

# Rohnert Park Housing Element

## Initial Study – Negative Declaration (Draft)

*prepared by*

**City of Rohnert Park**  
Planning Department  
130 Avram Avenue, 2nd Floor  
Rohnert Park, California 94928  
Contact: Jeffrey Beiswenger, Planning Manager

*prepared with the assistance of*

**Rincon Consultants, Inc.**  
449 15th Street, Suite 303  
Oakland, California 94612

**November 2022**



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

[rinconconsultants.com](http://rinconconsultants.com)

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# Table of Contents

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Initial Study .....	1
1. Project Title .....	1
2. Lead Agency/Project Sponsor Name and Address .....	1
3. Contact Person and Phone Number .....	1
4. Project Location and Existing Setting .....	1
5. Housing Element Update Description .....	6
6. Other Public Agencies Whose Approval is Required .....	11
7. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1? .....	11
8. Cumulative Scenario .....	11
Environmental Factors Potentially Affected .....	13
Determination .....	13
Environmental Checklist .....	15
1 Aesthetics .....	15
2 Agriculture and Forestry Resources .....	19
3 Air Quality .....	23
4 Biological Resources .....	25
5 Cultural Resources .....	29
6 Energy .....	31
7 Geology and Soils .....	33
8 Greenhouse Gas Emissions .....	39
9 Hazards and Hazardous Materials .....	41
10 Hydrology and Water Quality .....	47
11 Land Use and Planning .....	53
12 Mineral Resources .....	55
13 Noise .....	57
14 Population and Housing .....	61
15 Public Services .....	63
16 Recreation .....	67
17 Transportation .....	69
18 Tribal Cultural Resources .....	73
19 Utilities and Service Systems .....	77
20 Wildfire .....	81
21 Mandatory Findings of Significance .....	85

References ..... 87  
    Bibliography ..... 87  
    List of Preparers ..... 92

**Tables**

Table 1     Distribution of Existing Land Uses.....4  
Table 2     RHNA Allocation and Percentage of Income Distribution for Rohnert Park.....7  
Table 3     Strategy to Address Regional Housing Needs .....8  
Table 4     Rohnert Park Housing Element Goals and Policies .....8

**Figures**

Figure 1    Regional Location .....2  
Figure 2    Housing Element Update Plan Area .....3

# Initial Study

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## 1. Project Title

City of Rohnert Park Housing Element Update

## 2. Lead Agency/Project Sponsor Name and Address

City of Rohnert Park  
130 Avram Avenue  
Rohnert Park, California 94928

## 3. Contact Person and Phone Number

Jeffrey Beiswenger, Planning Manager  
707-588-2253

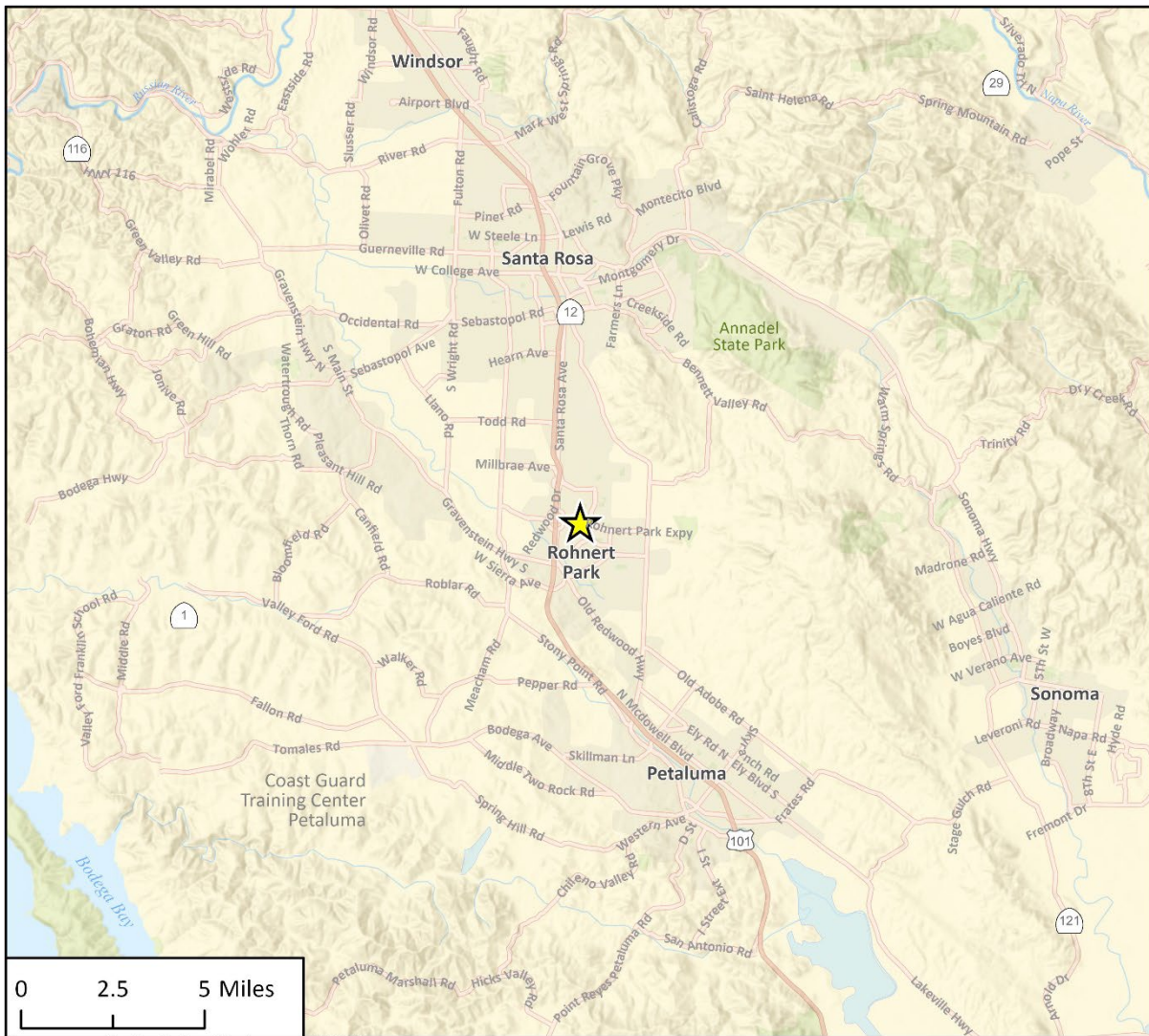
## 4. Project Location and Existing Setting

### **Regional Location and Setting**

Rohnert Park is located in the greater North Bay region of the San Francisco Bay Area, in Sonoma County, as shown in Figure 1 below, spanning a total of 7.7 square miles as of January 2020. The City is located approximately 18 miles northwest of San Pablo Bay, approximately 2.5 miles south of the City of Santa Rosa, and approximately 15 miles east of the Pacific Ocean. Rohnert Park is bordered by unincorporated areas of Sonoma County, the City of Cotati along the southwest city boundary, tribal lands of the Federated Indians of Graton Rancheria along a portion of the northwest city boundary, and the Sonoma State University campus along a portion of the eastern city boundary. Nearby cities include the City of Santa Rosa to the north, the City of Petaluma to the south, and the City of Sebastopol to the west.

Rohnert Park is regionally accessible from Highway 101, which travels the city from north to south. State Route (SR) 116 also provides regional access to the city connecting Rohnert Park to the City of Sebastopol and cities northwest. The city is directly served by Sonoma-Marín Area Rail Transit (SMART), a commuter rail line that serves Sonoma and Marin counties. Two airports are within a short drive from Rohnert Park. The nearest airport to Rohnert Park is the Petaluma Municipal Airport, which is located approximately 7 miles southeast of the city. The larger Charles M. Schulz, Sonoma County Airport is located 12 miles to the northwest of the city in Sonoma County. The Housing Element Update plan area applies to all lands within the city limits, the city's sphere of influence (SOI), and the urban growth boundary (UGB), demonstrated in Figure 2 below.

Figure 1 Regional Location



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Location Maps  
Fig 1 Regional Location

★ Project Location

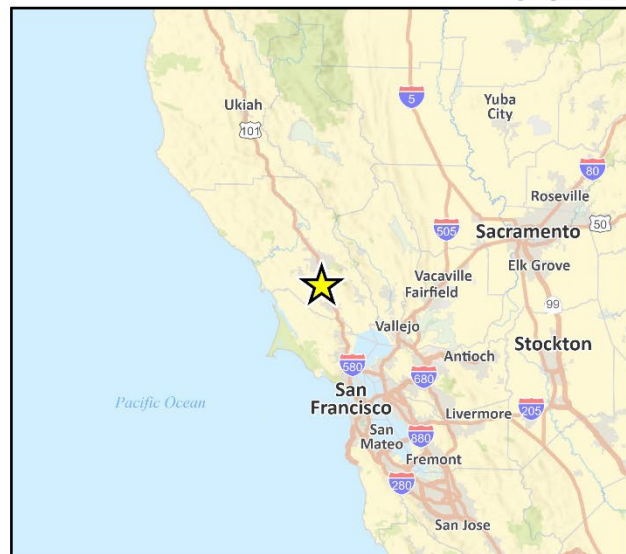
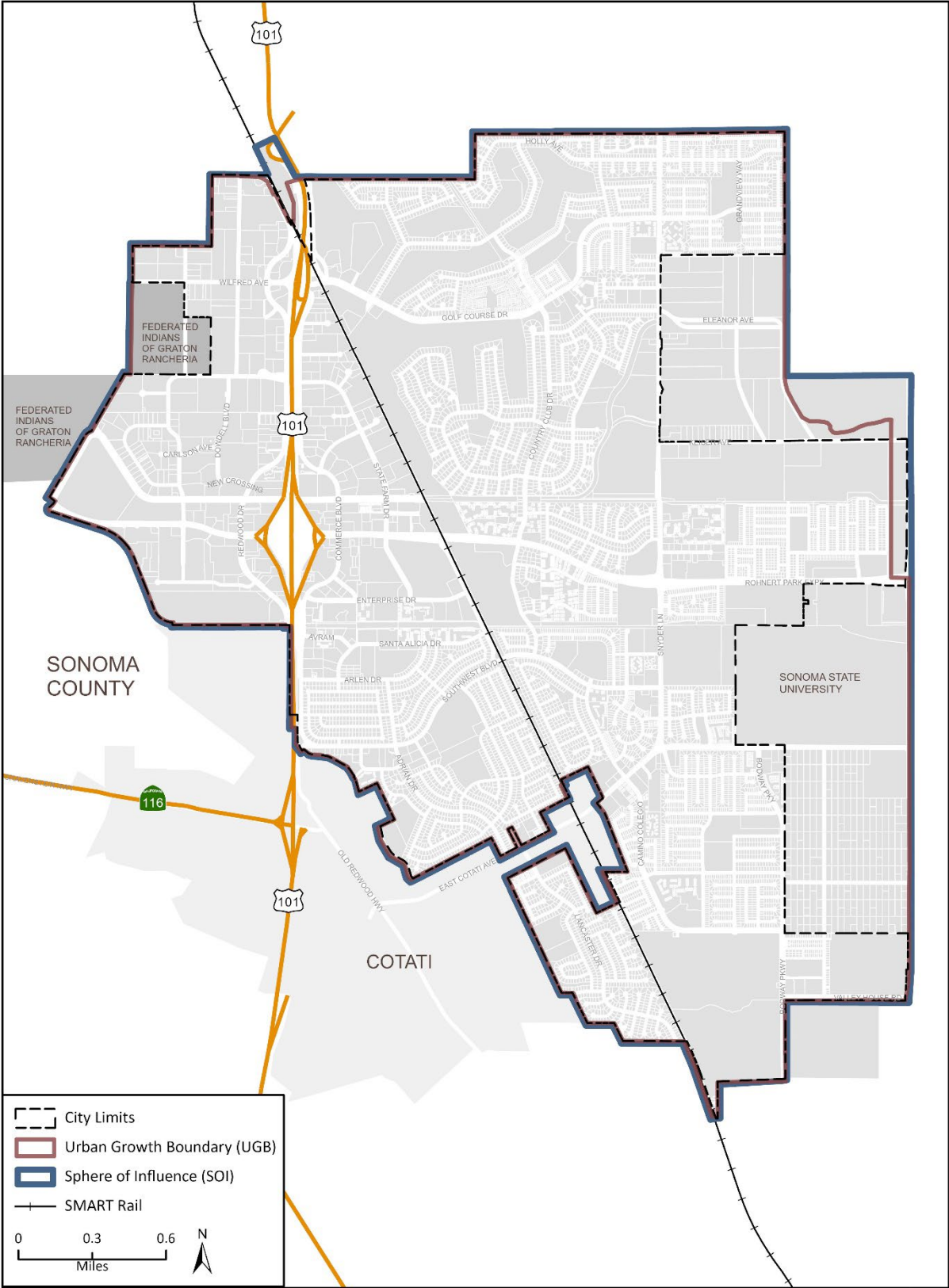


Figure 2 Housing Element Update Plan Area





## Local Physical Setting

Rohnert Park can be characterized as a primarily residential community with residential land uses occupying approximately 51 percent of the area. Most of the residential land use is comprised of low-density, single family housing; however, as described in Section 2, *Project Description*, because Sonoma State University is located east of the city limits, Rohnert Park has a higher proportion of multi-family and non-family housing compared to the rest of Sonoma County (City of Rohnert Park 2019).

As shown in Table 1, Residential land use designations make up the largest share of existing land use within Rohnert Park. Approximately 2,353 acres, or 51 percent, of the city is designated as rural estate, low density, medium density, or high density residential (City of Rohnert Park 2019). Additionally, Mixed Use land use designations allow for multi-family residential.

