural resources. If cultural resources are encountered during project construction, the applicant shall notify the City of Rohnert Park, and all activity within 100 feet of the find shall halt until it can be evaluated by a qualified archaeologist. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (midden) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wens or privies; and deposits of metal, glass, and/or ceramic refuse. If the resource is Native American in origin and the archaeologist and a Native American representative determine that the resources may be significant and cannot be avoided, they shall notify the City of Rohnert Park and an appropriate treatment</p>	<p>City of Rohnert Park and Applicant or Applicant's Contractor</p>	<p>City of Rohnert Park</p>	<p>Ongoing during earth disturbing activities</p>	<p>Compliance with federal, State, and local regulations regarding inadvertent discovery and treatment of cultural resources</p>

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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>plan for the resources shall be developed by the applicant, in consultation with the City of Rohnert Park and the archaeologist. Measures in the treatment plan could include preservation in place (capping) and/or data recovery. The archaeologist shall consult with Native American representatives in determining appropriate treatment for prehistoric or Native American cultural resources. Ground disturbance shall not resume within 100 feet of the find until an agreement has been reached as to the appropriate treatment of the find.</p>				
<p><i>Mitigation Measure CUL-2:</i> If human remains, including disarticulated or cremated remains, are encountered during project construction, all ground-disturbing activities within 100 feet of the discovery must immediately cease. PRC Section 5097.98, and Section 7050.5 of California Health and Safety Code require that the County Coroner be immediately notified when human remains are identified. The project proponent and City of Rohnert Park also must be immediately notified. If the County Coroner determines that the remains are Native American, the NAHC must be contacted within 24 hours, pursuant to Subdivision (c) of §7050.5 of the Health and Safety Code. The City of Rohnert Park shall consult with the Most Likely Descendent, if any, identified by the NAHC regarding excavation and removal of the human remains. The project proponent and appropriate agency should be responsible for approval of any recommended investigation and action, taking into account state law as presented in State CEQA Guidelines 15064.5(e) and PRC 5097.98. Before resumption of ground-disturbing activities within 100 feet of the human remains, all mitigation regarding the human remains shall be implemented. If removal of human remains is</p>	<p>City of Rohnert Park and Applicant or Applicant's Contractor</p>	<p>City of Rohnert Park</p>	<p>Ongoing during earth disturbing activities</p>	<p>Compliance with federal, State, and local regulations regarding inadvertent discovery and treatment of human remains</p>

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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
determined to be the appropriate mitigation, it shall be conducted by a qualified archaeologist with Native American burial experience.				
<b>2.6 GEOLOGY AND SOILS</b>				
<p><i>Mitigation Measure GEO-1:</i> The project applicant shall retain a licensed geotechnical engineer to prepare a final geotechnical report per California Building Standards Code and City requirements for the proposed facilities that shall be submitted for review and approved by the City of Rohnert Park prior to issuance of a grading permit. The final geotechnical engineering report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> <li>• seismic design parameters;</li> <li>• seismic ground shaking;</li> <li>• liquefaction;</li> <li>• expansive/unstable soils;</li> <li>• site preparation;</li> <li>• soil bearing capacity;</li> <li>• structural foundations, including retaining-wall design;</li> <li>• grading practices; and</li> <li>• soil corrosion of concrete and steel.</li> </ul> <p>In addition to the recommendations for the conditions listed above, the geotechnical investigation shall include subsurface testing of soil and groundwater conditions (as appropriate), and shall determine appropriate foundation designs that are consistent with the version of the CBC that is applicable at the time building and grading permits are applied for. All recommendations contained in the final geotechnical engineering report shall be implemented by the project applicant. Design and construction of all new project development shall be in accordance with the</p>	Applicant or Applicant's Contractor	City of Rohnert Park	Prior to issuance of grading/ building permits	Submit final geotechnical engineering report and implement all report recommendations.

