

**NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION
AND
PUBLIC HEARING FOR CONSIDERATION OF
ANNEXATION AND PRE-ZONING FOR NINETEEN PARCELS OF
LAND AND ADJACENT PUBLIC RIGHTS OF WAY**

LOMAS ANNEXATION PROJECT

FILE NO. 07-ANX-0623

Assessor Parcel Numbers: 019-210-010, -038, -039, -005, -006, -007, -008, -009, -013, -014, -021, -022, -025, -029, -032, -033, -034, -035 and -036

NOTICE IS HEREBY GIVEN, in compliance with California Environmental Quality Act Guidelines §15072, to responsible agencies, trustee agencies, interest groups and the general public that the City of Petaluma proposes to adopt a Negative Declaration for the Lomas Annexation Project. The Initial Study prepared for the project identifies no potentially significant environmental effects. The Initial Study/Negative Declaration (IS/ND) is available for review at the Planning Division, 11 English Street, Petaluma, CA 94952 or at www.cityofpetaluma.net/cdd/major-projects.html.

NOTICE IS ALSO HEREBY GIVEN, in conformance with Petaluma Implementing Zoning Ordinance §25.050(A) and Cortese-Knox-Hertzberg Local Government Reorganization Act §56755, to all interested persons that the Planning Commission will consider the IS/ND and proposals to: (a) annex from the County of Sonoma to the City of Petaluma nineteen (19) parcels of land and adjacent public rights of way; and (b) initiate pre-zoning of those parcels of land.

PROJECT DESCRIPTION: The project consists of the annexation of nineteen (19) parcels and adjoining right-of-way from the County of Sonoma into the City of Petaluma, and pre-zoning of all parcels consistent with the City's General Plan Land Use designations. Parcels on the north side of Petaluma Boulevard South would have a pre-zone designation of Mixed Use 1A (MU1A). Parcels on the south side of Petaluma Boulevard South would have a pre-zone designation of Residential 4 (R4). No physical development is proposed. The annexation of these parcels is required by Condition No. 3(a) of Sonoma County Local Agency Formation Commission Resolution No. 2518.

PROJECT LOCATION: The project includes land located along Petaluma Boulevard South between McNear Avenue and just south of Crystal Lane (but west of US 101); see enclosed map.

CEQA DOCUMENT REVIEW PERIOD: Pursuant to CEQA Guidelines §15073, the IS/ND public review period during which written comments will be accepted extends from October 6, 2016 through November 8, 2016.

PLANNING COMMISSION MEETING DATE/TIME: Tuesday, November 8, 2016, at 7:00 p.m.

MEETING LOCATION: City Council Chambers, City Hall of Petaluma, 11 English Street, Petaluma, CA.

WHAT WILL HAPPEN: You can comment on the project. The Planning Commission will consider the requested actions and, after taking public testimony, make a recommendation to the City Council.

IF YOU CANNOT ATTEND: You can send a letter to the Planning Division, City of Petaluma, 11 English Street, Petaluma California, 94952. You can also hand deliver letters prior to the meeting or e-mail comments. All Planning Commission and City Council meetings are televised on the Petaluma Community Access Cable Channel 28.

FOR MORE INFORMATION: You may contact Kevin Colin, Deputy Planning Manager, at (707) 778-4314 or kcolin@ci.petaluma.ca.us. You can also come to the Planning Division to review the project file. The office is open Monday through Thursdays from 8:00 a.m. to 5:00 p.m. City Hall is closed Fridays.

Efforts will be made to accommodate persons with disabilities. The City Manager's office must be notified at (707) 778-4345 within 5 days from date of publication of this notice if you need special accommodations.

For accessible meeting information:
Please call (707) 778-4360 or
TDD (707) 778-4480



In accordance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's Office at (707) 778-4360 (voice) or (707) 778-4480 (TDD). Translators, American Sign Language interpreters, and/or assistive listening devices for individuals with hearing disabilities will be available upon request. A minimum of 48 hours is needed to ensure the availability of translation services. In consideration of those with chemical sensitivities or other environmental illness, it is requested that you refrain from wearing scented products.