**Table 1 Distribution of Existing Land Uses**

Existing Land Use	Acres	Percentage of Total Area
Rural Estate Residential (R-E)	224	5
Low Density Residential (R-L)	1,420	31
Medium Density Residential (R-M)	316	7
High Density Residential (R-H)	393	8
Industrial (I-L)	337	7
Commercial – Neighborhood (C-N)	29	1
Commercial – Regional (C-R)	338	7
Mixed Use (M-U)	292	6
Office (C-O)	27	1
Public/Institutional (P-I)	511	11
Parks/Recreation (REC)	537	12
Open Space – Environmental Conservation (OS-EC)	172	4
Public/Institutional/Medium Density Residential (P-I)	27	1
<b>Total</b>	<b>4,623</b>	<b>100.0</b>

Source: City of Rohnert Park 2019

Rural estate, low density, medium density, and high-density residential land use types are differentiated by the allowed densities per gross acre and the types of housing allowed on each land use. Rural estate residential is meant for single family detached residential development. Low density residential is meant for detached single family residences but permits attached single family residences through the Zoning Ordinance. Medium density residential is meant for attached or detached single family homes and permits side-by-side duplexes, townhomes, small apartment buildings and mobile home parks. High density residential permits a wide range of housing types ranging from attached single family residences to multifamily residences. Residential land uses can be primarily found in the northern, eastern, and southern portions of the city primarily consisting of low density residential interspersed with medium density and high density residential near commercial land uses along minor arterials such as East Cotati Avenue, Southwest Boulevard, Rohnert Park Expressway, and Golf Course Drive. The small amount of rural estate residential land uses can mostly be found along the eastern city border to the north and south of Sonoma State University.

Parks/Recreation land uses are interspersed throughout the community with an increased number within the city's residential neighborhoods. Most residential neighborhoods have a park and a grade school within walking distance.

Public/Institutional land uses are interspersed throughout the city.

The Industrial land use, which includes the Triangle Business subarea, is located north of Hinebaugh Creek, and fronts Highway 101 and the SMART rail line. This area consists primarily of light industrial and office development to the south and more service- and retail-oriented uses in the north.

Industrial land uses are generally clustered in the northeastern portion of the city between the SMART Line and Hinebaugh Creek, and on the western portion of the city between Business Park Drive and Hinebaugh Creek, with a significant industrial complex located within the SOMO Village area.

Commercial land uses comprise 367 acres or 8 percent of the land in Rohnert Park, including both neighborhood commercial and regional commercial land uses. Neighborhood commercial uses are spread throughout the city. There are two main areas of regional commercial uses with one in the northwestern portion of the city transected by Highway 101 and Golf Course Drive and the other in the central western portion of the city transected by Highway 101 and Rohnert Park Expressway. Office commercial uses are mostly found within office overlay of industrial zones. Additionally, office uses can also be found along Medical Center Drive, next to the University District Specific Plan.

The Mixed Use land use accommodates compatible businesses, stores, institutions, service organizations, and residences in a pedestrian-oriented setting. Allowable uses include multi-family residences, retail shops, financial, business and personal services, and restaurants. Mixed use land uses are primarily located along the southern border of the city limits between the SMART Line, Camino Colegio, and Bodway Parkway, in the SOMO Village area, and within the Central Rohnert Park (downtown) area (between Commerce Boulevard, to the west; railroad tracks to the east; Hinebaugh Creek, to the north; and Enterprise Drive, to the south). A small mixed use area is located on Southwest Boulevard and between College View Drive and Adrian Drive.

Open Space for Environmental Conservation land uses can be found throughout the city, bordering portions of both sides of several creeks running through the city including Crane Creek, Hinebaugh Creek, and Copeland Creek. The eastern edge of the University District along Petaluma Hill Road is also designated Open Space.

The Office land use area can be found at the northeast corner of the intersection of Rohnert Park Expressway and Snyder Lane. Office uses can also be found along Medical Center Drive on several lots adjacent to the University District Specific Plan and in Central Rohnert Park. There are two additional parcels with office uses, one located on Snyder Lane, and another located on Commerce Boulevard. The Public/Institutional/Medium Density Residential land use allows sites to be used as either Public/Institutional or Medium Density Residential land uses or a combination of the two consistent with the separate land use classifications. Public/Institutional/Medium Density Residential land uses can be found north of the Sonoma State University campus and directly south of Rohnert Park Expressway.

## 5. Housing Element Update Description

### **Background and History**

The Housing Element is one of the State-mandated elements of the General Plan. The City's current Housing Element was adopted in 2014 and is in effect through the beginning of 2023. The Housing Element identifies the City's housing conditions and needs, and establishes the goals, objectives, and policies that comprise the City's housing strategy to accommodate projected housing needs, including the provision of adequate housing for low-income households and for special-needs populations (e.g., unhoused people, seniors, single-parent households, large families, and persons with disabilities). The city's SOI designates the probable future boundary and service area.

As part of the 6<sup>th</sup> Cycle housing element update, cities are required to identify housing sites that provide the development capacity to accommodate build out of the City's Regional Housing Needs Assessment (RHNA) allocation at all income levels. To accommodate the City's RHNA need for all income levels, future housing development would occur through a variety of methods and as detailed in the Housing Sites section of the proposed 2023-2031 Housing Element. Opportunities for future housing development include accessory dwelling units (ADUs) and expansion of existing homes, infill projects, new subdivisions in approved specific plan and planned development areas, and the planned annexation and development of new neighborhoods.

### **Housing Element Update Components**

The proposed 2023-2031 Housing Element includes the following components, as required by State law:

- An assessment of the city's population, household, and housing stock characteristics, existing and future housing needs by household types, and special needs populations.
- An analysis of resources and constraints related to housing production and preservation, including governmental regulations, infrastructure requirements and market conditions such as land, construction, and labor costs as well as restricted financing availability.
- Identification of the City's quantified objectives for the 6<sup>th</sup> cycle RHNA and inventory of sites determined to be suitable for housing.
- Opportunities for Energy Conservation in Residential Development: State housing element law requires cities to identify opportunities for energy conservation in residential development.
- Review of the 2013-2021 Housing Element to identify progress and evaluate the effectiveness of previous policies and programs.
- A Housing Plan to address the City's identified housing needs, including housing goals, policies, and programs to facilitate the 2023 Housing Element Update (6<sup>th</sup> Cycle).

### **Regional Housing Needs Allocation**

The RHNA is a California State Housing Law requirement that is part of the periodic process of updating local general plan housing elements. It is a process that determines existing and projected housing need (i.e., RHNA allocation) for all jurisdictions in the state (including cities and unincorporated county areas) with the intent to provide opportunities for a mix of unit types, tenure, affordability, and help achieve greenhouse gas (GHG) emission reductions from cars and light trucks. The RHNA allocates housing need based on future estimates of housing unit growth need over the RHNA planning period (2023-2031).

The proposed 2023-2031 Housing Element update would bring the element into compliance with State legislation passed since adoption of the 2014-2023 Housing Element and with the current Association of Bay Area Governments (ABAG) RHNA. ABAG has allocated the region's 441,176 housing unit growth needs between each city and county in its region through a process called the RHNA. Rohnert Park's RHNA allocation for the 2023-2031 planning period (6<sup>th</sup> RHNA cycle) is 1,580 units, as shown in Table 2, which is distributed among four income categories (ABAG 2021). This allocation would be met partially with accessory dwelling units (ADU). ADUs are built on properties with existing single-family or multi-family residences and are limited in terms of square footage and location. The City estimates that ADUs would add 80 dwelling units to housing inventory by 2023. The recommendation from HCD is to adopt a housing site inventory with a buffer of at least 20 percent over the allocated RHNA. The 20 percent buffer for Rohnert Park would bring the housing site inventory to 1,896 units. For the last RHNA cycle, the City was allocated a total of 899 units to be accommodated in its Housing Element inventory of adequate sites.

**Table 2 RHNA Allocation and Percentage of Income Distribution for Rohnert Park**

Income Level	Percent of Area Median Income (AMI)	Units	Percent
Very Low	0-50%	399	25%
Low	51-80%	230	14%
Moderate	81-120%	265	17%
Above Moderate	>120%	686	43%
<b>Total</b>	–	<b>1,580</b>	<b>100%</b>

Source: ABAG 2021

Rohnert Park is meeting its RHNA through the following means:

- Planned, approved, and pending projects.
- Vacant and no-vacant sites identified in the Housing Element, Sites Inventory.
- Site identified for rezoning in the Housing Element under an Adequate Sites Program.
- Conversion of units from non-affordable to affordable under an Adequate Sites Program Alternative.
- ADU development projections.

The City has identified enough units through RHNA Credits (projected ADU development and pending, approved, or permitted projects) to meet its 6<sup>th</sup> Cycle RHNA for the above moderate-income category and for total units. After considering these sites, the City is projected to develop 2,581 units, sufficient units to address its entire RHNA allocation, as set forth in more detail below. To identify enough sites for its moderate- and lower-income RHNA, the City prepared an inventory of sites available and suitable for housing development.

Housing sites and Adequate Sites Programs have been identified to meet the capacity for the remaining moderate- and lower-income RHNA and to provide a buffer of unit capacity for No Net Loss considerations. Table 3, below, shows the City's strategy for addressing their RHNA.

**Table 3 Strategy to Address Regional Housing Needs**

		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA		399	230	265	686	1,580
RHNA Credits	Pipeline	167	164	89	2,006	2,421
	ADUs/JADUs	24	24	24	8	80
	Total	191	188	108	2,014	2,501
Remaining RHNA After Credits		208	42	157	(1,328)	(921)

Of the proposed housing sites, many infill sites are already zoned appropriately for residential use. The property owners of three sites that would be rezoned for high density housing have submitted applications for rezoning, which are being separately processed and would provide areas for additional housing in the city. These rezoning actions would take place within one year and will require additional environmental compliance.

Table 4, below, includes a full list of Housing Element Update goals and associated policies.

**Table 4 Rohnert Park Housing Element Goals and Policies**

ID Number	Goals and Supportive Policies
<b>New Housing Development</b>	
<b>Goal HO-1</b>	<b>Provide opportunities for housing development that accommodate projected growth, mitigate potential constraints, and facilitate mobility within the ownership and rental markets. Ensure adequate sites are available to meet local housing needs. (Source: Combined previous Goals HO-1 and parts of HO-8, amended to address new laws)</b>
Policy HO-1.1	The City shall continue to provide an adequate supply of residentially zoned land at sufficient densities to accommodate its fair share of the existing and future housing needs. To accomplish this, the City shall maintain a sufficient inventory of sites suitably zoned for housing that can be added to the City's Sites Inventory if and when an analysis provided through the Annual Progress Report indicates that sufficient sites may not exist to accommodate the City's remaining RHNA, by income level, for the planning period. (Source: Previous Policy HO-1.1 amended to address SB 166)
Policy HO-1.2	The City shall continue to facilitate residential development within new growth areas by assisting the preparation of specific plan and annexation applications. (Source: Previous Policy HO-1.2)
Policy HO-1.3	The City shall continue to ensure the adequate provision of streets, water, wastewater, solid waste, and parks. To do this, the City shall continue to require a Public Facilities Financing Plan for all new developing areas, ensure all necessary infrastructure and public facility improvements are constructed concurrently with the development, establish financing districts, and use subdivision agreements to finance adequate infrastructure, and work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system. (Source: Combine Previous Policies HO-1.4 and HO-1.5 and Program HO-1.B)
Policy HO-1.4	The City shall continue to review the Growth Management Program annually to ensure it does not pose a constraint to the City's capacity to meet its RHNA targets. (Source: Previous Policy HO-1.6 and Previous Program HO-1.C)
Policy HO-1.5	The City shall continue to maintain and administer clear development standards and approval procedures for a variety of housing types, including, but not limited to, multifamily housing and emergency shelters. New state regulations will require new procedures. (Source: Previous Policy HP-3.6)
Policy HO-1.6	The City shall maintain adequate staffing across departments to ensure the effective implementation of the Housing Element programs. (Source: New Policy to meet local needs)

ID Number	Goals and Supportive Policies
<b>Balance of Housing Types</b>	
<b>Goal HO-2</b>	<b>Provide a diversity of housing types that accommodate projected population and demographic changes and enable residents to remain in Rohnert Park throughout their lives.</b>
Policy HO-2.1	The City shall continue to promote a diversity of housing types, including single-family detached and attached residences, mobile homes, multifamily rental and ownership units, second units, and units combined with non-residential uses. During the application and review process, the City shall continue to ensure that the projects provide for a diversity of housing types to address local housing needs, including senior housing, housing for persons with disabilities, and housing for extremely low-income households. (Source: Edited version of previous policies HO-2.1 and HO-2.2, addresses local needs)
Policy HO-2.2	The City shall encourage sustainably located residential and mixed-use development in order to enhance pedestrian access and reduce traffic. To do this, the City will provide additional development opportunities and incentives in locations where jobs and amenities are within pedestrian or transit access through the Workforce Housing Overlay. (Source: Previous Policy HP-2.5, edited for new program)
Policy HO-2.3	The City shall continue to assist in maintaining existing senior housing and in encouraging an increase in the supply of housing to meet the needs of seniors and the elderly, including housing that allows residents to age in place, particularly in areas that are accessible to public transit, commercial services, and health and community facilities. (Source: Previous Policies HO-5.7 and HO-5.8)
<b>Provision of Affordable Housing</b>	
<b>Goal HO-3</b>	<b>Provide for the housing needs of all economic segments of existing and future residents, giving highest priority to lower income households and minimizing the impact of potential governmental constraints. Preserve the city's existing affordable housing stock and ensure the long-term affordability of new below-market rate units. (Source: Combined previous Goals HO-3 and HO-4)</b>
Policy HO-3.1	The City shall make the maximum use of its available resources to address its housing needs, including for the provision of housing available to people experiencing homelessness and housing affordable to lower-income households. The City shall apply for regional, State, and Federal funding for affordable housing and provide documentation as needed in support of partner applications for regional, State and Federal financial assistance. (Source: Previous Policies HO-3.1 and HO-3.2, Program HO-3.A)
Policy HO-3.2	The City shall continue to require below-market-rate housing to be included as part of residential ownership projects with over fifty units throughout the community, as required by the City's Inclusionary Housing Ordinance. The City shall review and amend its Inclusionary Housing Ordinance for rental developments in order to better address the needs of lower-income residents. (Source: Previous Policy HO-3.3, amended for local needs and new laws)
Policy HO-3.3	The City shall strive to minimize governmental constraints on the provision of housing that is affordable to lower-income households and shall strive to ensure that its policies, regulations, and procedures do not add unnecessary costs to housing and do not act as an obstacle to new housing development. The City shall continue to facilitate the review of development applications, encourage pre-application meetings, and streamline the planning and building process for all residential development. (Source: Previous Policies HO-3.4, HO-3.5, and HO-3.7)
Policy HO-3.4	The City shall encourage the development of housing types that are affordable to lower- and moderate-income families, including to first-time homebuyers. (Source: Previous Policy HP-3.8 amended)
Policy HO-3.5	The City shall strive to preserve the affordability of the city's existing housing stock by proactively contacting property owners. The City shall encourage and facilitate, to the extent possible, participation by property owners in Federal housing assistance programs that maintain affordability for very low- and low-income residents (Source: Previous Policies HO-4.1 and HO-4.3)
Policy HO-3.6	The City shall continue to impose resale or rent control requirements, for not less than 45 years for for-sale projects or 55 years for rental projects, on all units that are approved through the inclusionary housing program, receive City financial assistance, or State housing density bonuses to ensure that they remain affordable to the targeted income groups. (Source: Previous Policy HO-4.2)