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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
CBC. The project applicant shall provide for engineering inspection and certification by a qualified geotechnical or civil engineer that earthwork has been performed in conformity with recommendations contained in the geotechnical report.				
<b>2.8 HAZARDS AND HAZARDOUS MATERIALS</b>				
<i>Mitigation Measure HAZ-1:</i> The project applicant shall prepare and implement a traffic control plan for construction activities that may affect road rights-of-way, to facilitate travel of emergency vehicles on affected roadways. The traffic control plan must follow applicable City of Rohnert Park standards and must be approved and signed by a professional engineer. Measures typically used in traffic control plans include advertising of planned lane closures, warning signage, a flag person to direct traffic flows when needed, and methods to ensure continued access by emergency vehicles. During project construction, access to the existing land uses shall be maintained at all times, with detours used, as necessary, during road closures. The traffic control plan shall be submitted to the City for review and approval prior to commencing construction.	Applicant or Applicant's Contractor	City of Rohnert Park	Prior to commencing construction	Prepare and implement traffic control plan
<b>2.9 HYDROLOGY AND WATER QUALITY</b>				
<i>Mitigation Measure HYDRO-1:</i> The applicant or its consultant shall apply to the North Coast RWQCB for coverage under the Construction General Permit and prepare a site-specific SWPPP for approval by the North Coast RWQCB before any onsite demolition, grading, or construction activities begin. The SWPPP shall cover pre- and post- construction activities and describe site-specific and construction phase-specific activities detailing the following: <ul style="list-style-type: none"> <li>activities that may cause pollutant discharge (including sediment);</li> </ul>	Applicant or Applicant's Contractor	City of Rohnert Park	Applied at the time a grading permit or building permit application is submitted and completed with the issuance of the certificate of occupancy.	Implement regulatory permit requirements, including SWPPP and Erosion and Sediment Control Plan



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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<ul style="list-style-type: none"> <li>BMPs, consistent with the requirements of the NPDES permit, to reduce the potential for contaminated runoff, such as limiting ground-disturbing activities during the winter rainfall period, minimizing exposure of disturbed areas and soil stockpiles to rainfall, and minimizing construction activities near or within drainage facilities;</li> <li>erosion and sedimentation control measures to be implemented, such as soil stabilization, mulching, silt fencing, or temporary desilting basins; good housekeeping practices, such as road sweeping and dust control; and diversion measures, such as the use of berms to prevent clear runoff from contacting disturbed areas; and</li> <li>hazardous materials spill prevention and response measure requirements, including lists of materials proposed for use, handling and storage practices, identification of spill response equipment, spill containment and cleanup procedures, and identification of regulatory notification protocols and contact phone numbers to be used in the event of a spill.</li> </ul> <p>The applicant shall implement the SWPPP, monitoring all BMPs and the parties responsible for them, in conformance with the guidelines set forth in the Construction General Permit.</p>				
<p><i>Mitigation Measure HYDRO-2:</i> The project applicant shall submit a site-specific erosion control plan (ECP) to the City of Rohnert Park City Engineer prior to issuance of a grading permit. All sites that will have grading activities are required to submit an ECP. The ECP shall include the placement of structural and</p>	Applicant or Applicant's Contractor	City of Rohnert Park	Prior to issuance of grading/ building permits	Prepare and implement ECP

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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
nonstructural stormwater pollution prevention controls that prevent erosion during and after construction. Proper soil stabilization shall be required for all graded areas. A grading permit shall not be issued until all of the required data, including the ECP, have been submitted and approved. City of Rohnert Park Ordinance 798, Section 15.50.090, provides additional detail regarding excavation, grading, and filling regulations.				
<i>Mitigation Measure HYDRO-3:</i> The project proponent shall ensure that the project will be located outside of the 100-year floodplain. It is expected this will be achieved through approval of a Letter of Map Revision by FEMA. The method(s) used to ensure the future structures are outside of the floodplain shall be approved by the City and implemented prior to construction.	Applicant or Applicant's Contractor	City of Rohnert Park	Prior to issuance of grading/building permits	Removal of project from 100-year floodplain
<b>2.12 NOISE</b>				
<i>Mitigation Measure NOI-1:</i> Noise-generating activities at the construction site or in areas adjacent to the construction site associated with the project in any way would be restricted to the hours of 8:00 a.m. to 6:00 p.m. In addition , all construction activity shall comply with the following requirements: <ul style="list-style-type: none"> <li>• Use available noise suppression devices and properly maintain and muffle loud construction equipment.</li> <li>• Avoid the unnecessary idling of equipment and stage construction equipment as far as reasonable from residences.</li> <li>• Notify adjacent uses of the construction schedule.</li> <li>• Designate a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise.</li> </ul>	Applicant or Applicant's Contractor	City of Rohnert Park	Approved measures to be included in building permits and ongoing during construction	Compliance with specific construction noise reduction measures