LOMAS ANNEXATION

INITIAL STUDY

NEGATIVE DECLARATION

PREPARED BY:

CITY OF PETALUMA
11 ENGLISH STREET
PETALUMA, CA 94952

September 2016

INITIAL STUDY - OVERVIEW AND BACKGROUND	
Project Title:	Lomas Annexation
Lead Agency:	City of Petaluma 11 English Street Petaluma, CA 94952
Contact person and phone number:	Kevin Colin, Deputy Planning Manager kcolin@ci.petaluma.ca.us (707) 778-4314
Project Location:	Towards the southeastern city limits, west of U.S. Highway 101 south of the Petaluma River, including properties on both sides of Petaluma Boulevard South. APNs: 019-210-010, -038, -039, -005, -006, -007, -008, -009, -013, -014, -021, -022, -025, -029, -032, -033, -034, -035 and -036
Project Sponsor:	South Petaluma Partners, LLC Contact: Tom A. Grabel 305 N. Harbor Blvd., Suite 303 Fullerton, CA 92832 (714) 738-8374
Property Owners:	Various
General Plan Land Use Designation:	<u>City of Petaluma General Plan:</u> (Various) Mixed Use and Medium Density Residential <u>County of Sonoma General Plan:</u> (Various) General Industrial, Urban Residential, and Rural Residential
Zoning:	<u>City of Petaluma Zoning:</u> N/A <u>County of Sonoma Zoning:</u> (Various) Heavy Industrial-B8 District, R1 Low Density Residential-B8 District, and Rural Residential-B8 District.
Description of project:	Annexation of 19 parcels from the County of Sonoma into the City of Petaluma, and pre-zoning of all parcels consistent with the City's General Plan Land Use designations. No physical development proposed.
Surrounding Land Uses and Setting:	The project is surrounded on two sides, to the south and west, by residential development within the City's boundaries. The Petaluma River is located directly to the north, and Highway 101 and Petaluma Boulevard South to the east.
Other Public Agency Approvals:	County of Sonoma Local Agency Formation Commission

LOMAS ANNEXATION

TABLE OF CONTENTS

PAGE

1. OVERVIEW AND BACKGROUND	2
1.1 PROJECT LOCATION	2
1.2 ENVIRONMENTAL SETTING	2
1.3 SONOMA COUNTY LAFCO RESOLUTION NO. 2518	6
1.4 PROJECT DESCRIPTION	6
1.5 APPROVALS FROM OTHER REGULATORY AGENCIES	8
2. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	9
3. DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY).....	9
4. EVALUATION OF ENVIRONMENTAL IMPACTS.....	9
4.1 AESTHETICS	10
4.2 AGRICULTURAL AND FORESTRY RESOURCES	12
4.3 AIR QUALITY	13
4.4 BIOLOGICAL RESOURCES	16
4.5 CULTURAL RESOURCES.....	19
4.6 GEOLOGY AND SOILS.....	22
4.7 GREENHOUSE GAS EMISSIONS.....	26
4.8 HAZARDS/HAZARDOUS MATERIALS.....	28
4.9 HYDROLOGY AND WATER QUALITY	30
4.10 LAND USE AND PLANNING	33
4.11 MINERAL RESOURCES.....	36
4.12 NOISE.....	37
4.13 POPULATION AND HOUSING.....	39
4.14 PUBLIC SERVICES	41
4.15 RECREATION	43
4.16 TRANSPORTATION AND CIRCULATION.....	44
4.17 UTILITIES AND SERVICE SYSTEMS	46
4.18 MANDATORY FINDINGS OF SIGNIFICANCE (Cal. Pub. Res. Code §15065).....	50
5. REFERENCE DOCUMENTS.....	52

TABLE OF FIGURES

Figure 1 – Project Vicinity	2
Figure 2 – Project Area	3
Figure 3 – General Plan Land Use Map at Project Area.....	4
Figure 4 – Proposed Pre-zone Designations	7
Figure 5 – Existing Public Utilities.	47

LIST OF TABLES

Table 1 – Lomas Annexation Area Parcels	6
Table 2 – Proposed Pre-Zoning	34
Table 3 – Sites Identified in Housing Element for Residential Development	40

ATTACHMENTS

- A. PROPERTY PROFILES

1. OVERVIEW AND BACKGROUND

1.1 PROJECT LOCATION

The City of Petaluma is located approximately 35 miles northwest of San Francisco, in southwestern Sonoma County, along the Highway 101 corridor (**Figure 1**). The proposed annexation of nineteen (19) parcels analyzed herein ("project area") are located near the southern edge of Petaluma, in close proximity to Highway 101 and the Sonoma Marin Area Rail Transit (SMART) Corridor.

The project area is situated on both the northern and southern sides of Petaluma Boulevard South, generally between McNear Avenue and the Highway 101 overpass (**Figure 2**). The individual parcels range in size from 0.09 acres to 2.59 acres and feature varying existing development conditions, as discussed further in the Project Description below.