City of Rohnert Park  
**Rohnert Park Housing Element**

ID Number	Goals and Supportive Policies
Policy HO-3.7	The City shall continue to enforce provisions in its Municipal Code regulating the cessation of use, change of use, or conversion of use in mobile home parks and controlling mobile home space rent increases, and shall continue to provide staffing to the Mobile Home Rent Appeals Board. (Source: Previous Policies HO-4.4 and HO-4.5)
Policy HO-3.8	The City shall ensure the conversion of rental housing to condominiums does not significantly reduce the rental housing supply through the implementation of a condominium conversion ordinance. (Source: Previous Policy HO-4.6)
Policy HO-3.9	The City shall support efforts of non-profit organizations to convert market-rate housing into affordable housing. (Source: New policy to support new program)
<b>Fair Housing</b>	
<b>Goal HO-4</b>	<b>Promote housing opportunities for all people, regardless of race, religion, disability, gender, marital status, ancestry, or national origin. Promote housing opportunities for Rohnert Park residents with special needs, including seniors and the elderly, persons with disabilities, single female-headed households with children, large households, farm workers, people experiencing homelessness and residents with extremely low incomes. (Source: Combined previous Goals HO-5 and HO-6)</b>
Policy HO-4.1	Affirmatively further fair housing by facilitating deliberate action to address and combat disparities, by fostering inclusive communities, and by undertaking only those actions that are consistent with the obligation to affirmatively further fair housing, in accordance with State law. (Source: New, added to address AB 686)
Policy HO-4.2	The City shall continue to ensure that an over concentration of lower-income housing does not occur in any one neighborhood or area. (Source: Previous Policy HO-2.3)
Policy HO-4.3	The City shall take measures to avoid displacement of lower-income residents and shall strive to ensure affordable housing opportunities are included within planned development areas. (Source: Previous Policy HO-3.8, amended to address AB 686)
Policy HO-4.4	The City shall encourage economic and racial integration, fair housing opportunity, and shall ensure compliance with fair housing laws and prohibit discriminatory housing practices. (Source: Previous Policy HO-6.2, amended to address AB 686)
Policy HO-4.5	The City shall strive to ensure the provision of adequate and affordable housing for persons with special needs, including seniors and the elderly, persons with disabilities, single female-headed households with children, large households, farmworkers, people experiencing homelessness, and extremely low-income residents. The City will provide fee deferrals for affordable housing units, as required by law, in order to encourage developers to create more affordable units for lower-income households. (Source: Previous Policy HO-5.1 and 5.2, amended to address new laws)
Policy HO-4.6	The City shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use, zoning, or building regulations, when necessary to eliminate barriers to housing opportunities. (Source: Previous Policy HO-5.3)
Policy HO-4.7	The City shall strive to increase the stock of housing accessible to persons with disabilities, including physical, mental, and development disabilities, and require developers to strictly comply with HUD regulations and State Law concerning housing for persons with disabilities. The City shall support the efforts of advocacy groups to provide housing for disabled adults. (Source: Previous Policies HO-5.5 and HO-5.6)
Policy HO-4.8	The City shall strive to prevent homelessness and support efforts to provide interim and permanent housing options (including permanent supportive housing,) and shall maintain information regarding resources and services available to residents in need of shelter. (Source Previous Policies HO-5.9 and HO-5.10)

ID Number	Goals and Supportive Policies
<b>Preservation and Improvement of Housing Stock and Residential Neighborhoods</b>	
<b>Goal HO-5</b>	<b>Preserve and improve the City's existing housing stock and character and quality of residential neighborhoods. (Source: Combined previous Goals HO-7 and parts of HO-8)</b>
Policy HO-5.1	The City shall promote the ongoing maintenance of the existing housing stock and shall continue to partner with the Sonoma County Community Development Commission (CDC) to promote the CDC's rehabilitation programs to lower- and moderate- income households, individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups. (Source: Previous Policies HO-5.4 and HO-7.1)

Source: Rohnert Park, City of. 2022 Rohnert Park Draft 2023-2031 Housing Element.

## 6. Other Public Agencies Whose Approval is Required

With recommendations from the City's Planning Commission, the Rohnert Park City Council will need to take the following discretionary actions in conjunction with the Housing Element Update:

- Adoption of the Final Negative Declaration
- Approval of the proposed 2023-2031 Housing Element

The City will seek certification of the Housing Element from the HCD subsequent to the City's adoption.

## 7. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

The City initiated the tribal consultation process, as required under Public Resources Code (PRC) Section 21080.3.1 and consistent with AB 52 and SB 18. The City mailed consultation letters on January 13, 2022 according to SB 18 and AB 52 to contacts identified by the Native American Heritage Commission and to Native American tribes that requested the City of Rohnert Park notify them of projects subject to AB 52 or SB 18. Under AB 52, Native American tribes have 30 days to respond and request further project information and formal consultation, and under SB 18 Native American tribes have 90 days to respond requesting consultation. On February 3, 2022, the Federated Indians of Graton Rancheria requested consultation on the project. To date, consultation is still ongoing.

## 8. Cumulative Scenario

In addition to the specific impacts of individual plans or projects, CEQA requires environmental documents to consider potential cumulative impacts of the proposed plan. CEQA defines "cumulative impacts" as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed plan or project and other nearby plans and projects. For example, traffic impacts of two nearby plans or projects may be less than significant when analyzed separately but could have a



significant impact when analyzed together. Cumulative impact analysis allows the environmental document to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of plans or projects.

CEQA requires cumulative impact analysis to consider either a list of planned and pending plans and projects that may contribute to cumulative effects, or a forecast of future development potential. Because the proposed plan is a general plan housing element update, cumulative impacts are treated differently than they would be for a specific development. For general plan amendments, *CEQA Guidelines* Section 15130 provides the following direction relative to cumulative impact analysis:

Impacts should be based on a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact.

Because the proposed 2023-2031 Housing Element is essentially a set of goals and policies to enable future projects that could occur within the timeframe of the General Plan, the proposed 2023-2031 Housing Element itself represents the cumulative development scenario for the reasonably foreseeable future in the city. Therefore, the analysis presented in this Initial Study generally represents a cumulative analysis of the city and the surrounding region over the Housing Element planning horizon of 2031.

In instances where other cumulative development in neighboring cities or a specific region (e.g., hydrologic region or air basin) could contribute to impacts generated by the proposed 2023-2031 Housing Element, those impacts, as well as the context, are discussed in the cumulative impact discussion that follows the plan-specific impacts in each section.

The analysis included in each cumulative impact section analyzes whether, after implementation of mitigation that minimize environmental effects, the residual impacts of the proposed 2023-2031 Housing Element would cause a cumulatively significant impact or would contribute considerably to existing or anticipated cumulatively significant effects. Where the proposed 2023-2031 Housing Element would so contribute, additional mitigation is recommended where feasible.

## Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” 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 type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |

## Determination

Based on this initial evaluation:

- I find that the proposed plan COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed plan could have a significant effect on the environment, there will not be a significant effect in this case because revisions to 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 plan MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed plan MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” 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.

City of Rohnert Park  
**Rohnert Park Housing Element**

- I find that although the proposed plan could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed plan, nothing further is required.

  
\_\_\_\_\_  
Signature

November 22, 2022  
\_\_\_\_\_  
Date

Jeffrey Beiswenger  
\_\_\_\_\_  
Printed Name

Planning Manager  
\_\_\_\_\_  
Title

# Environmental Checklist

## 1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Except as provided in Public Resources Code Section 21099, would the project:

a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

Scenic views generally refer to visual access to, or the visibility of, a particular natural or man-made visual resource from a given vantage point or corridor. Focal views focus on a particular object, scene, setting, or feature of visual interest. Panoramic views, or vistas, provide visual access to a large geographic area, for which the field of view can be wide and extend into the distance.

Panoramic views are usually associated with vantage points looking out over urban or natural areas that provide a geographic orientation and view not commonly available. Examples of panoramic views might include an urban skyline, a valley, a mountain range, the ocean, or other water bodies. Because of the pervasive nature of the views of the mountains to the eastside, virtually every street at the city's eastern edge – including Petaluma Hill Road and Bodway Parkway – offers scenic views. Streets on the northwest edge of the city also offer views of the open space beyond, but because the topography in the area is essentially flat, these views are not as dramatic.

## **Impact Analysis**

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

A scenic vista is a view from a public place (roadway, designated scenic viewing spot, etc.) that is expansive and considered important. It can be obtained from an elevated position (such as from the top of a hillside) or it can be seen from a roadway with a longer-range view of the landscape. A viewshed is an area of the landscape visible from a particular location or series of points (e.g., an overlook or a trail, respectively).<sup>1</sup> A viewshed may be divided into viewing distances called foreground, middle ground, and background. Usually, the closer a resource is to the viewer, the more dominant it appears visually, and thus it has greater importance to the viewer than something farther away. A common set of criteria identifies the foreground as 0.25 to 0.5 mile from the viewer; the middle ground is 3 to 5 miles away, and the background extends away to the horizon.

An adverse effect would occur if a proposed plan or project would block or otherwise damage the scenic vista upon implementation. Long range views of these resources are visible from public places throughout Rohnert Park. In particular, the housing sites located in the eastern portion of Rohnert Park would have middle ground to background views of the ridgelines east of Rohnert Park, and housing sites throughout Rohnert Park would have background long-range views of ridgelines surrounding the city.

The proposed Housing Element Update would facilitate housing development in the City; however, it does not propose specific projects but puts forth goals and policies that regulate housing and various aspects of new housing development in Rohnert Park. Because it is a policy document, the Housing Element update would not result in impacts to scenic vistas. Further, all future development accommodated under the Housing Element update would undergo project-specific developmental review, including design review, to address potential impacts related to aesthetics. Development proposals would be subject to City regulations, including standards that govern scenic vistas. There would be no impact.

### **NO IMPACT**

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

Scenic corridors consist of land visible from the highway right-of-way and are comprised primarily of natural features and landforms. When a city or county nominates an eligible scenic highway for official designation, it must identify and define the scenic corridor of the highway. Scenic corridors are defined as corridors that possesses highly scenic and natural features, as viewed from the highway. Topography, vegetation, viewing distance, and/or jurisdictional lines determine the corridor boundaries. Under the "Corridor Protection Program," a city must adopt ordinances, zoning, and/or planning policies that are designed to protect the scenic quality of an officially designated corridor. According to the City's General Plan, U.S. Highway 101 (U.S. 101) and Petaluma Hill Road are designated as scenic corridors (City of Rohnert Park 2000). Several of the housing opportunity sites are located adjacent to or near U.S. 101, a designated State scenic highway, in the western portion of Rohnert Park.

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<sup>1</sup> United States Department of Transportation Federal Highway Administration. 2015. Guidelines for the Visual Impact Assessment of Highway Projects. [https://www.environment.fhwa.dot.gov/env\\_topics/other\\_topics/VIA\\_Guidelines\\_for\\_Highway\\_Projects.aspx](https://www.environment.fhwa.dot.gov/env_topics/other_topics/VIA_Guidelines_for_Highway_Projects.aspx) (accessed July 2022).

Because the Housing Element is a policy document, the Housing Element update would not result in impacts to scenic resources. Further, all future development accommodated under the Housing Element update would undergo project-specific developmental review to address potential impacts related to scenic resources. Development proposals would be subject to City regulations, including standards that govern substantially damaging a state scenic corridor. There would be no impact.

**NO IMPACT**

- c. *Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The Housing Element update does not propose specific projects but puts forth goals and policies that regulate housing and various aspects of new housing development in Rohnert Park. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts to visual character. Further, all future development accommodated under the Housing Element update would undergo project-specific developmental review, including design review, to address potential impacts related to visual character. Development proposals would be subject to adopted development guidelines, including standards that govern visual quality and community design. There would be no impact.

**NO IMPACT**

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

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park. Because it is a policy document, the Housing Element Update would not result in impacts to light and glare. In addition, new development facilitated by the Housing Element Update would be reviewed for consistency with regulations related to light, and glare contained in the Title 17 (Zoning Code) of the Rohnert Park Municipal Code (RPMC), which incorporate extensive design guidelines for single-family and multi-family residential development. RPMC Section 17.12.050 requires that all lighting, reflective surfaces or any other sources of illumination must be utilized in a manner that does not produce glare on public streets or nearby properties. This requires all light sources to be directed downward and shielded or used at the minimum illumination necessary.

Therefore, there would be no impacts related to light and glare.