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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>The disturbance coordinator would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.</p> <ul style="list-style-type: none"> <li>• All noise-producing project equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment.</li> <li>• All mobile or fixed noise-producing equipment used on the project that are regulated for noise output by a local, state, or federal agency shall comply with such regulation while in the course of project activity.</li> <li>• Construction site and access road speed limits shall be established and enforced during the construction period.</li> <li>• The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.</li> <li>• Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction</li> </ul>				

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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
entrances to allow surrounding property owners to contact the job superintendent if necessary.				
<i>Mitigation Measure NOI-2:</i> The project applicant shall retain a qualified acoustical consultant to ensure that interior noise levels at residences does not exceed as a result of traffic noise 45 dB Ldn. If treatments are necessary, treatments may include installing acoustically rated windows, and blocking sound transmission paths through vents or other openings in the building shell. If windows must be closed to achieve this performance standard, air conditioning must be provided. The acoustical consultant will prepare and submit to the City a report detailing compliance with the interior noise performance standard or, if necessary the acoustical treatments to be applied to the building for compliance with the interior noise performance standard. The report must be reviewed and approved by the City before a building permit is issued.	Applicant or Applicant's Contractor	City of Rohnert Park	Prior to issuance of building permit	Preparation of acoustical engineering report to confirm compliance with interior noise levels
<i>Mitigation Measure NOI-3:</i> Prior to issuance of a building permit, the applicant shall submit documentation that the mechanical equipment does not produce levels exceeding the noise standards or that shielding to be installed will reduce noise levels to those in compliance with City standards .	Applicant or Applicant's Contractor	City of Rohnert Park	Prior to issuance of building permit	Documentation confirming acceptable mechanical equipment noise
<b>2.16 TRANSPORTATION AND TRAFFIC</b>				
<i>Mitigation Measure TRA-1:</i> The Conditions of Approval for the 2002 Oak View Senior Residential project shall remain applicable to the proposed Clearwater at Sonoma Hills project.	Project Applicant	City of Rohnert Park	Ongoing	Compliance with 2002 COAs
<i>Mitigation Measure TRA-1:</i> The project shall provide a minimum of four onsite bicycle spaces in compliance with Section 17.16.140 of the City of Rohnert Park Zoning Code.	Project Applicant	City of Rohnert Park	Approval with improvement plans and implemented during construction	Inclusion of required bicycle spaces

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**PLANNING COMMISSION RESOLUTION NO. 2017-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A CONDITIONAL USE  
PERMIT, SITE PLAN AND ARCHITECTURAL REVIEW FOR AN ASSISTED LIVING  
AND MEMORY CARE FACILITY (APN 159-460-026 & 027)**

**WHEREAS**, the applicant, Tony Ferrero and Carissa Savant for CSL Berkshire Acquisitions, LLC, filed Planning Application No. PL16-0003 for a Conditional Use Permit, Site Plan and Architectural Review to allow an assisted living and memory care facility on property located on a 3.5 acre site located east of the intersection of Rohnert Park Expressway and Snyder Lane (APN 159-460-026 & 027), in accordance with the City of Rohnert Park Municipal Code;

**WHEREAS**, Planning Application No. PLSU16-0003 was processed in the time and manner prescribed by State and local law;

**WHEREAS**, public hearing notices were transmitted to all property owners within a 300 foot radius of the subject property and to all agencies and interested parties as required by California State Planning Law, and a public hearing notice was published in the *Community Voice* for a minimum of 10 days prior to the first public hearing;

**WHEREAS**, on April 13, 2017, the Planning Commission reviewed Planning Application No. PLSU16-0003 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

**WHEREAS**, at the April 13, 2017, Planning Commission meeting, upon considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLSU16-0003.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF  
ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1.** That the above recitations are true and correct.

**Section 2.** Findings considered. The Planning Commission, in approving the Conditional Use Permit, makes the following factors, to wit:

- A. The proposed location of the conditional use is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located.*

Criteria Satisfied. The proposed project is on a site that was originally planned for an assisted living facility when the Oak View Apartments were constructed. A facility of this type is consistent with the Office (O) zoning. The O zoning is to provide appropriate areas for office uses – particular when employment for Rohnert Park residents may be provide. The district also provide for a mix of residential/commercial development where appropriate. This type of use fits in with the medical office building in this area in terms of

building typology (e.g. appearance of building) and the function of the transportation circulation system.

