



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

PUBLIC COMMENT PERIOD: August 30, 2019 to September 30, 2019

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 and Development Agreement for the 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). The City issued a Notice of Preparation (NOP) on June 6, 2019, for a 30-day review period to solicit comments from trustee and responsible agencies, and the public, on the scope of the environmental analysis included in the SEIR. The City held a public scoping meeting on June 19, 2019 to take verbal comments on the scope of the SEIR. Since the NOP was released, the proposed on-site water tank within the SOMO Village site has been relocated to an off-site location in unincorporated Sonoma County, adjacent to another City water tank that is currently under construction. This Supplemental NOP only addresses this new component of the project that was not known when the original NOP was released in June 2019. There have been no other changes to the proposed project.

The purpose of this NOP is to provide information describing the additional component of 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 regarding the water tank.

PROJECT LOCATION

Figure 2, Project Location, shows the proposed relocation of the water tank to an off-site location. As shown on Figure 2, the water tank would be located at 6626 Petaluma Hill Road (APN 047-132-038) in unincorporated Sonoma County on land owned by the City.

PROJECT BACKGROUND

In 2010, the City approved the Sonoma Mountain Village project and certified the Program EIR (SCH No. 20070521116). The Final EIR identified the need to construct a 0.97 million-gallon water tank anticipated to be located in the northwest portion of the project site to address water storage and fire flows. The Development Agreement for the project also included language requiring the construction of an on-site water storage tank. Since the project was approved and the EIR certified in 2010, the City has determined

relocating the water tank to an off-site location would better meet City goals for reliability and resiliency for water supply and storage.

PROJECT DESCRIPTION

The proposed water tank would be located adjacent to another City water tank currently under construction in the same location as part of the University District Specific Plan (see Figure 4, Relocated Water Tank). Impacts associated with construction of this water tank were evaluated in the University District Specific Plan EIR approved May 23, 2006 and a site-specific analysis in an Addendum to the University District Specific Plan EIR adopted in November 8, 2016. There is an existing 12-foot wide access road constructed as part of the prior approved water tank that would provide construction equipment and workers access to the site. Existing water transmission lines are already in the vicinity of the tank site, and the SOMO project water tank will tie into those existing lines. Construction would be limited to the water tank and storm drainage infrastructure. A portion of the proposed water tank site has been disturbed as part of the construction of the adjacent tank. The rest of the tank site is undeveloped but does contain several mature oak trees. It is anticipated some trees would be removed to accommodate the proposed water tank, but the project includes a landscaping and tree replacement plan.

The water tank would consist of a 0.97-million gallon welded steel tank and would be identical to the water tank currently under construction. The tank would be painted a dark green color and would have a diameter of 80 feet and an overall height of approximately 36 feet with all appurtenances.

Earthwork for construction is expected to be balanced on site with no import of additional material or off-haul of the excavated materials. Gravel and asphalt for surfacing would be imported.

ANTICIPATED PROJECT ENTITLEMENTS/APPROVALS

There would be no additional proposed project entitlements/approvals due to the relocation of the water tank other than those listed in the original NOP.

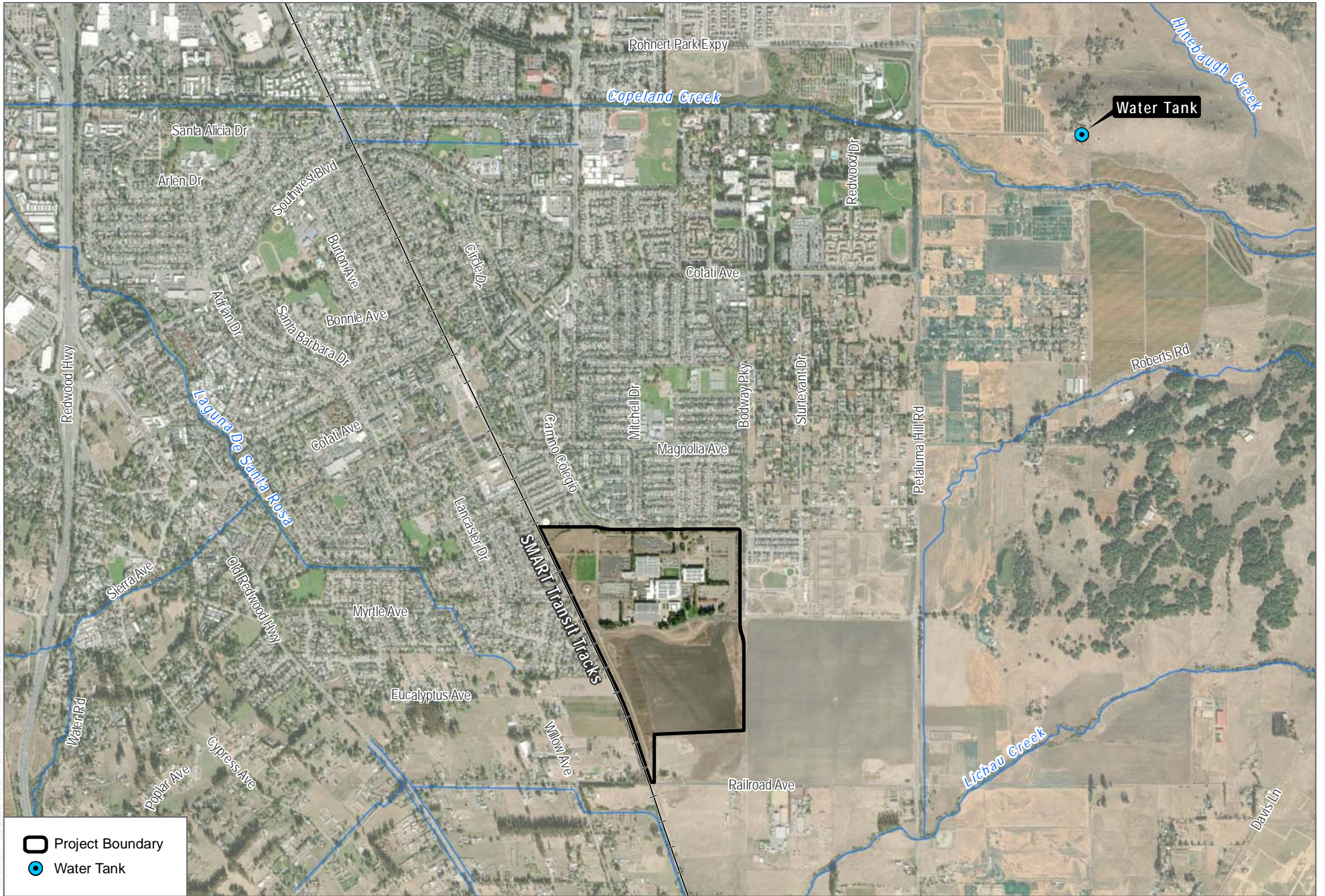
PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE SEIR