**NO IMPACT**

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## 2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on 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"/>

### Environmental Setting

Rohnert Park lies within the Cotati Valley which is bounded by low, rolling coastal hills to the west and the Sonoma Mountains to the east. The Rohnert Park General Plan area does not include timberland zones (City of Rohnert Park 2022). The California Department of Conservation (DOC) maintains information related to mapping and monitoring of farmland and farmland subject to Williamson Act contract.



## **Impact Analysis**

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

The Housing Element Update is a policy document and does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park. Further, there is no active Farmland in the City. There are several agricultural sites surrounding Rohnert Park are designated agricultural preserves under Williamson Act contracts (Rohnert Park 2000). However, the City of Rohnert Park does not contain any Williamson Act contract lands. The most recent 2018 DOC California Important Farmland Finder maps show that there is no active farmland in the City of Rohnert Park. The city consists of Urban and Built-Up Land (DOC 2018). Development facilitated by the Housing Element Update would not occur in areas zoned as Open Space – Agricultural and Resource Management (OS-ARM) (City of Rohnert Park 2013). Therefore, the Housing Element Update would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), or conflict with existing zoning and existing Williamson Act contracts, and no impact would occur.

### **NO IMPACT**

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

“Forest land” is defined in PRC Section 12220(g) pursuant to the California Forest Legacy Program Act of 2007 as land that can support 10 percent or more native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

There is no land in the City of Rohnert Park designated as forest land, or timberland zoned as Timberland Production (CDWF 2020). The City’s zoning map indicates that there are no areas within Rohnert Park zoned for forestry, timberland, or timberland production (City of Rohnert Park 2013). Therefore, the Housing Element Update would not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production, and no impact would occur.

### **NO IMPACT**

- 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?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park. There is no land in the City of Rohnert Park designated as forest land, or timberland zoned as Timberland Production. Additionally, there is no land designated as Farmland (DOC 2018). Therefore, the Housing Element Update would not

result in 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, and no impact would occur.

**NO IMPACT**

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### 3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Environmental Setting

The City of Rohnert Park is in the San Francisco Bay Area Air Basin (SFBAAB). The SFBAAB is bordered on the west by the Pacific Ocean and extends to nine counties throughout the San Francisco Bay Area. The SFBAAB is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The BAAQMD is responsible for development of the regional Air Quality Management Plan (AQMP), which is a comprehensive program for compliance with all federal and State air quality planning requirements including CAAQS and NAAQS. The most recently adopted AQMP is the 2017 Clean Air Plan (BAAQMD 2017).

The BAAQMD is in non-attainment for the federal standards for ozone and PM<sub>2.5</sub> and the State standards for ozone, PM<sub>10</sub>, and PM<sub>2.5</sub> (BAAQMD 2017a). The San Francisco Bay Area Air Basin (The Basin) is designated unclassifiable or in attainment for all other federal and State standards. This analysis conforms to the methodologies recommended in the BAAQMD’s *CEQA Air Quality Guidelines* (2017) and supplemental guidance provided by the BAAQMD, including recommended thresholds for emissions associated with both construction and operation of the project (BAAQMD 2017b).

#### Impact Analysis

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

The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element update would not result in impacts to air quality. In addition, RPMC Section 17.12.110 includes standards to reduce fugitive dust emissions from construction activities, consistent with the BAAQMD CEQA Air Quality

Guidelines, such as watering and covering stockpiles. Adherence to the BAAQMD Basic Construction Mitigation Measures would reduce fugitive dust emissions (PM<sub>10</sub> and PM<sub>2.5</sub>). All future development accommodated under the Housing Element update would undergo project-specific developmental review to address potential impacts related to air quality. There are no impacts associated with the Housing Element Update.

**NO IMPACT**

- b. *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?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to BAAQMD rules and protocols. Similarly, operational impacts would be addressed by provisions in the General Plan and other regulations and standards that govern air quality in Rohnert Park. Any impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project.

Therefore, the adoption of the Housing Element Update would not 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 or expose sensitive receptors to substantial pollutant concentrations. There are no impacts associated with the Housing Element Update.

**NO IMPACT**

- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The occurrence and severity of potential odor impacts depends on a number of factors, including the nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of the receiving location, each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to odors or other potential emissions. Individual developments would be reviewed independent of the BAAQMD's *CEQA Air Quality Guidelines* (2017) identifies land uses associated with odor complaints as wastewater treatment plants, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and chemical plants. Development facilitated under the Housing Element Update would be residential and commercial mixed-use development, which would not be considered a major generating source of odor and would not create objectionable odors to surrounding sensitive land uses. Therefore, there would be no impact.

**NO IMPACT**

# 4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

## **Environmental Setting**

The Rohnert Park planning area has the potential to support a variety of habitat. Rohnert Park is surrounded by agricultural land uses. Wetlands have not been documented in many of the areas designated as having potential (Rohnert Park 2000). Agricultural activity and urbanization in Rohnert Park have eliminated most of the natural habitat and vegetation, including vernal pool species. There are several areas within the city with high potential for vernal pools to occur (City of Rohnert Park 2000). Riparian corridors on the eastside are the primary areas designated as having high potential to support wildlife as the presence of surface water and dense vegetation attracts many species of wildlife.

The creeks in Rohnert Park, notably Five, Crane, Hinebaugh, and Copeland creeks, have been characterized as areas of high potential for wetlands, vernal pools, and rare plant habitat (Rohnert Park 2022). The creeks have a well-defined channel with distinguishable bed and bank; evidence of scour or deposit of rock, sand, gravel, or soil; and evidence of riparian vegetation or aquatic organisms. Vegetation along waterways is limited to grass and sedge species and introduced landscape species (Rohnert Park 2000). One exception is the Laguna de Santa Rosa Flood Control Channel southwest of the city, which contains thicker native riparian vegetation including various willow and alder trees (Rohnert Park 2000). In addition to willows and alder trees, these corridors may also contain native vegetation such as California blackberry, wild grape, wild rose, and non-native species such as fennel and hemlock (Rohnert Park 2000).

### *Santa Rosa Plain Conservation Plan*

The purpose of the Santa Rosa Plain Conservation Strategy (Conservation Strategy) is to create a long-term conservation program sufficient to mitigate potential adverse effects on listed species due to future development on the Santa Rosa Plain (Plain). The program would contribute to the recovery of the Sonoma County distinct population segment of the California tiger salamander (CTS), Burke's goldfield, Sonoma sunshine, Sebastopol meadowfoam and the many-flowered navarretia (listed plants), and to the conservation of their sensitive habitat.

## **Impact Analysis**

- 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 Wildlife or U.S. Fish and Wildlife Service?*

The Housing Element update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Rohnert Park. Because it is a policy document, the Housing Element update would not result in impacts to biological resources. In addition, all future development accommodated under the Housing Element update would undergo project-specific developmental review to address potential impacts. Short-term impacts resulting from construction of the sites, such as tree removal would be subject to State and City regulations. Similarly, operational impacts would be addressed by provisions in the General Plan and other regulations and standards that govern biological resources in Rohnert Park and the region. Any impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project. The Housing Element Update would have no impact to biological resources.

## **NO IMPACT**

- 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, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The Housing Element update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Rohnert Park. Because it is a policy document, the Housing Element update would not result in impacts to riparian habitat or other sensitive natural communities. All future development accommodated under the Housing Element update would undergo project-specific developmental review to address potential impacts related to biology. Short-term impacts resulting from construction of the sites, such as tree removal would be subject to State and City regulations. Similarly, operational impacts would be addressed by provisions in the General Plan and other regulations and standards that govern biological resources in Rohnert Park and the region. Any impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project. The Housing Element Update would have no impact to riparian habitat or other sensitive natural communities.

**NO IMPACT**

- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The Housing Element update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Rohnert Park. Because it is a policy document, the Housing Element update would not result in impacts to wetlands. All future development accommodated under the Housing Element update would undergo project-specific developmental review to address potential impacts related to biology. Short-term impacts resulting from construction of the sites, such as tree removal would be subject to State and City regulations. Similarly, operational impacts would be addressed by provisions in the General Plan and other regulations and standards that govern biological resources in Rohnert Park and the region. Any impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project. The Housing Element Update would have no impact to wetlands.

**NO IMPACT**

- 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?*

The Housing Element update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Rohnert Park. Because it is a policy document, the Housing Element update would not result in impacts to biological resources. All future development accommodated under the Housing Element update would undergo project-specific developmental review to address potential impacts related to air quality. Short-term impacts resulting from construction of the sites, such as tree removal would be subject to State and City regulations. Similarly, operational impacts would be addressed by provisions in the General Plan and other regulations and standards that govern biological resources in Rohnert Park and the region. Any impacts identified for an individual project would be addressed through the project



approval process specific to concerns for that project. The Housing Element Update would have no impact to biological resources.

**NO IMPACT**

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

The Housing Element in and of itself does not propose the development of any specific site, rather it facilitates housing within the city. As a policy document the Housing Element Update would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. In addition, future development would be subject to all local, State and federal regulations.

The Santa Rosa Conservation Strategy identifies eight conservation areas for CTS and listed plants, one CTS and listed plant preserve system, and one listed plant conservation area. These conservation areas identify lands where mitigation for project-related impacts to listed species will be directed. Designation of an individual property as being within a conservation area does not change that property's land use designation or zoning, or otherwise restrict the use of that property (Fish and Wildlife Service 2005). The City of Rohnert Park's Tree Preservation and Protection Ordinance (Chapter 17.15 of RPMC) requires the preservation of all healthy trees, within the city, unless compelling reasons justify the cutting, pruning, encroachment, and/or removal of such trees. Additionally, the Ordinance states that no person shall cut, prune, remove, relocate, endanger, damage, or encroach into the protected zone of any tree on any public or private property within the city except in accordance with the conditions of a valid permit issued by the City.

Implementation of these goals and policies would require protection of native and heritage trees consistent with RPMC Chapter 17.15. With adherence to the RPMC impacts to trees would be reduced. There would be no impact.

**NO IMPACT**

- 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?*

The city is located within the Santa Rosa Conservation Strategy planning area, which is overseen by the USFWS. The Housing Element facilitates housing within the city. As a policy document the Housing Element would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. There would be no impact.

**NO IMPACT**

# 5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

CEQA requires that a lead agency determine whether a project could have a significant effect on historical resources (PRC, Section 21084.1), unique archaeological resources (PRC Section 21083.2 [g]), and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). A historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from 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 (CEQA Guidelines Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion or eligibility for inclusion in the CRHR (CEQA Guidelines Section 15064.5[b][2][A]).

## Impact Analysis

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

There are two recorded historic structures within Rohnert Park located west of the Bellevue-Wilfred Channel. Resource C-728 is a tank house and windmill stand that may have belonged to Robert

**Rohnert Park Housing Element**

Crane, an early settler. Resource CA-SON-1913H is the archaeological remains of a house that was shown on the 1877 Thompson Atlas. In addition to the recorded sites, several historic period buildings and structures located on the eastside and westside are depicted on historic maps. Although several properties along Wilfred Avenue on the westside have been identified as being potentially historically significant in State and federal inventories, these properties have been determined ineligible for the National Register of Historic Places (City of Rohnert Park 2000).

The entire city has the potential for discovery of Native American cultural resources, including a high potential in the eastside of the city due to the presence of recorded sites and alluvial flats near Crane, Copeland, and Hinebaugh creeks. The City is currently consulting with the Federated Indians of Graton Rancheria on future housing projects within the city, including the rezoning and development of any housing sites listed in the Housing Element. Tribal consultation is ongoing as of the date of this document.

The Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Rohnert Park. Because it is a policy document, the Housing Element Update would not create adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5 or cause a substantial adverse change in the significance of an archaeological resource. In addition, future development facilitated by the Housing Element Update would be required to comply with federal, State, and local regulations and the policies in the City's General Plan, applicable Specific Plans, and adopted Mitigation and Monitoring Reporting Programs. Further, the city would continue to engage in the tribal consultation process, as noted above, to address any impacts to cultural resources. Therefore, the adoption of the Housing Element Update would have no impact.

**NO IMPACT**

- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The Housing Element Update does not propose the development of any specific sites, and any future development would be subject to developmental review and required to adhere to the City's policies and goals designed to reduce impacts to historic and cultural resources. The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not disturb any human remains, including those interred outside of formal cemeteries. Individual projects are not proposed as part of the Housing Element Update. Development facilitated by the Housing Element Update would be subject to federal, State, and local regulations and policies in the City's General Plan. Projects would be required to comply with CEQA Guidelines Section 15000 et seq. which set procedures for notifying the County Coroner and NAHC for identification and treatment of human remains if they are discovered during construction. Therefore, the adoption of the Housing Element Update would not disturb human remains and there would be no impacts.

**NO IMPACT**

# 6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Most of California’s electricity is generated in state with approximately 28 percent imported from the Northwest and Southwest in 2019; however, the State relies on out-of-state natural gas imports for nearly 90 percent of its supply (California Energy Commission [CEC] 2021 and 2021a). In addition, approximately 32 percent of California’s electricity supply comes from renewable energy sources, such as wind, solar photovoltaic, geothermal, and biomass (CEC 2021). In 2018, Senate Bill 100 accelerated the State’s Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring electricity providers to increase procurement from eligible renewable energy and zero-carbon resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

Energy consumption is directly related to environmental quality in that the consumption of nonrenewable energy resources releases criteria air pollutant and greenhouse gas (GHG) emissions into the atmosphere.

## Impact Analysis

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Sonoma Clean Power (SCP) and Pacific Gas and Electric Company (PG&E) serve the City of Rohnert Park. PG&E is responsible for all electric delivery and maintaining the electric grid, and SCP provides an optional electric generation service (customers can opt out of SCP’s electric generation service). SCP provides electricity from cleaner power sources with lower greenhouse gas (GHG) emissions than PG&E, including power sourced from renewable electricity (wind, Solar, geothermal, etc.) and carbon-free large hydroelectric power.