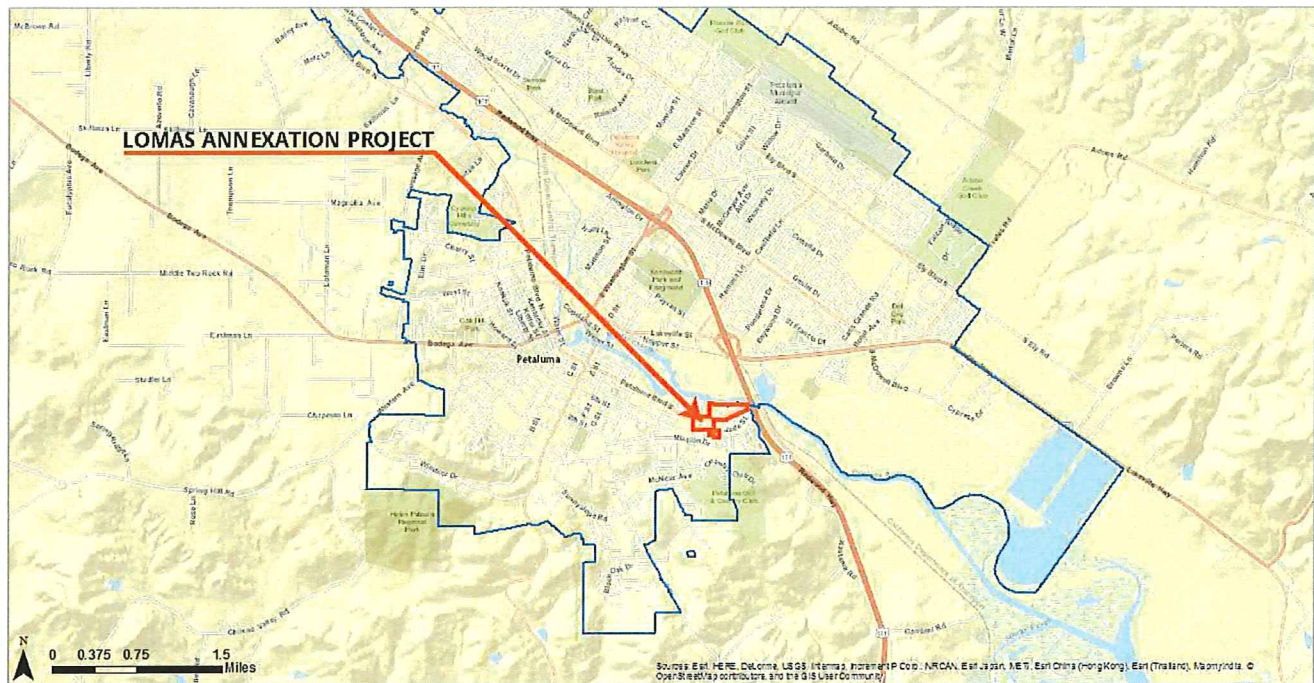


Figure 1 – Project Vicinity

1.2 ENVIRONMENTAL SETTING

City of Petaluma

Petaluma is located in southwestern Sonoma County along the US 101 corridor approximately 15 miles south of Santa Rosa and 20 miles north of San Rafael. It is situated at the northernmost navigable end of the Petaluma River, a tidal estuary that meanders southward to San Pablo Bay. The city originated along the banks of the Petaluma River, spreading outward over the floor of the Petaluma River Valley as it developed. The valley itself is defined by Sonoma Mountain on the northeast and by the hills extending northward from Burdell Mountain on the west. To the south are the Petaluma Marshlands and the San Pablo Bay beyond.

The City of Petaluma is characterized as a predominantly urban environment with vacant/undeveloped pockets of land within its Urban Growth Boundary. The city is comprised of a variety of zoning districts including commercial, residential, industrial, parks/open space, civic facilities, agricultural, mixed use, business park, and planned unit/community districts. The city exhibits an assortment of historic resources consisting of properties, buildings, and/or monuments.