Based on a review of the proposed off-site water tank, it is anticipated that potential environmental impacts not previously evaluated in the prior EIR associated with Aesthetics, Biological Resources, and Cultural Resources could result. Therefore, the scope of the SEIR will be expanded to include these additional issue areas.

SUBMITTING COMMENTS

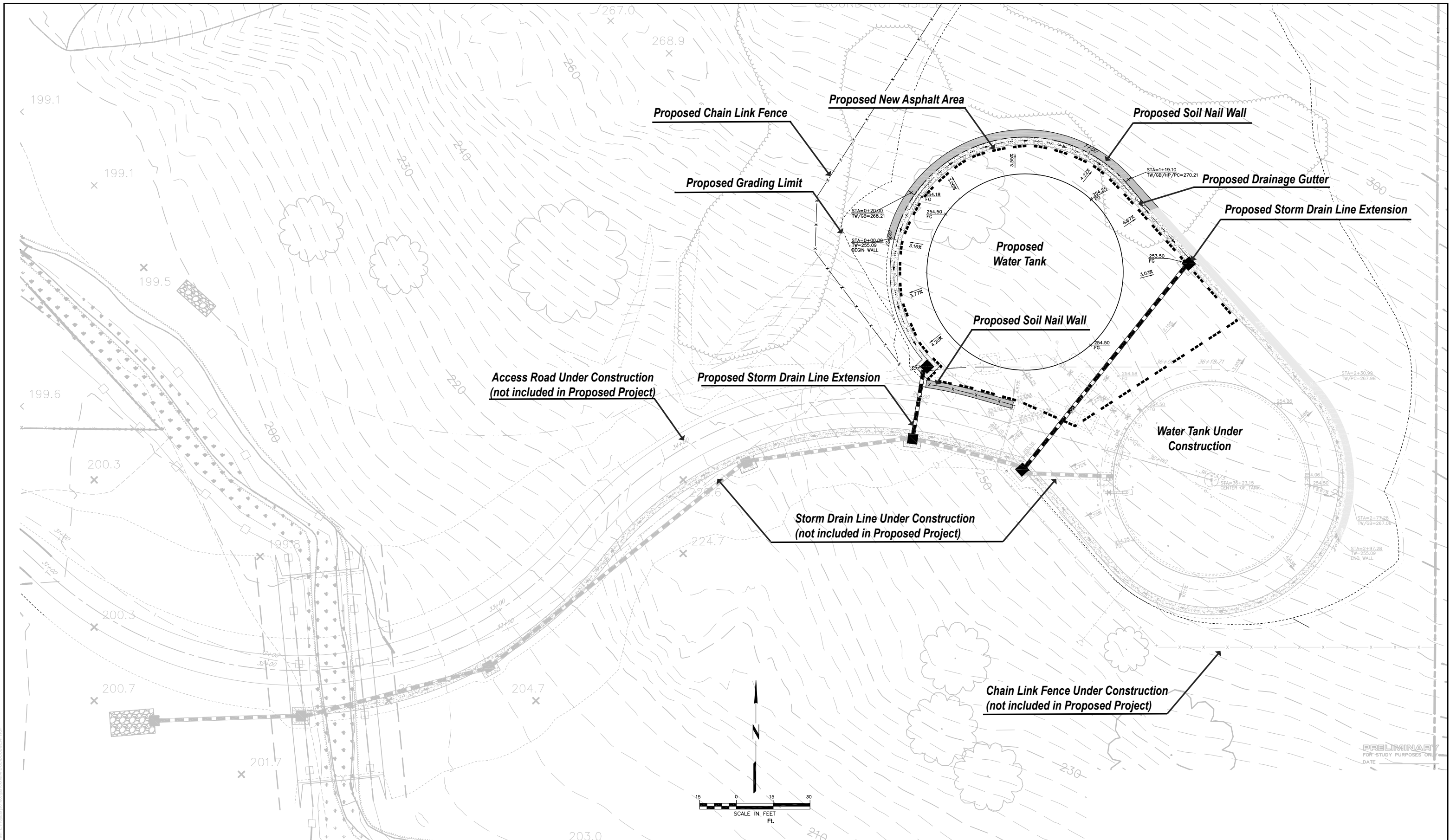
Comments as to the appropriate scope of analysis in the SEIR regarding the off-site water tank are invited from all interested parties. Written comments will be accepted until 5:00 p.m. on September 30, 2019. Please submit comments to:

Jeff Beiswenger
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SOURCE: ESRI 2019

FIGURE 2
 Revised Project Location
 The SOMO Village Project



SOURCE: Brelje & Race 2017