The Housing Element Update in and of itself is a policy document, and would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary

**Rohnert Park Housing Element**

consumption of energy resources, during project construction or operation. In addition, future development projects would be required to undergo project-specific evaluation to quantify specific impacts to energy consumption, which would occur during the permitting process for that project. As the criteria needed to assess these impacts is only available to the City upon submittal of a specific project proposal, any quantitative analysis would be speculative at this time. Individual projects would be required to comply with the City's Ordinance No. 938 to comply with California Building Standards Code, Title 24, Part 6 known as the "California Energy Code." Developers would also be required to comply with the California Building Standards Code, Title 24, Part 11 which outlines the "Green Building Standards Code" or "CALGreen."

Further, the Housing Element Update would prioritize future development projects close to transit areas and existing commercial/retail, recreational, and institutional land uses, which would reduce trip distances and encourage the use of alternative modes of transportation such as bicycling and walking. These factors would minimize the potential of development facilitated by the Housing Element Update to result in the wasteful or unnecessary consumption of vehicle fuels. Therefore, there would be no impact.

**NO IMPACT**

*b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Future development facilitated by the Housing Element Update would be subject to the energy conservation requirements of the California Energy Code, the California Green Building Standards Code, and local policies. Therefore, impacts would be less than significant.

**NO IMPACT**

# 7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **Environmental Setting**

The City of Rohnert Park is located in southern Sonoma County in the San Francisco Bay Area and lies within the Coast Ranges geomorphic province (California Geological Survey [CGS] 2002). This geomorphic province runs nearly parallel to the San Andreas Fault, beginning in the Central Coast and extending north to the State boundary. It is bounded by the Pacific Ocean to the west and includes the Coast Ranges. The Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata. Rohnert Park is underlain by the Franciscan Complex consisting of a mixture of deformed sedimentary, igneous, and metamorphic rocks.

The San Francisco Bay region is situated on a plate boundary marked by the San Andreas Fault system, which forms the tectonic boundary between the Pacific Plate and the North American Plate. The region consists of several northwest trending active and potentially active faults. Movement along this plate boundary is distributed across a complex system of strike-slip, right-lateral, parallel and sub-parallel faults. In the Rohnert Park area, these include the Rodgers Creek, Bennet Valley, Tolay, and Bloomfield fault zones. The nearest potentially active fault is the Rodgers Creek Fault (United States Geological Survey [USGS] 2020).

Rohnert Park is located south of Santa Rosa in a valley surrounded by hillsides to the northeast and southwest. Rohnert Park is travelling from east to west by Hinebaugh Creek, Copeland Creek, Laguna de Santa Rosa, and associated tributaries. The elevation of the City ranges from approximately 80 feet above mean sea level to 140 feet above mean sea level (USGS 2018). Surficial soils primarily consist of Clear Lake Clay, with 10 other types of soil present and typically concentrated in the eastern portion of the City aligned with riverine features. The most abundant soil series include the Clear Lake Series, Haire Series, Huichica Series, Pleasanton Series, Wright Series, and Zamora series.

## **Impact Analysis**

- a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?*
- a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to geologic hazards. Further, development proposals for individual projects accommodated under the Housing Element Update would be subject to adopted development guidelines and required to adhere to CBC requirements, policies in the Safety Element Update, and other applicable standards and regulations. Pursuant to goals and policies of the Safety Element Update, all new development in areas subject to geological hazards would be regulated, and would require soils and geotechnical reports as well as implement requirements of the Alquist-Priolo Earthquake Fault Zoning Act.

There are no known active faults within Rohnert Park (USGS 2020). The Healdsburg-Rodgers Creek fault zone is located approximately 5 miles to the east of the city. The San Andreas Fault Zone is located approximately 15 miles west of the city. According to the General Plan, virtually all construction within Rohnert Park occurred after the incorporation of earthquake safety design

(Rohnert Park 2000). There are no known structures that would be particularly hazardous during a seismic event. Therefore, there would be no impact

**NO IMPACT**

- a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to liquefaction or landslides. In addition, development proposals for individual projects accommodated under the Housing Element Update would be subject to adopted development guidelines and required to adhere to CBC requirements, policies in the Safety Element Update, and other applicable standards and regulations. Additionally, proposed Policy HS-1 would require soil and geotechnical investigations for grading or new construction in areas with a potential for landslides.

Due to the relatively flat topography and the nature of the soils in Rohnert Park, there is little risk of mudslides, landslides, or erosion in Rohnert Park. The City has also adopted the Uniform Building Code and the Uniform Plumbing Code. Each of these codes mandates earthquake resistant building construction design standards. The City has amended these codes to address soil conditions. The amendments require added reinforcement of slabs and slab floors, protection of slabs from ground water, use of non-expansive fill for building pads and beneath footings, and non-corrosive water piping material underground. Therefore, the Housing Element Update would result in no impacts.

**NO IMPACT**

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

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to substantial soil erosion or the loss of topsoil. In addition, future development facilitated by the Housing Element Update would be subject to development plan review to determine potential concerns related to geologic hazards based on site-specific locations and development design.

Soils within the city are primarily Clear Lake clays (City of Rohnert Park 2022). The soils, typical of poorly drained basins and floodplains, were formed from alluvial sediments derived from the surrounding highlands. Clear Lake clays typically have low permeability, slow runoff characteristics, low erosion potential, and high shrink-swell potential. Slopes within the city are generally less than two percent. Erosion near creeks, as well as loam soils and ponded clay soils, have higher chances of erosion. Instances of significant erosion are most common during construction (City of Rohnert Park 2022).

Development proposals for individual projects would also be subject to adopted development guidelines and would be required to comply with CBC Chapter 70 standards, which are designed to ensure implementation of appropriate measures during grading and construction to control erosion and storm water pollution. Future development would also be subject to all standards discussed in RPMC Chapter 15.50, which includes standards for erosion control and minimization. Future



development would also be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Permit process, which would require development of a Stormwater Pollution Prevention Plan (SWPPP) to outline best management practices (BMPs) for controlling erosion, sediment release, and otherwise reduce the potential for discharge of pollutants from construction into stormwater. Any impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project. The Housing Element Update would have no impact to substantial soil erosion or the loss of topsoil.

**NO IMPACT**

- 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?*

Impacts related to landslides and liquefaction are addressed under *Items a.3. and a.4.*; therefore, this discussion focuses on impacts related to unstable soils as a result of lateral spreading, subsidence, or collapse. Lateral spreading occurs as a result of liquefaction; accordingly, liquefaction-prone areas would also be susceptible to lateral spreading. Subsidence occurs at great depths below the surface when subsurface pressure is reduced by the withdrawal of fluids (e.g., groundwater, natural gas, or oil) resulting in sinking of the ground. Expansive soils swell with increases in moisture content and shrink with decreases in moisture content. These soils usually contain high clay content. Expansive soils can cause foundations, basement walls and floors to crack, causing substantial structural damage. As such, structural failure due to expansive soils near the ground surface is a potential hazard.

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to lateral spreading, subsidence, or collapse. Further, development facilitated by the Housing Element Update would be required to comply with the CBC's minimum standards for structural design and site development. Therefore, CBC-required incorporation of soil treatment programs (replacement, grouting, compaction, drainage control, etc.) in the excavation and construction plans can achieve an acceptable degree of soil stability to address site-specific soil conditions. In addition, future development facilitated by the Housing Element Update would adhere to RPMC Chapter 15.50 that requires soils and geotechnical investigations for grading or new construction in areas with a potential for subsidence activity. Any impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project. The Housing Element Update would have no impacts related to unstable soils as a result of lateral spreading, subsidence, or collapse.

**NO IMPACT**

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

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to expansive soils.

Soils that volumetrically increase (swell) or expand when exposed to water and contract when dry (shrink) are considered expansive soils. A soil's potential to shrink and swell depends on the amount and types of clay in the soil. Highly expansive soils can cause structural damage to foundations and roads without proper structural engineering and are generally less suitable or desirable for development than non-expansive soils because of the necessity for detailed geologic investigations and costlier grading applications. Generally, the potential for soils to exhibit expansive properties occur in low-lying areas, especially near river channels. Certain soils within the City contain sufficient clay content; thus, have the potential for shrink/swell (City of Rohnert Park 2022). Future projects accommodated by the Housing Element Update would be required to adhere to the CBC and City regulations to prevent substantial direct or indirect risks from expansive soils. Thus, there would be no impact.

**NO IMPACT**

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

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to septic tanks and wastewater disposal. In addition, development facilitated by the Housing Element Update is anticipated to be connected to the municipal waste disposal system.

Therefore, the Housing Element Update would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater and no impact would occur.

**NO IMPACT**

- f. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Paleontological resources, or fossils, are the evidence of once-living organisms preserved in the rock record. They include both the fossilized remains of ancient plants and animals and the traces thereof (e.g., trackways, imprints, burrows, etc.). Paleontological resources are not found in "soil" but are contained within the geologic deposits or bedrock that underlies the soil layer. Most of the potential paleontological resources in Rohnert Park are located within the city's hilly terrain.

Because it is a policy document, the Housing Element Update would not result in impacts to paleontological resources or unique geologic features. In addition, future development facilitated by the Housing Element Update would be subject to development plan review to determine potential concerns related to paleontological resources or unique geologic features based on site-specific locations and development design. Therefore, the adoption of the Housing Element Update would not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature and no impact would occur.

**NO IMPACT**

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## 8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxides (N<sub>2</sub>O), fluorinated gases such as hydrofluorocarbons and perfluorocarbons, and sulfur hexafluoride. Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation. GHGs are emitted by both 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 by-products of fossil fuel combustion, and CH<sub>4</sub> results from off-gassing associated with agricultural practices and landfills. Different types of GHGs have varying global warming potentials (GWPs), which are the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO<sub>2</sub>) is used to relate the amount of heat absorbed to the amount of the GHG emissions, referred to as carbon dioxide equivalent (CO<sub>2</sub>e), and is the amount of a GHG emitted multiplied by its GWP. CO<sub>2</sub> has a 100-year GWP of one. By contrast, CH<sub>4</sub> has a GWP of 28, meaning its global warming effect is 28 times greater than that of CO<sub>2</sub> on a molecule per molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2014).<sup>2</sup>

The City of Rohnert Park passed Resolution No. 2018-033 in March of 2021 to reaffirm the City's commitment to reduce GHG emissions as a coordinated effort through the Sonoma County Regional Climate Protection Authority to adopted local implementation measures (City of Rohnert Park 2018a). Some of these GHG reduction measures include increasing building energy efficiency, increasing renewable energy use, switch equipment from fossil fuels to electricity, and reducing travel demand through focused growth. These measures are intended to be implemented in compliance with CEQA through local projects or the City's General Plan.

<sup>2</sup> The IPCC's (2014a) *Fifth Assessment Report* determined that methane has a GWP of 28. However, modeling of GHG emissions was completed using the California Emissions Estimator Model version 2016.3.2, which uses a GWP of 25 for methane, consistent with the IPCC's (2007) *Fourth Assessment Report*.

## **Impact Analysis**

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

In April 2017, BAAQMD adopted the 2017 Clean Air Plan. The goals of the plan are to protect public health and the climate. Consistent with the GHG reduction targets adopted by the state of California, the plan lays the groundwork for a long term effort to reduce Bay Area GHG emissions 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050 (BAAQMD 2017). As of 2022, BAAQMD has updated their approach on evaluating communitywide planning documents, such as a General Plan or Housing Element Update. It is recommended that each plan is evaluated based on whether they would be consistent with California’s long-term goal of achieving carbon neutrality by 2045 (BAAQMD 2022). In order for impacts to be considered less than significant, the communitywide planning document must demonstrate that GHG emissions from the jurisdiction will decline consistent with California’s GHG reduction targets of 40 percent below 1990 levels by 2030 and carbon neutrality by 2045 (BAAQMD 2022).

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to greenhouse gas emissions. In addition, development proposals for individual projects would be subject to adopted development guidelines, including standards that govern the emissions of GHGs. Additionally, the City would require individual projects to comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards which would reduce energy use from lighting, water-efficient faucets and toilets, and water efficient landscaping and irrigation. Development within the city would obtain electrical power from SCP or PG&E. SCP currently offers the CleanStart program which sources 50 percent renewable energy, and the Evergreen program which sources 100 percent of energy from renewable sources from their users (SCP 2022). PG&E expects to source 60 percent renewable energy by 2030, up from 33 percent in 2022, in order to comply with Senate Bill 100 (PG&E 2018). The Housing Element Update would not generate GHG emissions that may have a significant impact on the environment and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Thus, there would be no impact related to GHGs.

### **NO IMPACT**

# 9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material 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 in 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Rohnert Park Housing Element**

The Department of Toxic Substances Control (DTSC) regulates hazardous waste in California primarily under the authority of the Resource Conservation and Recovery Act and the California Health and Safety Code. The DTSC also administers the California Hazardous Waste Control Law to regulate hazardous wastes. The Hazardous Waste Control Law lists 791 chemicals and approximately 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal, and transportation; and identifies some wastes that cannot be disposed of in landfills. California Government Code Section 65302(g) mandates that the general plan of a community address safety issues, including but not limited to hazardous materials

The Sonoma County Integrated Waste Management Plan (CoIWMP) was adopted in 2003 and identifies the types and amounts of wastes generated in the County and establishes programs for managing these wastes (SCWMA 2003). To comply with Health and Safety Code Section 25135, the CoIWMP ensures that adequate treatment and disposal capacity is available to manage the hazardous wastes generated within the jurisdiction, and addresses issues related to manufacture and use of hazardous waste. The CoIWMP provides direction for the proper management of all hazardous waste in the County and contract cities, including Rohnert Park. The CoIWMP builds upon the Sonoma County Operational Area Hazardous Materials Incident Response Plan. The goals of the City's hazardous materials planning are to contain and identify hazardous materials spills and to implement evacuation, clean up, and disposal (City of Rohnert Park 2022).

**Emergency Preparedness**

As required by State law, the City has adopted a Standardized Emergency Management System (SEMS) for managing response to multi-agency and multi-jurisdictional emergencies, and to facilitate communications and coordination among all levels of government and affected agencies (City of Rohnert Park 2021). In addition, the City has an Emergency Management Plan (EMP), which describes the planned response to emergencies associated with natural and man-made disasters and technological incidents. The Local Hazard Mitigation Plan also identifies all critical facilities and infrastructure and establishes goals to increase emergency response and enhance recovery.