- B. That the proposed location of the Conditional Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity, and the operation and maintenance of the Conditional Use will be compatible with the surrounding uses.*

Criteria Satisfied. The proposed assisted living and memory care facility will be located on a site that was previously approved for the same type of facility. It will be adjacent to a senior living facility and will be compatible with that use. The facility will have adequate access to Rohnert Park Expressway and Medical Center Drive with vehicular connection between the existing senior apartments and the new facility.

- C. The proposed Conditional Use will comply with each of the applicable provisions of this title.*

Criteria Satisfied. In evaluating this project it has been found that it complies with all of the provisions of the Zoning Ordinance. Staff analysis determined that the building complied with all setback, building height, floor area ratio and other building development standards. The parking complies with the minimum parking ratios for this type of use and the parking lot design complies with parking lot design standards established by the code. The building and landscape architecture were reviewed according the City's Design Guidelines as required by the zoning ordinance and was determined to be consist with those guidelines.

**Section 3.** Findings considered: The Planning Commission, in approving Site Plan and Architectural Review, PLSU16-0003, makes the following factors, to wit:

- 1. That the development's general appearance is compatible with existing development and enhances the surrounding neighborhood.*

Criteria Satisfied. The two-story buildings have a craftsman style architecture compatible with the adjacent Oak View Senior Residential project. The building is also compatible with some of the craftsman style homes being constructed in the University District Specific Plan. The development is attractively landscaped with special attention taken to the outdoor amenities for the residents of the facility. The front setback along Rohnert Park Expressway will also provide an attractive landscaped appearance from the street.

- 2. That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.*

Criteria Satisfied. There are substantial variation in the building walls and roof line resulting in an attractive appearance. A variety of building materials will be used including lapped siding, scalloped siding, shutters, a combination of shingle and metal roofing

materials and stone on columns. A porte cochere will be located over a portion of the driveway providing access to the entrance to the building.

3. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. There are bike lanes on both Snyder Lane and Rohnert Park Expressway. The access driveway on Rohnert Park Expressway and Snyder Lane will provide cyclists safe access to the facility. Vehicle and pedestrian connection is provided between the new facility and the adjacent senior apartments.

**Section 4. Environmental Clearance.** A Mitigated Negative Declaration was prepared for Clearwater in conformance with the California Environmental Quality Act (CEQA), and was adopted by separate resolution.

**NOW THEREFORE BE IT RESOLVED,** that the Planning Commission does hereby approve Planning Application No. PLSU16-0003 subject to the following conditions attached as **Exhibit A.**

**BE IT FURTHER RESOLVED** that said action shall not be deemed final until the appeal period has expired and that the appeal period shall be ten (10) working days from the date of said action. No building permits shall be issued until the appeal period has expired, providing there are no appeals.

**DULY AND REGULARLY ADOPTED** on this 13th day of April, 2017 by the City of Rohnert Park Planning Commission by the following vote:

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSENT: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADAMS \_\_\_\_\_ BLANQUIE \_\_\_\_\_ BORBA \_\_\_\_\_ GIUDICE \_\_\_\_\_ HAYDON \_\_\_\_\_

\_\_\_\_\_  
Susan Haydon, Chairperson, Rohnert Park Planning Commission

Attest: \_\_\_\_\_  
Susan Azevedo, Recording Secretary



## **Exhibit A**

### **ADOPTED PER PLANNING COMMISSION Resolution No. 2017-10**

#### **Conditions of Approval: Clearwater**

##### **Site Plan and Architectural Review and Conditional Use Permit**

The conditions below shall apply to the Clearwater project located at Rohnert Park Expressway and Snyder Lane (PLSU16-0003).

##### **General Conditions**

1. The Conditional Use Permit, Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.
2. The violation of any condition listed herein shall constitute a nuisance and a violation of the RPMC. In conformity with Chapter 1.16 of the RPMC, a violation of the RPMC may be an infraction or a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The Applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the Applicant as a result of a failure of the Applicant to fully perform and adhere to all of the Conditions of Approval.
3. The Applicant shall comply with all aspects of the adopted Mitigation Monitoring Program for the project. If there is any conflict between these conditions and the adopted Mitigation Monitoring Program, the adopted program shall govern.
4. The Applicant agrees to defend, indemnify, hold harmless and release the City of Rohnert Park, its agents, officers, attorneys and employees from any claim, action or proceedings brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or certification of the environmental document which accompanies it. This indemnification obligation shall include but not be limited to, damages, costs, expenses, attorneys', or expert witness fees that may be asserted by any person or entity, including the Applicant, whether or not there is concurrent passive or active negligence on the part of the City, its agents, officers, attorneys or employees.