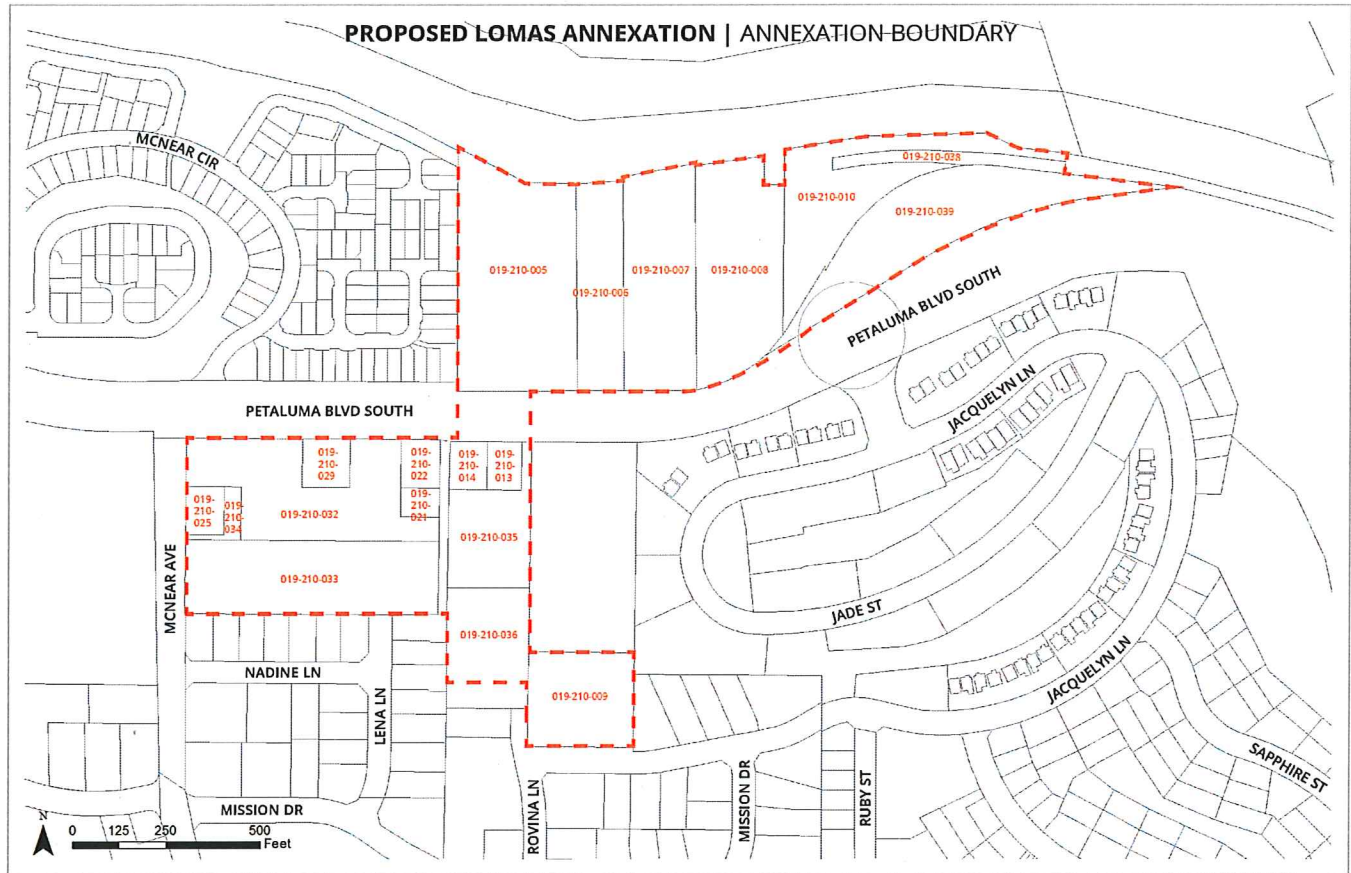


Figure 2 – Project Area

Petaluma Blvd. South - Planning Subarea

The project site is located within the Petaluma Boulevard South subarea of the Petaluma General Plan which serves as the southern gateway to the City as it is approached from Highway 101. This area presents a working industrial face to the northeast, grassy fields dotted with oaks to the southeast and distant vistas across the Petaluma River and the southeast quadrant of the community to the Sonoma Hills. Many of the existing parcels in this subarea consist of industrial parcels accommodating storage and working yards and residential parcels typically developed with single-family homes. The presence of street frontage improvements, or lack thereof, currently provides a visual indication of properties which are located within the City from those that are within unincorporated areas of the County. The project area is within the "Highway 101 to D Street" portion of the planning subarea, which becomes more urban in character as one approaches downtown.