**Impact Analysis**

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

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to hazardous material transport, use, or disposal. In addition, the use of potentially hazardous materials during construction of future development facilitated by the Housing Element Update would be required to comply with all local, State, and federal regulations regarding the handling of potentially hazardous materials. Likewise, the transport, use, and storage of hazardous materials during any future construction would be required to comply with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22. Development facilitated by the Housing Element Update would also be guided by the Rohnert Park LHMP.

Operation of any new housing would likely involve an incremental increase in the use of common household hazardous materials, such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in regular property and landscaping maintenance. Use of these materials would be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies related to storage, use, and disposal of hazardous materials. Potential for hazardous impacts from development facilitated by the Housing Element Update would be evaluated on a project-by-project basis. Therefore, there would be no impact.

**NO IMPACT**

- 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?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to upset or accidental release of hazardous materials. Further, the transport, use, and storage of hazardous materials during the construction of future housing would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22.

The Housing Element Update would emphasize development on infill sites within urban areas, with the potential for future development to occur on project sites where hazardous materials were once used or stored and have the potential to contain contaminated soils, the disturbance of which could pose hazards to receptors at adjacent land uses. However, the CoIWMP provides guidance for foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there would be no impact.

**NO IMPACT**

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The Housing Element in and of itself does not propose any development and therefore would have no impact on existing or proposed schools. Rohnert Park currently has one school district that serves the city jointly with the City of Cotati. As discussed above, implementation of the Housing Element Update would not involve the use or transport of large quantities of hazardous materials.

**NO IMPACT**

- d. *Would the project be located on a site that is included on a list of hazardous material 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?*

The City of Rohnert Park does not have any active hazardous waste sites pursuant to Government Code Section 65962.5. In addition, future development facilitated by the Housing Element Update could be subject to individual CEQA review processes. Implementation of the Housing Element Update may involve the alteration, intensification, and redistribution of land uses. Future development facilitated by the Housing Element Update could occur on hazardous materials sites. Residential construction could lead to a significant hazard to the public or environment by exposing future



residents to potential contamination if not properly identified. However, the City would coordinate with other agencies to address contamination of soil and groundwater from hazardous materials on various sites and require that contamination be cleaned up to the satisfaction of the City and other responsible agencies prior to issuance of any permits for new development (City of Rohnert Park 2022).

Therefore, there would be no impact.

**NO IMPACT**

- 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 or excessive noise for people residing or working in the project area?*

In addition to the Housing Element being a policy document that does not propose specific development, the City of Rohnert Park is not located within an airport land use plan, or within 2 miles of a public or private airstrip. The Sonoma Airport is located 12 miles northeast of Rohnert Park and the Petaluma Airport is located 8 miles southeast of Rohnert Park. According to the City's General Plan, neither airport impose appreciable noise impacts on the city (City of Rohnert Park 2000). Aircraft from the two airports reach an altitude of more than 1,000 feet when flying over Rohnert Park (City of Rohnert Park 2000). The Housing Element Update would not result in a safety hazard for people residing or working in the city. Therefore, there would be no impact.

**NO IMPACT**

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

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to emergency response plans and emergency evacuation plans.

Further, the goals, objectives, and policies of the City's EMP, the Sonoma County Operational Area Hazardous Materials Incident Response Plan, and CoIWMP provide guidance during unique situations requiring an unusual or extraordinary emergency response. Implementation of the ERP would involve coordination with all the facilities and personnel of County government, along with the jurisdictional resources of the cities and special districts within the County, into an efficient organization capable of responding to any emergency using a SEMS, mutual aid and other appropriate response procedures.

As part of standard development procedures, plans would be submitted for review and approval to ensure that all new development would have adequate emergency access and escape routes in compliance with existing City regulations. The Housing Element Update would not introduce features or policies that would preclude implementation of or alter these policies or procedures. There would be no impact.

**NO IMPACT**

- g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to loss, injury, or death caused by wildland fires. In addition, Rohnert Park is a highly urbanized city that does not contain State Responsibility Areas (SRA) within the city's boundaries. According to CalFIRE, the city does not contain Very High Fire Hazard Severity Zones (VHFHSZ) for wildland fires (CalFIRE 2022). Development facilitated by the Housing Element Update would be required to be constructed according to the Uniform Building Code requirements for fire protection and would be subject to review and approval by the Department of Public Safety (DPS). Therefore, there would be no impact. Additional information on wildfire impacts is provided in detail in Section 20, *Wildfire*, below.

**NO IMPACT**

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# 10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **Environmental Setting**

### *Water Supply*

The City of Rohnert Park's potable water supply is provided by the Sonoma County Water Agency (Sonoma Water) and from groundwater wells in the city. Approximately 70 percent of supply is through Sonoma Water, with the remaining 30 percent from local groundwater. A total of approximately 1.7 billion gallons of potable water is consumed in the city annually, or 4.7 million gallons per day. The City maintains seven water storage tanks with a total capacity of approximately 5 million gallons of treated water (City of Rohnert Park 2021a). Sonoma Water provides water for over 600,000 people in Sonoma and northern Marin Counties, principally from the Russian River (Sonoma Water 2021).

### *Surface Water*

The California Department of Water Resources (DWR) divides surface watersheds in California into 10 hydrologic regions, which are further divided into hydrologic units. Rohnert Park lies within the North Coast Hydrologic Region, which covers approximately 12.46 million acres, or 19,740 square miles, and includes all or portions of Modoc, Siskiyou, Del Norte, Trinity, Humboldt, Mendocino, Lake, and Sonoma counties (DWR 2003). Within the North Coast Hydrologic Region, Rohnert Park is located entirely within the Upper Laguna De Santa Rosa Hydrologic Unit (USGS 2020). The North Coast Regional Water Quality Control Board (RWQCB) governs basin planning and water quality within Rohnert Park.

### *Groundwater*

The Santa Rosa Valley Basin and Santa Rosa Plain Subbasin (1-55.01) occupies a northwest-trending structural depression in the southern part of the Coast Ranges of northern California and underlies most of Rohnert Park (DWR 2004). The basin has a surface area of approximately 125 square miles (DWR 2004). Groundwater in this basin occurs primarily in the Merced Formation, which has a thickness ranging from 300 to greater than 1,500 feet. This formation is a marine deposit of fine sand and sandstone with thin interbeds of clay and silty-clay, some gravel, and localized fossils (DWR 2004). The basin is substantially recharged naturally along the western boundary of the basin (Santa Rosa Plain Groundwater Sustainability Agency 2018). Natural recharge occurs primarily along major streams as well as their principal tributaries (County of Sonoma 2020). A very small area at the southeastern corner of the city, near Petaluma Hill Road, is within the Petaluma Valley Subbasin (Santa Rosa Plain Groundwater Sustainability Agency 2018).

### *Water Quality*

#### **DRINKING WATER QUALITY**

Rohnert Park sources its potable drinking water primarily from Russian River water through an agreement with Sonoma Water. Additional water is sourced from local groundwater wells. The quality of the Sonoma Water's water deliveries is regulated by the State Water Resources Control Board (SWRCB) Division of Drinking Water, which requires regular collection and testing of water samples to ensure that the quality meets regulatory standards and does not exceed Maximum Contaminant Levels. Both Sonoma Water and Rohnert Park perform water quality testing, which has consistently yielded results within acceptable regulatory limits (Sonoma Water 2021, City of Rohnert Park 2021b).

## FLOODING

Flooding is one of the most common hazards in Rohnert Park and occurs during heavy rains. A portion of the northwest corner of the city, is particularly prone to flooding, as are streets across Hinebaugh Creek near Labath Avenue and in other creek overflow areas (City of Rohnert Park 2017). Areas subject to flood risk are identified by the Federal Emergency Management Agency (FEMA) on the National Flood Hazard Layer. Flood hazard areas are mainly located along the western City boundary, as well as in the central-eastern portion of the city.

### *Dam Inundation*

Rohnert Park is subject to potential flooding resulting from the structural failure of the Warm Springs Dam at Lake Sonoma. Failure of the Warm Springs Dam could result in flooding along the western edge of Rohnert Park (City of Rohnert Park 2017).

## Impact Analysis

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
  - (i) *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 through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*
  - (ii) *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 through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
  - (iii) *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 through the addition of impervious surfaces, in a manner that would 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?*
  - (iv) *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 through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts that violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Future development facilitated by the Housing Element Update would be subject to compliance with existing regulations, standards, and guidelines established by the federal, state, and local agencies in addition to the goals and policies in the General Plan and RPMC related to water quality. For example, RPMC Chapter 13.64 requires owners or developers to implement stormwater pollution control requirements for construction activities. In addition, regulations under the Federal Clean Water Act require compliance with the NPDES storm water permit for projects disturbing more than one acre during construction. Operators of a

construction site would be responsible for preparing and implementing a SWPPP that outlines project specific BMPs to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants in stormwater. Additionally, the RPMC Section 13.64.060 Requirements for Reducing Pollutants in Stormwater, requires compliance with regulations governing State Construction Activity Stormwater Permits. The Housing Element Update would not introduce features that would preclude implementation of or alter these policies and procedures in any way. Therefore, the Housing Element Update would not violate any water quality standards or waste discharge requirements; generate a substantial increase in runoff that would result in substantial erosion, siltation, flooding on- or off-site; or increase polluted runoff. There would be no impact.

**NO IMPACT**

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge that would impede sustainable groundwater management of the basin. Additionally, future development would implement appropriate construction BMPs and comply with the Public Facilities and Services Element, and the RPMC. Water quality regulations are outlined by the Division of Drinking Water and Rohnert Park is member of the Santa Rosa Plain Groundwater Sustainability Agency (GSA), a Joint Powers Authority created to respond to the requirements of the State's Groundwater Sustainability Act. The GSA, which adopted its required Groundwater Sustainability Plan in late 2021, has broad authority for protecting the groundwater in the basin. Further, residential growth under the Housing Element Update was anticipated as part of the City of Rohnert Park Urban Water Management Plan (UWMP) demand forecast. According to the UWMP the local aquifer is intended to remain within sustainable ranges (City of Rohnert Park 2021b).

Therefore, there would be no impact to groundwater supplies or regeneration.

**NO IMPACT**

- d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts regarding flood hazards. Development facilitated by the Housing Element Update would be reviewed for consistency with federal, State, and local requirements to limit flood hazards, including release of pollutants. The City has prepared an Emergency Management Plan (EMP) which addresses the response to emergency situations associated with natural disasters, technological incidents, and national security emergencies. In addition to the EMP, the City also upholds the Local Hazard Mitigation Plan (LHMP) which provides an analysis of potential hazards to assist the City in reducing risk and preventing loss from natural hazard events, including floods and mitigation strategies. Development facilitated by the Housing Element Update in areas with flood potential would be required to comply with all policies regarding flood hazard risk management. RPMC Chapter 15.48 regulates development, building, and improvement in flood hazard areas and

projects situated within those areas would be subject to design and construction standards, as specified in RPMC Section 15.48.170 et seq. These would include detailing the type of construction materials, the methods used, and the way buildings must be anchored, elevated, and otherwise floodproofed.

Therefore, the Housing Element Update would not result in impacts related to the release of pollutants due to project inundation.

**NO IMPACT**

- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to a water quality control plan or sustainable groundwater management plan. Potential water quality and groundwater impacts associated with the Housing Element Update are analyzed above under *Impacts a.* and *b.* The Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. In addition, specific development facilitated by the Housing Element Update would be required to comply with State and local water quality regulations designed to control erosion and protect water quality during construction. This includes compliance with the requirements of SWRCB's NPDES Construction General Permit, which requires preparation and implementation of a SWPPP for projects that disturb one acre or more of land. The SWPPP must include erosion and sediment control BMPs that would meet or exceed measures required by the NPDES Construction General Permit. BMPs may include measures such as the installation of silt fences to trap sediments, slope stabilization, and regular sweeping of construction sites to control dust. This would also ensure the specific project complies with stormwater control measures outlined in RPMC Chapter 15.52 *Erosion and Sediment Control*, which requires BMPs for construction and operation of projects to reduce the discharge of sediment and other particulate matter into the City's groundwater system. Post-construction stormwater performance standards are also required to specifically address water quality and channel protection events. Implementation of the required SWPPP would reduce the potential for eroded soil and any contaminants attached to that soil to contaminate a waterbody following a storm event.

The City of Rohnert Park is a permittee under the Waste Discharge Requirements for the MS4 issued by the North Coast RWQCB (Order No. R1-2015-0030), which also serves as a NPDES permit under the Federal Clean Water Act (NPDES No. CA0025054) and addresses the WDRs under State law. Specific project development would be required to adhere to all requirements under the North Coast RWQCB MS4 permit. This includes maintaining stormwater treatment measures that are part of low impact design (LID) that minimize the discharge of pollutants in stormwater runoff and non-stormwater discharge and increases in runoff flows during the life of the project. LID design principles limit the amount of impermeable surface and include integrated management practices that help infiltrate, store, or evaporate stormwater during and immediately after storm events.

There would be no impact.

**NO IMPACT**



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# 11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The City’s Zoning Map implements 20 specific land use designations that include, but are not limited to: estate residential, rural residential, industrial, mixed-use, public institutional, and open space – environmental conservation. In addition to these land use designations, the City has developed four specific plans to establish land use policies. Specific plans for University District, Southeast, Northwest, and Wilfred Dowdell each have unique land use designations and zoning categories.

## Impact Analysis

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

The Housing Element is a policy document and does not propose any specific sites for development and therefore has no impact on dividing an established community. Further, the Housing Element Update would prioritize the development of new housing on infill and appropriately zoned vacant sites within areas of the city. Development facilitated by the Housing Element Update would be located near public transportation, schools, retail, and other services and would not involve the construction of new roads, railroads, or other features that may physically divide established communities in the city. Goals, policies, and objectives under the Housing Element Update would put a greater emphasis on preventing displacement and promoting housing stability to maintain and preserve the quality of the city’s existing neighborhoods. Consequently, the Housing Element Update would not impact the physical division of an established community. No impact would occur.

