



Notice of Preparation for a Supplemental Environmental Impact Report and Scoping Meeting for the SOMO Village Project

PUBLIC COMMENT PERIOD: June 7, 2019 to July 8, 2019

Scoping Meeting: Wednesday, June 19, 2019, 4:00 – 6:00 P.M.

**Location: Council Chambers, Rohnert Park City Hall, 130 Avram Avenue
Rohnert Park, California 94928**

INTRODUCTION

The City of Rohnert Park (“City”) is the lead agency for preparation of a Supplemental Environmental Impact Report (SEIR) to evaluate changes in the physical environment that could occur as a result of adoption of the proposed amendments to the Final Development Plan for SOMO Village project (or proposed project) and whether these issues would result in new or substantially more severe significant impacts than identified in the Sonoma Mountain Village Program EIR (SCH No. 20070521116). This SEIR is being prepared by the City in compliance with Section 15163 of the California Environmental Quality Act (CEQA) to evaluate potential significant environmental effects associated with implementation of the proposed project and to recommend mitigation measures, as required.

Under CEQA, upon deciding to prepare an EIR, the City, as lead agency, is required to issue a Notice of Preparation (NOP) to inform trustee and responsible agencies, and the public, of the decision to undertake preparation of an EIR. The purpose of the NOP is to provide information describing the proposed project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be considered in the SEIR.

PROJECT LOCATION

As shown on Figure 1, the City is located in Sonoma County along Highway 101, north of San Francisco. The City shares a border with the City of Cotati and is located north of the City of Petaluma and south of the City of Santa Rosa. The proposed project site is located in the southeastern portion of the City and includes approximately 176 acres bounded by Camino Colegio on the north, Bodway Parkway on the east, vacant land and Railroad Avenue on the south, and the Sonoma-Marin Area Rail Transit (SMART) right-of-way on the west, as shown on Figure 2.

PROJECT BACKGROUND

In 2010, the City approved the Sonoma Mountain Village project and certified the Program EIR (SCH No. 20070521116). The Sonoma Mountain Village project included a total of 1,694 residential units plus 198 accessory dwelling units and 825,307 square feet (sf) of commercial, retail and service uses, including

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107,329 sf of retail space, a 91,000 sf 100 room hotel, a 45,000 sf grocery store space, a 15,000 sf daycare, 39,472 sf of restaurant space, a 30,000 sf health club, a 25,000 sf cinema, 35,000 sf of civic building uses, and 27 acres in parks and open space. The project site is the former location of an Agilent Technologies research and development campus and consists of approximately 77 acres of undeveloped land in the southern portion and approximately 98 acres of developed industrial and re-used commercial building area (the former Agilent Technologies campus) in the northern portion of the site. An adaptive reuse of the existing 700,000 sf of Agilent Technologies buildings to contain a mix of residential, office and retail/commercial uses was included as part of the Sonoma Mountain Village project. The Program EIR evaluated the following issue areas:

- Aesthetics and Urban Design
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Planning Policy and Relationship to Plans
- Population and Housing
- Public Services
- Traffic and Circulation
- Utilities and Service Systems
- Global Climate Change

In 2016, the developer formerly known as Sonoma Mountain Village, LLC changed its name to SOMO Village, LLC and initiated changes to the approved project.

PROJECT DESCRIPTION

The proposed project would include a mix of uses similar to what was approved as part of the Sonoma Mountain Village project (or prior project) and would retain approximately 728,000 sf of nonresidential development in the existing buildings, ranging from light industrial and office uses to a private high school, as shown on Figure 3, Site Plan. The proposed new uses would be built on land that is generally undeveloped or occupied by surface parking lots. The project includes the same number of residential units (1,694), but reduces the number of accessory dwelling units from 198 to 56. A total of 15% or 254 residential units would be designated for very low income, low income and moderate-income affordable housing, consistent with the City's Inclusionary Housing requirement. Proposed nonresidential uses, above and beyond the existing development, include 78,000 sf of retail, 20,000 sf of restaurant space, 5,000 sf of grocery store space, a 10,000 sf childcare facility, a 10,000 sf health club, and an approximate 6,500 sf fire station. In addition, approximately 38 acres would be set aside for parks and open space, including open space mitigation for wetlands and California Tiger Salamander habitat.