Project Area & Vicinity

Circulation in the project vicinity primarily occurs along Petaluma Boulevard South which serves as a major arterial within the City. McNear Avenue bounds the western edge of the annexation area and serves as a local collector street. An existing traffic circle at Petaluma Boulevard South and Crystal Lane is planned to extend north via a new river crossing to connect with Caulfield Lane in the future, as envisioned by the General Plan. The existing attributes (address, APN, size, existing use, Petaluma General Plan designation) of each parcel proposed for annexation and pre-zoning under the project is included at **Attachment A**.

City of Petaluma General Plan

The Petaluma General Plan 2025, adopted in 2008, serves the following purposes:

- Reflects a commitment on the part of the City Council and their appointed representatives and staff to carry out the Plan;
- Outlines a vision for Petaluma's long-range physical and economic development and resource conservation; enhances the quality of life for all residents and visitors; recognizes that human activity takes place within the limits of the natural environment; and reflects the aspirations of the community;
- Provides strategies and specific implementing policies and programs that will allow this vision to be accomplished;
- Establishes a basis for judging whether specific development proposals and public projects are in harmony with Plan policies and standards;
- Allows City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve and enhance critical environmental resources, and minimize impacts and hazards; and
- Provides the basis for establishing and setting priorities for detailed plans and implementing programs, such as Development Codes, the Capital Improvement Program (CIP), facilities and Master Plans, redevelopment projects, and the Urban Growth Boundary (UGB).

Land Use Map

The Petaluma General Plan includes a Land Use Map which establishes categories of land use and development density and intensity. As shown at **Figure 3** below, the project area includes properties designated Mixed Use and Medium Density Residential.

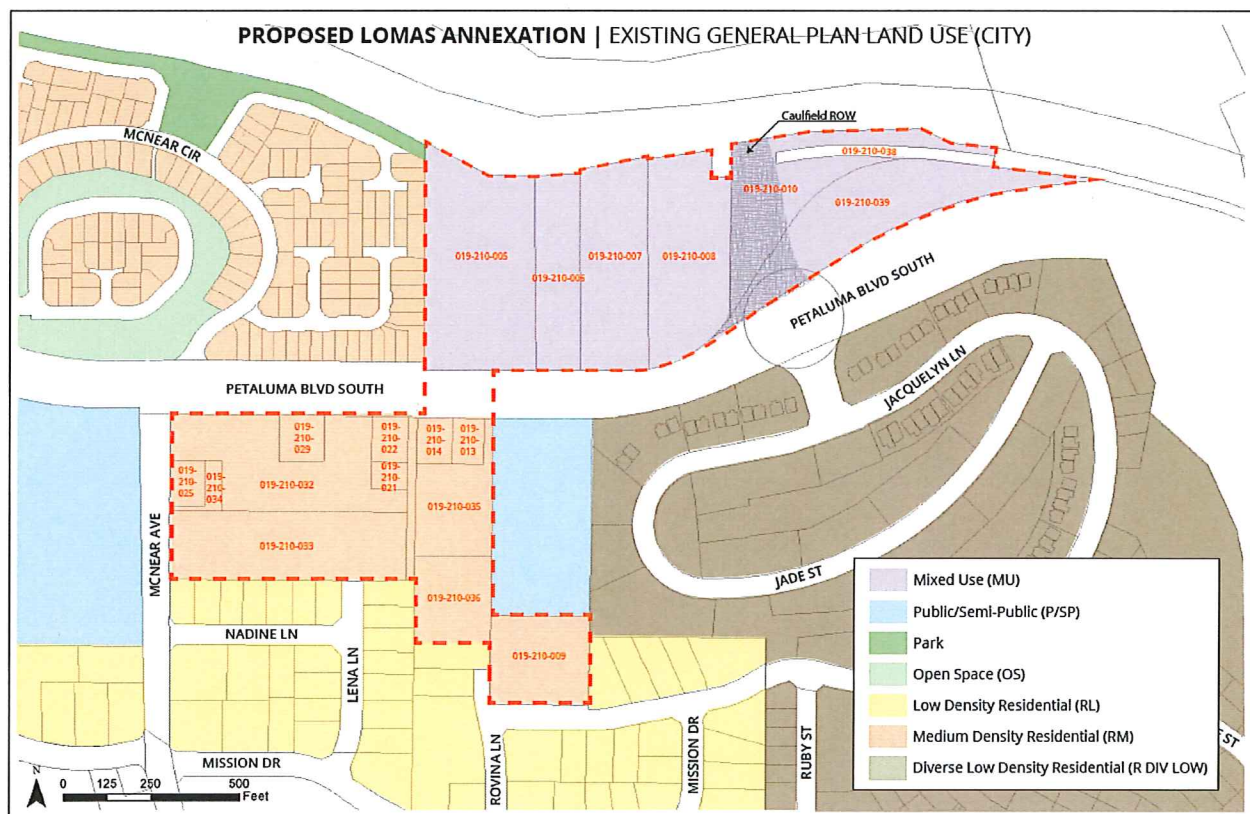


Figure 3 – General Plan Land Use Map at Project Area.