### NO IMPACT

b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The Housing Element Update examines the city’s housing needs, as they exist today, and projects future housing needs. This Housing Element Update focuses on addressing the city’s housing needs by providing objectives and policies associated with fair housing, the prevention of displacement,

**Rohnert Park Housing Element**

and promoting housing stability. The Housing Element Update includes proposed actions the City would be undertaking to achieve its housing RHNA targets and also would implement ABAG's land use goals and policies by encouraging new development in areas with access to transit and services, thus minimizing vehicle trips and GHG emissions.

Upon its adoption by the City, the Housing Element Update would serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies. The Housing Element Update is a policy document that would encourage housing development in infill areas and on appropriately zoned vacant sites. Adoption of the Housing Element Update would not grant entitlements for any project and future development proposals that are intended to assist in meeting the City's projected housing need would be reviewed by the City for consistency with all adopted local and State laws, regulations, standards, and policies. Impacts related to conflicts with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect would have no impact.

**NO IMPACT**

# 12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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"/>

## Environmental Setting

According to the California Department of Conservation (DOC) mineral land classification map the city contains extensive aggregate mineral resources (DOC 2015). Sand and gravel resources are primarily concentrated along waterways.

## Impact Analysis

- 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?*
- 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?*

The Housing Element is a policy document and does not propose any specific sites for development. In addition, development facilitated by the Housing Element Update would occur in existing urbanized and residential areas, which are generally not compatible with mineral extraction. The Housing Element Update, in and of itself, would not result in the loss of availability of a known valuable mineral resource to the region, nor to a mineral resource recovery site. Therefore, there would be no impact on mineral resources.

**NO IMPACT**

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# 13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or 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"/>

## Environmental Setting

### Noise

Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. The unit of measurement used to describe a noise level is the decibel (dB). Decibels are measured on a logarithmic scale that quantifies sound intensity. A doubling of the energy of a noise source, such as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB. Noise sensitive land uses generally include residences, hospitals, schools, churches, libraries, and parks.

### Groundborne Vibration

Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean square (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in./sec.). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. A PPV of 0.035 is considered barely noticeable while a PPV of 2.00 is considered severe (Caltrans 2020). Vibration sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as hospitals, schools, and churches. However, vibration-sensitive receivers

also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studios or medical facilities with sensitive equipment).

### *Descriptors*

The impact of noise is not a function of loudness alone. The time of day when noise occurs, and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors has been developed. The noise descriptors used for this analysis is the community noise equivalent level (CNEL).

- The  $L_{eq}$  is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period. Typically,  $L_{eq}$  is equivalent to a one-hour period, even when measured for shorter durations as the noise level of a 10- to 30-minute period would be the same as the hour if the noise source is relatively steady.  $L_{max}$  is the highest Root Mean Squared (RMS) sound pressure level within the sampling period, and  $L_{min}$  is the lowest RMS sound pressure level within the measuring period (Crocker 2007).
- The CNEL is a 24-hour equivalent sound level with an additional 5 dBA penalty to noise occurring in the evening hours, between 7:00 p.m. and 10:00 p.m. and an additional 10 dBA penalty to noise occurring during the night, between 10:00 p.m. and 7:00 a.m., to account for the added sensitivity of humans to noise during these hours (Caltrans 2013). Quiet suburban areas typically have a CNEL in the range of 40 to 50 dBA, while areas near arterial streets are in the 50 to 70+ CNEL range (FTA 2018).

## **Impact Analysis**

- a. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Development proposals for individual projects would be subject to adopted development guidelines. As required in RPMC Chapter 9.44, Noise Standards, future development projects would be required to comply with the City's noise standards and design requirements to ensure indoor noise attenuation standards are achieved. Additionally, RPMC Section 9.44.120, Construction – Construction of Buildings and Projects, requires that construction within 500 feet of a residentially zoned property can only occur between the hours of 8:00 a.m. to 6:00 p.m. Development proposals would be subject to project-specific environmental review. Furthermore, because it is a policy document, the Housing Element Update would not, in and of itself, result in generation of a substantial temporary or permanent increase in ambient noise or vibration levels in the city. No impact would occur.

### **NO IMPACT**

- c. *For a project located within the vicinity of a private airstrip or 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 Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts involving airport safety. Development facilitated by the Housing Element Update would include project-specific developmental review to evaluate potential concerns regarding excessive noise from airports. There are two airports near the City of Rohnert Park. The Sonoma Airport is located 12 miles northeast of Rohnert Park and the Petaluma Airport is located 8 miles southeast of the city. According to the Noise Element in the City's General Plan, neither airport imposes appreciable noise impacts on the city (City of Rohnert Park 2000). Aircraft from the two airports typically reach an altitude of more than 1,000 feet when flying over Rohnert Park (City of Rohnert Park 2000). Sonoma Airport has six different safety zones that prohibit or discourage certain land uses depending on the zone (County of Sonoma 2011). Rohnert Park is not located within any of these airport safety zones. Thus, development in the city is not restricted due to the potential of airport hazards as hazards would be minimal.

Therefore, the adoption of the Housing Element Update itself would not expose people to excessive noise for people residing or working near an airport and no impact would occur.

**NO IMPACT**



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# 14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

After its incorporation in 1962, Rohnert Park’s population grew exponentially during its first several decades, experiencing approximately 121 percent growth from 1962 to 1970 and 274 percent growth from 1970 to 1980 (DOF 2022). In the 1990s the City’s population growth slowed to 16.8 percent, reaching a population of 42,236 in 2000 (DOF 2007). The City then experienced a 3.5 percent decline in population from 2000 to 2010, which was attributed to the technology market that impacted large employers as well as the 2008 housing crisis (DOF 2012). Population growth since 2011 has continued but at a slower rate than previous decades. From 2011 to 2021 population in Rohnert Park increased from 40,711 to 42,484, which is approximately 4.4 percent growth (DOF 2021).

Development in Rohnert Park is largely based on a neighborhood concept that promotes single and multi-family housing types near a school and/or park. As of 2021, household size in Rohnert Park is 2.53 persons per household (DOF 2021). There are an estimated 17,461 dwelling units in Rohnert Park. These consist of 9,841 single family units and 7,620 multifamily units (DOF 2021).

Population and housing trends in the City were evaluated by reviewing the most current data available from the US Census Bureau, the California DOF, the adopted General Plan, ABAG, and the 5<sup>th</sup> Cycle Housing Element. Impacts related to population are generally social or economic in nature. Under CEQA, a social or economic change generally is not considered a significant effect on the environment unless the changes are directly linked to a physical change.

## **Impact Analysis**

- a. *Would the project induce substantial unplanned 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 Housing Element Update is a policy document that would not induce substantial unplanned population growth in an area. The City of Rohnert Park had an estimated population of 42,484 residents as of 2021 (DOF 2021). The California Department of Community Housing (HCD), ABAG and Metropolitan Transportation Commission (MTC) are responsible for identifying the projected RHNA and Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for each jurisdiction in the Bay Area, including Sonoma County. These documents include population, employment and housing projections for the region. ABAG estimates that the city's population will reach 48,745 in 2030 and 52,720 in 2040 (ABAG 2020). As discussed in the *Project Description*, the Housing Element Update would provide the capacity to meet the City's RHNA, therefore, the Housing Element Update would be consistent with State requirements for the RHNA. Thus, the Housing Element Update would not induce substantial unplanned population growth in an area and there would be no impact.

### **NO IMPACT**

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

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not displace substantial numbers of existing people or housing. The Housing Element Update would accommodate potential future residential development that meets the City's RHNA, including housing for low-income households. Implementation of the Housing Element Update would increase access to housing to meet housing needs in the city. Potential displacement that would occur is required by California Government Code Section 7261(a) to proactively provide relocation assistance advisory services to all persons displaced. Therefore, the adoption of the Housing Element Update would not displace substantial numbers of existing people or housing and no impact would occur.

### **NO IMPACT**

# 15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
1 Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The Rohnert Park Public Safety Department provides both police and fire protection through the City’s Fire Services Division and Police Services Division. The Rohnert Park Fire Services Division functions as a municipal fire agency responsible for protecting life and property in Rohnert Park. The City recently completed construction of the Westside Fire Station. The Rohnert Park Fire Division operates four stations in the city and is staffed by one deputy chief, two battalion chiefs, three fire captains, three public safety officer (PSO) engineers, three PSO firefighters, one fire marshal, one part-time fire inspector, and one administrative assistant (City of Rohnert Park 2020a). The recommended total response times for fires is 6 minutes and 20 seconds and 6 minutes for medical calls (City of Rohnert Park 2020a). Performance in 2020 indicate that the Rohnert Park Fire Division met the minute standard for 85 percent of fire calls and 64 percent of medical calls (City of Rohnert Park 2020a).

The Rohnert Park Police Services Division provides police services including general law enforcement activities, traffic enforcement, criminal activity response, crime scene investigation, and apprehension of criminals. The Police Services Division maintains one station located at 500 City Center Drive.

The Cotati-Rohnert Park Unified School District (CRPUSD) provides educational services to the residents of Cotati and Rohnert Park. CRPUSD operates 11 schools, 10 of which are located within

Rohnert Park city limits. Rohnert Park is also home to Credo High School and Pathways, both of which are charter schools. Additionally, Sonoma State University is located on the eastern edge of the city (City of Rohnert Park 2022).

The Rohnert Park-Cotati Regional Library (Library) is a branch of the Sonoma County Library located in Rohnert Park. To accommodate for future expansion, the Library has been designed to allow the addition of another 16,000 square feet on a second floor. RPMC Section 16.14.060 requires developers to pay in-lieu fees to the City for development and expansion of public facilities.

## **Impact Analysis**

- a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to public facilities and services. In addition, future development would require project-specific development review to evaluate potential concerns related to public services, and would be subject to adopted development guidelines, including standards that govern public facilities, services, and adequate fire and public safety protections. Public services would be funded through the payment of development fees or project specific mitigation, as appropriate and in accordance with California Government Code Section 65995(h) (Senate Bill 50). The City funds school construction through development impact fees. Likewise, libraries are also funded through development impact fees, assessed by the City. Development fees that would fund public services facilities ensure that impacts from population growth are mitigated prior to potential substantial induced growth.

Therefore, Housing Element Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities and there would be no impact.

**NO IMPACT**

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# 16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The City’s Parks and Facilities Services Department operates four community centers; a senior activity center; a sports and fitness center; a performing arts center; and three community pools. The City also owns and maintains 185 acres of parkland which includes thirteen community/neighborhood parks; twenty-three tennis courts; six pickleball courts; twenty full basketball courts; three half-basketball courts; ten baseball fields; seven softball fields; twenty soccer fields (including one all-weather soccer field); and twenty-three playgrounds; three dog parks and several mini-parks (City of Rohnert Park 2022a). The City abides by the State’s Quimby Act (Government Code 66477), which allows local agencies to collect impact fees from residential subdividers to finance development of new parks to serve residents. Section 16.14.020 of the RPMC allows developers to dedicate and build parks to serve residents of a new development, or to pay in-lieu fees to the City for parkland acquisition and development. The City’s park fee ordinance requires dedication or payment of in-lieu fees for a minimum of five acres of parkland for each 1,000 residents. The City’s General Plan standard also calls for parks to be provided at a ratio of five acres per 1,000 residents. There were approximately 10.9 acres of developed parkland per 1,000 residents in the city as of 2021, with 473.5 acres of developed park space, golf courses, and other recreational facilities (City of Rohnert Park 2022).

## Impact Analysis

- 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?*
- 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?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle.



**Rohnert Park Housing Element**

Because it is a policy document, the Housing Element Update would not result in impacts related to recreational facilities. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern recreational facilities. Additionally, RPMC Chapter 16.14.020 (E) requires a parkland dedication or in-lieu fee for new residential development. Therefore, the Housing Element Update would not increase the use of existing recreational facilities or require the construction or expansion of recreational facilities. Thus, there would be no impact.

**NO IMPACT**

# 17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The City’s General Plan Circulation Element identifies the existing transportation conditions of the city, existing and future roadways, bicycle trails, and pedestrian trails. The city is served by four transit agencies or services, whose service model and local facilities. This includes Sonoma County Transit (SCT), SMART, Golden Gate Transit (GGT), and the Rohnert Park Sunshine Bus.

In 2018, CEQA Guidelines Section 15064.3 was finalized to help determine the significance of transportation impacts. Beginning on July 1, 2020, level of service (roadway congestion) is no longer considered an acceptable metric for analyzing transportation impacts under CEQA. Instead, jurisdictions must adopt vehicle miles traveled (VMT) thresholds to analyze impacts related to the number of automobile trips and miles traveled.

## Impact Analysis

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to consistency with adopted transportation and emergency evacuation plans, transportation facilities, safety, and VMT. The Sonoma County Transportation Authority adopted the Bicycle and Pedestrian Master Plan (BPMP) to improve safety, act on community needs, and improve mobility options for Rohnert Park residents, workers, and visitors. The BPMP provides a prioritized list of projects to improve pedestrian and bicycle access, mobility and safety throughout the City. The City of Rohnert

Park Transportation Fee program requires that new developments contribute funds towards the construction of multimodal transportation improvements throughout the City, thus providing funding towards planned future bicycle and pedestrian improvements. The current SCT bus route system provides transit access throughout the city (i.e., there are many stops, and the transit system reaches most areas of the city) but does not serve as a primary mobility option due to the time it takes to get from origin to destination (City of Rohnert Park 2022). Rerouting or enhancements to service may aid in bus-to-rail commutes becoming a more attractive option to travel by personal automobiles.

Future development facilitated by the Housing Element Update would be reviewed on a project-specific level for potential transportation-related concerns. Individual projects would be required to adhere to federal, State, and local policies and regulations including those included in the General Plan, as listed above. Therefore, the Housing Element Update would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. There would be no impact.