##### **General Design Conditions**

5. The Project is approved as shown in Exhibits A through K attached to the April 13, 2017 Planning Commission staff report except as conditioned or modified below.

6. All exterior lighting shall be LED including wall lights on the building and shall be so indicated on building plans.
7. Clearwater shall provide for employee and residents bicycle parking as required by the Zoning Ordinance. Plans for bicycle parking areas, rooms, racks, etc. shall be approved by the Planning Manager prior to installation. Bicycle racks shall be the inverted-U design, unless otherwise approved by the Planning Manager.
8. The van parking space adjacent to the Rohnert Park Expressway entrance to the project shall be relocated closer to the main entrance to the facility details subject to Planning and Engineering approval.
9. In the parking areas, a tree shall be provided for every four (4) parking spaces per the City parking standards in the parking lot. Final landscape plan shall be provided that demonstrates tree placement for approval by the Planning Division.

### Project Design Conditions

10. Any City easements that may be altered for this property or the adjacent property as a result of the design shall be reviewed by the City. The developer shall put together an adjusted easement document to be approved and recorded by the City.
11. All new driveways shall be ADA-compliant
12. All new sidewalks connecting to City sidewalks shall be ADA-compliant.
13. Recycled water shall be utilized for irrigation on-site. The application shall apply for recycled water service, provide WELO calculations, and follow the City of Santa Rosa's user's guide at this link:  
<http://srcity.org/departments/utilities/recycle/Pages/default.aspx>.
14. A deed restriction shall be recorded over the northerly parcel on Medical Center Drive requiring that the proposed parking spaces be maintained in favor of the Wellness Campus unless a subsequent approval for this parcel is approved by the City..
15. The new trash enclosure shall have a floor drain and shall be connected to the sanitary sewer.
16. The final design for stormwater measures shall utilize the storm water calculator to determine the volume capture requirements:  
<http://srcity.org/departments/utilities/stormwatercreeks/swpermit/Pages/swLIDtechManual.aspx>.

It is noted that the depth of the proposed stormwater storage cells is up to 10' in places. Groundwater in Rohnert Park can be as shallow as 4-5' during wet weather.

Final design will need to confirm the groundwater depth thru a geotechnical study and adjust the storage measures as needed.

17. Submittals for Engineering Plan Check shall be made at the Development Services Department.
18. Any exceptions or variances from these conditions will require the written approval of the City Engineer or approval of the City Council if required by City Code.

### Prior to the Issuance of a Grading Permit

19. The applicant shall demonstrate that the applicant has obtained permits from all applicable regulatory agencies, including but not limited to, Regional Water Quality Control Board, State Department of Fish and Game, US Fish and Wildlife Service.
20. A geotechnical study acceptable to the City shall be conducted by an Engineer licensed in the State of California and qualified to perform soils work, or a California Certified Geologist prior to site development. Recommendations shall be provided, as necessary, to prevent damage to Project facilities and compliance with these recommendations shall be required as a condition of development at the Project site. The grading and improvement plans shall incorporate the recommendations of the approved geotechnical study.
21. The applicant shall submit to the City of Rohnert Park for review and approval, a grading plan prepared by a Registered Civil Engineer licensed in the State of California; shall obtain a Grading Permit and shall post sufficient surety guaranteeing completion.
22. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
23. If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul routes must be approved by the City prior to import/export work commencing. The haul routes may be shown by a map submitted to the City.

### General Improvement Plans

24. Improvement Plans prepared by a Registered Civil Engineer, licensed in the State of California, shall be submitted for the review and approval of the City Engineer showing public street frontage improvements, grading, paving, utilities, and drainage structures to be built, lighting and trash collection. The improvements plans shall include parking lots, street and utility information including all concrete curb and gutter, sidewalk, street lights, striping and signing, paving, water lines,

storm drain lines and sewer lines as necessary, erosion control and any necessary transitions. All improvements shall be in accordance with the City of Rohnert Park Manual of Standards, Details, and Specifications.

25. Developer shall either complete the required construction prior to receiving a building permit or enter into an Improvement Agreement and post security for offsite improvements with the City of Rohnert Park, agreeing to complete the required construction within 24 months.