The project site is designated Mixed Use, Public/Institutional, and Parks/Recreation in the City's General Plan and is zoned Planned Development (P-D). The project is proposing to include an additional land use designation Open Space - Environmental Conservation.

ANTICIPATED PROJECT ENTITLEMENTS/APPROVALS

The City anticipates the following project entitlements/approvals would be required for the project; however, additional project entitlements/approvals may be required.

- General Plan Amendments

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- Amended Final Development Plan
- Large Lot Tentative Map
- Amended Development Agreement

In addition to the City approvals, project implementation will likely require an encroachment permit from Sonoma County for modifications to off-site intersections.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE SEIR

To evaluate potential environmental impacts associated with the proposed land use changes, CEQA Guidelines Section 15163 sets forth the circumstances under which a project may warrant a supplemental (rather than subsequent) EIR. Specifically, a lead agency shall prepare a supplement to an EIR if any of the conditions described in Section 15162 requiring a further EIR are found, but only minor additions or changes would be necessary to make the original EIR adequate. Based on the proposed changes to the approved Sonoma Mountain Village project the City has determined a SEIR is the appropriate CEQA document. The SEIR will “tier” from the Sonoma Mountain Village Program EIR and provide a project-specific environmental analysis to determine if the proposed project would result in any significant impacts not adequately addressed in the prior Program EIR and/or if additional mitigation measures beyond those adopted in the Mitigation Monitoring and Reporting Program for the Sonoma Mountain Village Program EIR would be required to reduce impacts to a less-than-significant level.

Based on a review of the proposed changes to the prior project it is anticipated that potential environmental impacts associated with Aesthetics and Urban Design, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Public Utilities and Service Systems, would not change from the prior EIR and the analysis and mitigation measures contained in the Sonoma Mountain Village Program EIR are still adequate. The only issue where either new impacts not previously evaluated in the prior EIR or the severity of the impact may be more severe would occur in Transportation. Therefore, the SEIR would only evaluate Transportation. Two issue areas not previously evaluated in the prior EIR include Energy and Wildfire. Both of these issue areas will be evaluated qualitatively and it is anticipated no new impacts would occur.

SUBMITTING COMMENTS

Comments as to the appropriate scope of analysis in the SEIR are invited from all interested parties. Written comments on the scope of the EIR will be accepted until 5:00 p.m. on Monday, July 8, 2019. Please submit comments to:

Jeff Beiswenger
Planning Manager
City of Rohnert Park Development Services
130 Avram Avenue, 2nd Floor
Rohnert Park, California 94928
Email: jbeiswenger@rpcity.org

SCOPING MEETING

A public scoping meeting will be held on Wednesday, June 19, 2019, from 4:00 p.m. to 6:00 p.m. at the City Council Chambers, 130 Avram Avenue, Rohnert Park, California. Trustee and responsible agencies, as well as members of the public are invited to attend to learn more about the SOMO Village Project and to provide written input on the scope of the SEIR. The scoping meeting will have an “open house” format, so participants can attend at any point during this two hour window. Written comments on the scope of the SEIR may be submitted at the meeting. Forms for providing comments will be available. No oral comments will be taken at this meeting, all comments are to be provided in writing.