**NO IMPACT**

*b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to consistency with adopted transportation and emergency evacuation plans, transportation facilities, safety, and VMT. Future development facilitated by the Housing Element Update would be reviewed for potential transportation-related concerns. Individual projects would be required to adhere to federal, State, and local policies and regulations including those included in the General Plan, as listed above. Therefore, the Housing Element Update would not conflict with conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). There would be no impact.

**NO IMPACT**

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

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to consistency with adopted transportation and emergency evacuation plans, transportation facilities, safety, and VMT. Future development facilitated by the Housing Element Update would be reviewed on a project-specific level for potential transportation-related concerns. Individual projects would be required to adhere to federal, State, and local policies and regulations including those included in the General Plan. Rohnert Park maintains standards that guide the construction of new transportation facilities to minimize design hazards for all users of the system. Through the development review process, City staff evaluates development proposals that includes projects that add traffic to streets, which are not designed to current standards. If needed, street improvements are identified therein, and the project is conditioned to construct or provide funding for an improvement that would minimize or eliminate the hazard. Typical improvements include shoulder widening, adding turn pockets, adding sidewalks or crosswalks, realigning sharp curves, prohibiting

certain turning movements, signaling intersections, and increasing sight distance, among other measures. New and upgraded roadways needed to accommodate new development would be designed according to applicable federal, State, and local design standards.

Therefore, the Housing Element Update would not substantially increase hazards due to a geometric design feature or incompatible use and there would be no impact.

**NO IMPACT**

*d. Would the project result in inadequate emergency access?*

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in inadequate emergency access. In addition, temporary construction barricades or other obstructions that could impede emergency access would be subject to the City's permitting process, which requires a traffic control plan for encroachment on a public right-of-way, subject to City review and approval, pursuant to RPMC Section 15.50.030. All applicable review processes related to hazards and emergency access (as described in Section 9, *Hazards and Hazardous Materials*) would also apply to future development facilitated by the Housing Element.

Future development proposals would be required to be reviewed for consistency with the City's existing and planned circulation network; and ensure that the construction of new features would not impede emergency access. These review processes would evaluate the design of future projects' emergency access schematics, which would minimize the potential for the creation of inadequate emergency access. Therefore, the Housing Element would not result in inadequate emergency access. Thus, there would be no impact.

**NO IMPACT**

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# 18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or 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:</p> <p>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)?</p> <p>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.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>

## Environmental Setting

AB 52 established that “A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further stated that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or

**Rohnert Park Housing Element**

2. 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 PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

California Government Code Section 65352.3 (adopted in 2004 pursuant to the requirements of SB 18 [SB 18]) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government’s jurisdiction, and are identified, upon request, by the NAHC. As noted in the California Office of Planning and Research’s Tribal Consultation Guidelines (2005), “The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places.”

**Impact Analysis**

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is 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)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is 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?*

The City mailed consultation letters on January 13, 2022 according to SB 18 and AB 52 to contacts identified by the Native American Heritage Commission and that requested that the City of Rohnert Park notify them of projects subject to AB 52 or SB 18. Under AB 52, Native American tribes have 30 days to respond and request further project information and formal consultation, and under SB 18 Native American tribes have 90 days to respond requesting consultation. On February 3, 2022 the Federated Indians of Graton Rancheria requested consultation on the project. To date consultation is still ongoing. The first Housing Element Update consultation took place on February 25, 2022.

Development within the city has the potential for discovery of tribal cultural resources. The city would continue to consult with the Federated Indians of Graton Rancheria on future housing projects within the city, including the rezoning and development of any housing sites listed in the Housing Element. As of the date of this document, tribal consultation is ongoing.

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern archaeological resources as described in *Impact 5, Cultural Resources*, and disposition of human remains as governed by Health and Safety Code

Section 7050.5 and PRC Sections 5097.94 and 5097.98. Further, the city would engage in tribal consultations, as noted above. Therefore, the Housing Element Update would not result in impacts to tribal cultural resources and there would be no impact.

**NO IMPACT**



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# 19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

This section evaluates potential effects on utilities that may occur during implementation of the Housing Element Update. Increased demand is estimated and compared to existing and planned service availability. Utilities and service systems consist of water supply and delivery, wastewater, storm drain facilities, and solid waste systems.

Approximately 70 percent of Rohnert Park's water supply is sourced from the Sonoma County Water Agency, a wholesaler of potable water that supplies treated water from its Russian River System to locations throughout Sonoma County (City of Rohnert Park 2022c). The remainder of the City's water supply is sourced from 30 deep groundwater wells located throughout the city that are

part of the Santa Rosa Valley Groundwater Basin (City of Rohnert Park 2022a). SCP and PG&E serve the City of Rohnert Park. PG&E is responsible for all electric delivery and maintaining the electric grid, and SCP provides an optional electric generation service (customers can opt out of SCP's electric generation service). SCP provides electricity from cleaner power sources with lower GHG emissions than PG&E, including power sourced from renewable electricity (wind, Solar, geothermal, etc.) and carbon-free large hydroelectric power. The city is in PG&E's natural gas service area, which spans central and northern California (PG&E 2022a). Internet providers that service the city include Xfinity, AT&T, and EarthLink (HighSpeedInternet.com 2022). Recology, a private company, is responsible for the collection of municipal solid waste generated in Rohnert Park. Recology provides weekly curbside collection of refuse, recycling, and compost. Recology collection vehicles deliver the material to Central Landfill in Petaluma, California. The City is within the jurisdiction of the Sonoma County Waste Management Agency (SCWMA).

## **Impact Analysis**

- a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c. *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?*

The Housing Element Update is a policy document and as such does not propose specific development projects, but facilitates density needed to accommodate the 6th cycle RHNA. Development facilitated by the Housing Element Update would be subject to all utility service standards set in the RPMC and General Plan. Individual projects would also be individually reviewed to ensure adequate utility services would be provided to each site. A lack of existing utility facilities or low levels of service would result in potentially significant impacts through the expansion of those utilities. Future development facilitated under the Housing Element Update would be concentrated in urban areas that are served by existing utilities infrastructure, including potable water, wastewater, stormwater drainage, electrical power, natural gas, and telecommunications facilities. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern utility services, as set forth in more detail below. Impacts identified for an individual project would be addressed through the project approval process.

## **Water Supply**

As new housing development occurs incrementally throughout the city, upgrades to water conveyance facilities may be required. The precise location and connection would need to be determined at the time development is proposed. Should any new connections or upgrades be required, such upgrades would be subject to subsequent developmental review. Future line size modifications or connections, if needed, would be designed in accordance with applicable provisions of Title 15 of the RPMC, Building and Construction, and to the satisfaction of the City Engineer and subject to the policies listed above. Therefore, the Housing Element would not result in inadequate water supply. Thus, there would be no impact.

## **Stormwater**

Development facilitated by the Housing Element Update would be subject to the provisions of RPMC Chapter 16.16 and evaluated to determine adequacy of utility infrastructure as part of the standard city development review process and there would be no impact.

## **Wastewater Generation**

Wastewater treatment would be provided by existing and planned infrastructure within the city. Project development would be required to comply with the regulations to maintain wastewater capacity in the city. Development facilitated by the Housing Element Update would be evaluated to determine adequacy of utility infrastructure as part of the standard city development review process. The Housing Element Update would not result in impacts to wastewater and there would be no impact.

## **Electricity, Natural Gas, and Telecommunications**

Future residential development in conformance with the Housing Element Update would be evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. The Housing Element Update would not result in impacts to electricity, natural gas, or telecommunications. There would be no impact.

### **NO IMPACT**

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

## **Solid Waste**

The Housing Element Update is a policy document and as such does not propose specific development projects, but facilitates density needed to accommodate the current RHNA cycle. Therefore, the Housing Element Update would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. To comply with the California Integrated Waste Management Act of 1989 (AB 939), the County must divert at least 50 percent of its solid waste from landfills. The project is required to comply with federal, state, and local management and reduction statutes and regulations. This includes CalRecycle regulations found in Title 14 and Title 27 of the California Code of Regulations. There would be no impact.

### **NO IMPACT**

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## 20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

The Rohnert Park Department of Public Safety, Fire Division is responsible for protecting life and property. As needed, these Fire Services Officers are available 24/7 to respond to police incidents. The Fire Division also includes the fire prevention bureau that is responsible for reviewing proposed building plans as well as inspecting new and existing buildings. Disaster preparedness is coordinated through the City Emergency Operations Center.

There are no SRA or LRA FHSZs within the City of Rohnert Park (City of Rohnert Park 2022). However, there are wildfire risk areas (SRA moderate and high FHSZs) directly adjacent to the eastern boundary of the city (CalFIRE 2022). The SRA outside of the city is undeveloped and contains large tracts of vegetation cover and open space that can act as fire fuel (City of Rohnert Park 2022). There are also SRA moderate FHSZs less than two miles to the southwest of the city, which further increase potential for wildfires in the city (CalFIRE 2022). Specifically, the Northeast Specific Plan Area, University District Specific Plan and Southeast Specific Plan are all located on the WUI border.

## **Impact Analysis**

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

The Housing Element Update is a policy document and as such does not propose specific development projects, but facilitates density needed to accommodate the current RHNA cycle. Because it is a policy document, the Housing Element Update would not, in and of itself, have a significant impact on adopted emergency response or evacuation plan. There are no SRA or LRA FHSZs within the City of Rohnert Park. However, there are wildfire risk areas (SRA moderate and high FHSZs) directly adjacent to the eastern boundary of the city (CalFIRE 2022). The SRA outside of the City is undeveloped and contains large tracts of vegetation cover and open space that can act as fire fuel. There are also SRA moderate FHSZs less than two miles to the southwest of the city, which further increase potential for wildfires in the city (City of Rohnert Park 2022). Implementation of these plans would ensure that future development facilitated by the Housing Element Update would not impair or physically interfere with adopted emergency response or evacuation procedures.

The Rohnert Park Department of Public Safety Fire Services Division would review and approve development projects to ensure that emergency access standards are met and that development facilitated by the Housing Element Update would not hinder emergency access or evacuation. Compliance with the RPMC associated with emergency planning and response, in addition to adherence to LHMP Mitigation Actions and Fire Services Division review, would ensure that potential impacts from implementation of the Housing Element Update would not hinder emergency response and evacuation. There would be no impact.

### **NO IMPACT**

- b. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Rohnert Park. Because it is a policy document, the Housing Element Update would not, in and of itself, have a significant impact on wildfire safety.

In addition, the location of the city and existing environmental factors do not promote a high wildfire risk area in Rohnert Park and development would not be at a high risk from wildfire. Prevailing winds in Rohnert Park generally move from northwest to southeast across the city (NOAA 2022). The prevailing winds would generally move wildfire in the FHSZs to the east and southwest of the city and related smoke and air pollutants, southeastward, away from the City. Further, development facilitated by the Housing Element Update would occur in compliance with RPMC Section 15.28.020, that adopts the California Fire Code, which would ensure that development is constructed to safeguard life and property from wildfire hazards. Rohnert Park's topography is generally flat to gently sloping, and developed with little wildfire fuels or vegetation cover prone to ignition.

Therefore, there would be no impact.

**NO IMPACT**

- c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Rohnert Park. Because it is a policy document, the Housing Element Update would not have a significant impact on wildfire safety. In addition, most roads and utility infrastructure required for growth facilitated by the Housing Element Update would be existing or would occur in currently developed areas, resulting in negligible temporary or ongoing environmental impacts. Because this development would occur in urbanized areas of Rohnert Park, where large tracts of vegetation cover are not present, the risk of wildfire would not be exacerbated. Wildfire risk in Rohnert Park is greatest adjacent to the city's eastern border where there is an SRA FHSZ and vegetation and open space. The Housing Element Update would not include plans to extend the City's sphere of influence or city limits into the adjacent eastern FHSZs.

Therefore, there would be no impact.

**NO IMPACT**

- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Rohnert Park's topography is generally flat to gently sloping, and developed with little wildfire fuels or vegetation cover prone to ignition. If a structural fire or large urban fire were to occur in the more flat and urbanized areas of Rohnert Park, the risk of flooding or landslides afterward would be negligible because of the nearly flat topography and because little soil would be exposed due to the developed conditions.

Further, the Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Rohnert Park. Because it is a policy document, the Housing Element Update would not have a significant impact on wildfire safety. Therefore, there would be no impact.

**NO IMPACT**



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# 21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Does the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a. Have the potential to substantially 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, substantially 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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b. 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)?</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a. *Does the project have the potential to substantially 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, substantially 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?*

The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not have the potential to substantially degrade the quality of the environment. Adoption of the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In addition, the Housing

Element Update would not have a substantial adverse effect on any riparian habitat or sensitive natural community.

Through the City's development review process, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Therefore, the Housing Element Update would not substantially 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, substantially 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 and no impacts would occur.

**NO IMPACT**

- 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 Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts that are individually limited, but cumulatively considerable. In addition, through the City's development review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City's General Plan, Zoning Ordinance, and Municipal Code. Through this development review process, potential cumulative impacts to various natural and human-made resources would be evaluated. The Housing Element Update would not increase development potential above that already allowed under the City's General Plan and Zoning Code. Adoption of the Housing Element Update would not have impacts that are individually limited or cumulatively considerable. No impact would occur.

**NO IMPACT**

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

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Rohnert Park consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Through the City's development review process, future residential development projects would be evaluated for potential direct and indirect impacts on human beings. Therefore, the Housing Element Update would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly and no impacts would occur.

**NO IMPACT**

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## List of Preparers

Rincon Consultants, Inc. prepared this IS under contract to the City of Rohnert Park. Persons involved in data gathering analysis, project management, and quality control are listed below.

### **RINCON CONSULTANTS, INC.**

Darcy Kremin, AICP, Director  
Leslie Trejo, MUP, Project Manager  
Antonia Davetas, MS, Environmental Planner  
Gina Gerlich, GIS Analyst