## Streets, Traffic & Circulation

26. Street improvements shall be provided in accordance with City Manual of Standards, Details, and Specifications.
27. A Street Signing and Pavement Marking Plan shall be submitted as a part of the improvement plans and shall be subject to the review and approval of the City Engineer and City Traffic Engineer.
28. Improvement Plans shall show that handicap ramps and parking shall be provided as required by State of California Title 24.
29. Driveway entrances shall be designed to meet the requirements of the City Standards and the City Traffic Engineer. All driveways shall be per City standards for commercial developments.
30. The Street Signing and Pavement Marking Plan shall show STOP signs and painted STOP bars on all entrances.
31. Street lighting shall be designed in accordance with City of Rohnert Park and PG&E. requirements. Street Lighting shall be per City Standards. Street light design, spacing, and locations shall be approved by the City Engineer. Electrical service points shall be shown on the plans based on PG&E provided locations. Any new streetlights shall be LED.
32. Landscape plans shall be submitted with the street improvement plans. Sidewalk alignment shall be shown on both the civil and landscape plans.
33. Site design shall include pedestrian pathways and crossings connecting onsite activity centers.
34. The site design shall include adequate fire lanes and other emergency facilities as determined by Department of Public Safety including any NO PARKING lanes, turn-arounds, or other features as required by the Rohnert Park Department of Public Safety.

35. By payment of PFFP fees or through credits toward PFFP fees associated with the project, the project proponent shall fulfill the environmental mitigation requirement to participate in funding a right-turn overlap on the westbound Rohnert Park Expressway approach.

## Hydrology, Storm Water and Storm Drain

36. The applicant shall submit to the City of Rohnert Park for review and approval, drainage plans, hydrologic, and hydraulic calculations pipe sizing and storm drain plans prepared by a Registered Civil Engineer licensed in the State of California; shall enter into an agreement with the City of Rohnert Park to complete the improvement and shall post sufficient surety guaranteeing the construction of the improvements. The drainage plans and calculations shall indicate the following conditions before and after development:
37. Applicant must file a Notice of Intent to comply with the terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board, and obtain a permit, prior to commencement of any construction activity.
38. No drainage may discharge across sidewalks.
39. The property owner shall enter into an agreement with the City to address long term maintenance of the BMP's install with the project on and off-site pursuant to the Preliminary SUSMP.
40. Applicant shall submit a proposed program to ensure that drainage BMP facilities and any detention are maintained to ensure that the facilities work properly.

## Water

41. The improvement plans shall show backflow prevention devices in accordance with the requirements of the City of Rohnert Park's Backflow Prevention Ordinance.
42. The applicant shall indicate in writing to the City of Rohnert Park the disposition of any water well(s) and any other water that may exist within the site. All wells shall be abandoned, properly sealed, and destroyed in accord with State of California Health Department Requirements.
43. The improvement plans shall show water services to the building. All water meters shall be located within the right-of-way unless otherwise approved by the Development Services Department. The improvement plans shall show fire protection in accordance with the requirements of Rohnert Park Fire Department. With the submittal of the improvement plans, calculations shall be provided to the

City Engineer and the Rohnert Park Fire Marshall to ensure that adequate water pressures are available to supply hydrant flows and sprinkler flows

44. The improvement plans shall show hydrants placed per the direction of the Rohnert Park Fire Division.
45. The improvement plans shall include a note that states "All hydrants shall be covered with bags indicating that the hydrant is not active until flow tests are completed by the City and the hydrants are approved."

## Wastewater

46. The improvement plans shall show any existing septic systems on the property and state they shall be abandoned in accordance with the requirements of the Sonoma County Public Health Service.
47. The improvement plans shall show that a grease trap shall be installed on the restaurant kitchen facilities. This grease trap shall meet the requirements of the Sub-regional Sewage Disposal System and the City of Rohnert Park Design Standards.
48. A sanitary sewer application shall be submitted to the Development Services for review and approval. Application shall indicate the type of discharge proposed.
49. The improvement plans shall show that all manholes shall be provided with a gasket.

## Recycled Water

50. The improvement plans shall show recycled water use for irrigation shall be extended from the existing recycled water line in Rohnert Park Expressway for irrigation.