As environmental documentation, including the NOP, for this project becomes available, it will be available for review at the City’s Development Department, 130 Avram Avenue, Second Floor, Rohnert Park, California 94928, and online at: www.rpcity.org/city_hall/departments/development_services/planning_/environmental_documents

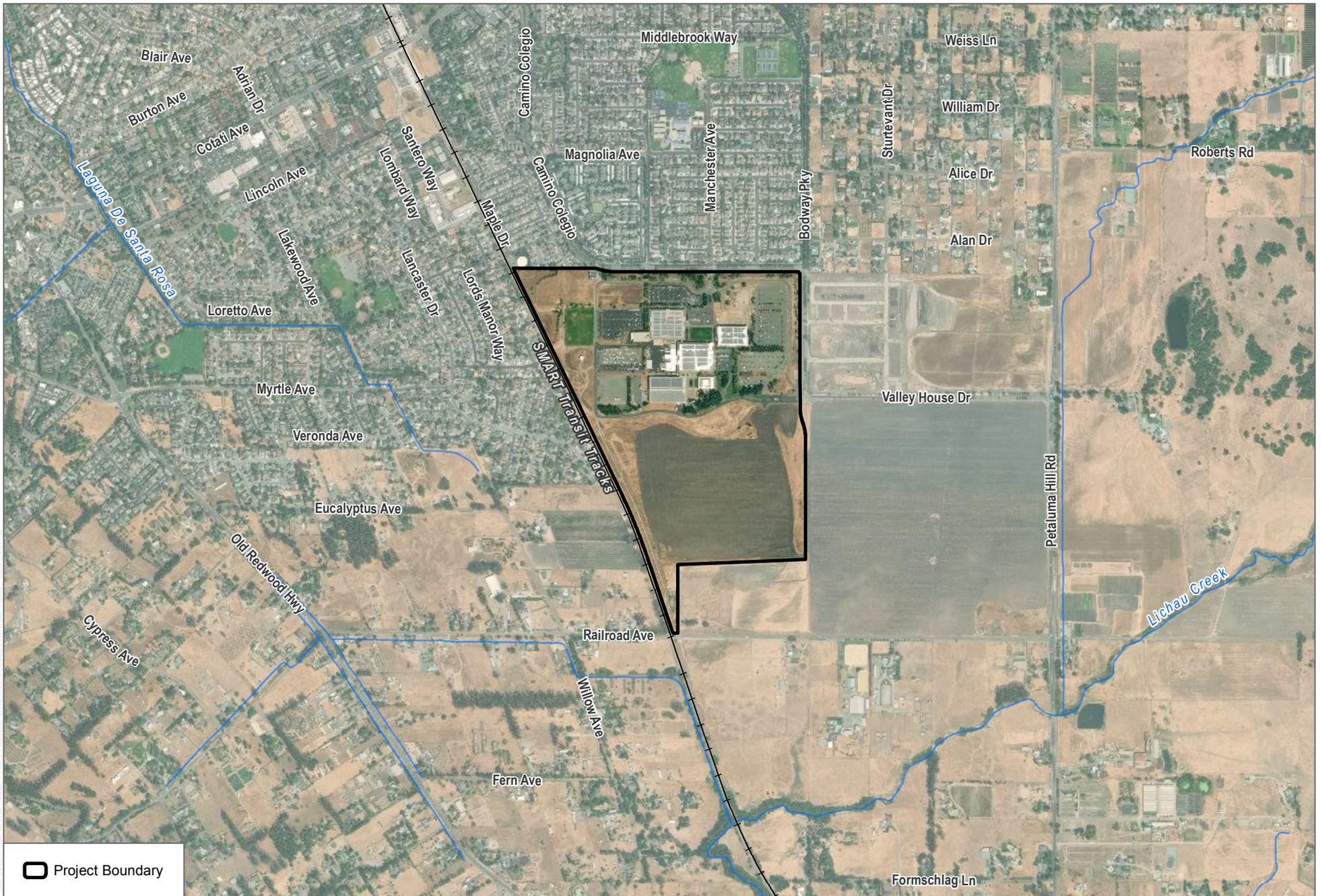


FIGURE 2

Project Location

The Somo Village Project



SOURCE: Tableau Development 2019

FIGURE 3

Site Plan

The Somo Village Project