## Undergrounding

51. Utility plans within existing or proposed public right-of-way for electric, gas, telephone, cable and fiber optic (joint trench) shall be submitted to the City Engineer for review. All above-ground structures shall be specifically approved by the Director of Development Services.
52. Improvement Plans shall show that all utility distribution facilities, including existing overhead utilities along the project frontage, shall be placed underground or removed, except surface-mounted transformers, pedestal mounted terminal boxes, meter cabinets, fire hydrants and street lights. Appropriate easements shall be provided to facilitate these installations.

## Prior to Commencement of Construction

53. No construction shall be initiated until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a pre-construction conference has been held with the City Engineer or his designee.
53. Developer shall secure an encroachment permit from the City prior to performing any work within the City right of way or constructing a City facility within a City easement.

## Construction Conditions

54. All construction shall conform to the City Manual of Standards, Details, and Specifications latest edition, all City Ordinances and State Map Act and the approved plans.
55. The developer shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any improvements to the City water or wastewater systems.
56. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the Development Services Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
57. Prior to final preparation of the sub-grade and placement of base materials, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.
58. Prior to placing the final lift of asphalt, all public sanitary sewer lines shall be video inspected at the expense of the contractor/developer. All video disks shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.
59. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
60. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.

61. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
62. The Project shall comply with the City's Municipal Code, including hours of construction. All construction equipment shall be adequately muffled and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Construction equipment noise levels shall be monitored to move, muffle and/or shield equipment to minimize noise impacts.
63. Hours of work for public improvements shall be limited to the hours of 8 a.m. to 6 p.m. Monday through Friday. Work on Saturday or Sunday will only be permitted with written permission from the City.
64. Hours of work for private improvements shall be limited to the hours of 8 a.m. to 6 p.m. Monday through Friday. Work on Saturday or Sunday will only be permitted with written permission from the City.
65. Throughout the construction of the project, dust control shall be maintained to the satisfaction of the City and the contractor shall be responsible to implement reasonable measure to cure any problems that may occur.
66. All active construction areas shall be watered at least two times per day.
67. All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces.
68. All haul trucks transporting soil, sand or other loose material off-site shall be covered and/or shall maintain at least two feet of freeboard.
69. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
70. All roadways, driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
71. Idling times shall be minimized either by shutting equipment off when not in use or



reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points.

72. The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact at the construction site and at the City of Rohnert Park regarding dust complaints. The prime construction contractor shall respond and take corrective action within 48 hours. The Air district's phone number shall also be visible to ensure compliance with applicable regulations.
73. If the existing city streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the city.
74. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.

#### Prior to Building Permit Issuance

75. Show compliance with parking space requirements of CalGreen to the satisfaction of the Building Official..
76. Show all required egress and accessible paths of travel to the satisfaction of the Building Official.
77. Because a portion of the site is currently located in the FEMA FIRM 100-year floodplain, a Letter of Map Revision shall be obtained from FEMA prior to issuance of building permits.

#### Prior to Occupancy

78. All streets and sidewalks shall be paved, all public utilities installed, all signage relating to traffic control (stop signs, etc.) and all streetlights must be operational.
79. All improvements shown in the improvement plans deemed necessary for the health, safety and welfare of the occupant and general public shall be completed.
80. A complete set of As-Built or Record, improvement plans on the standard size sheets shall be certified by the Civil Engineer licensed in the State of California and returned to the City Engineer's office prior to final acceptance of the public improvement. These shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction. The Contractor shall pay a fee for having same put into the City Base Map.

## Public Safety

81. The two (2) fire apparatus access roads will need to be widened to 26 feet per CFC Sections D103.3 and D105.1 and 2. Fire apparatus roads shall extend to within 150 feet of all portions of the facility.
82. Provide keys to access interior of the business, including utility shut-off to be placed in Fire Department lock box.
83. Fire extinguishers shall be installed per the Fire Code.
84. Fire Department fire lanes/markings shall be reviewed during Fire Division construction inspections.
85. Provide illuminated exit signs at all exits.
86. The adequacy of the existing fire hydrants will be verified as the project develops.
87. The project will require additional deferred permits for the Fire Sprinkler system, Fire Alarm system and Hood and Duct fixed extinguishing system, if required by Code. The permit applications and permit fees must be submitted to the City of Rohnert Park Fire Division prior to any construction is started on either of these systems.
88. Elevators shall be sized to accommodate a gurney.
89. The owner/operator of the memory care facility shall provide staff on a 24 hour basis capable of assisting any resident who has fallen and is incapable of rising to a standing or sitting position. During the annual Public Safety review of the facility, the owner/operator shall show that above staff is present as required.