City of Petaluma General Plan Environmental Impact Report

Because CEQA discourages “repetitive discussions of the same issues” (CEQA Guidelines section 15152b) and allows limiting discussion of a later project that is consistent with a prior plan to impacts which were not examined as significant effects in a prior EIR or to significant effects which could be reduced by revisions in the later project (CEQA Guidelines section 15152d), no additional benefit to the environment or public purpose would be served by preparing an EIR merely to restate the analysis and the significant and unavoidable effects found to remain after adoption of all General Plan policies/mitigation measures. All General Plan policies adopted as mitigation apply to the subject Project.

The General Plan EIR reviewed all potentially significant environmental impacts and developed measures and policies to mitigate impacts. Nonetheless, significant and unavoidable impacts were determined to occur under the General Plan. Therefore, the City adopted a statement of overriding considerations, which balance the merits of approving the project despite the potential environmental impacts. The impacts identified as significant and unavoidable in the General Plan EIR are:

- Increased motor vehicle traffic which would result in unacceptable level of service (LOS) at six intersections covered in the Master Plan: McDowell Boulevard North/Corona Road, Lakeville Street/Caulfield Lane, Lakeville Street/East D Street, Petaluma Boulevard South/D Street, Sonoma Mt. Parkway/Ely Boulevard South/East Washington Street, and McDowell Boulevard North/Rainier Avenue.
- Traffic related noise at General Plan build-out, which would result in a substantial increase in existing exterior noise levels that are currently above City standards.
- Cumulative noise from proposed resumption of freight and passenger rail operations and possible resumption of intra-city trolley service, which would increase noise impacts.
- Air quality impacts resulting from General Plan build-out to population levels that could conflict with the Bay Area 2005 Ozone Strategy. (This regional air quality plan has since been replaced by the 2010 Clean Air Plan, which is further discussed in Sections 3.3 Air Quality and 3.7 Greenhouse Gases.)
- A possible cumulatively considerable incremental contribution greenhouse gas emissions from development under the General Plan.

Because CEQA discourages “repetitive discussions of the same issues,” this environmental document tiers off of the General Plan EIR (SCH NO.: 2004082065), which was certified on April 7, 2008, to examine site-specific impacts of the proposed project, as described below. A copy of the City of Petaluma’s General Plan and EIR are available at the Community Development Department, 11 English Street, Petaluma, California 94952, during normal business hours and online at <http://cityofpetaluma.net/cdd/plan-general-plan.html>.

While this Initial Study addresses the potential site-specific environmental effects of the project, the scope of review is particular to its boundary and zoning changes which exclude physical changes to the environment. Because of the absence of direct physical changes, the focus of review is primarily on potential indirect environmental effects that may result from the project. CEQA Guidelines §15064 (d) addresses this situation as follows:

“In evaluating the significance of the environmental effect of a project, the Lead Agency shall consider direct physical changes in the environment which may be caused by the project and reasonably foreseeable indirect physical changes in the environment which may be caused by the project.”

CEQA Guidelines §15064(d)(3) goes on to state, “An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative or unlikely to occur is not reasonably foreseeable.” As this Initial Study documents, many of the project’s indirect physical changes (e.g., urban residential and mixed-use development within the project area) are addressed by the programmatic analyses of the General Plan EIR but not reasonably foreseeable with regard to their location,

type, nature, extent. Therefore, in order to prevent speculation, this Initial Study briefly identifies when this situation arises and ends discussion on the matter. When and if future direct physical changes are proposed within the project area and subject to review under CEQA, the City of Petaluma would prepare a separate analysis of potential environmental effects.

1.3 SONOMA COUNTY LAFCO RESOLUTION NO. 2518

On October 4, 2006, the Sonoma County Local Agency Formation Commission (Sonoma County LAFCO) adopted Resolution No. 2518, subject to conditions. That resolution approved the annexation of land, generally referred to as the Quarry Heights project on the south side of Petaluma Boulevard South, into the City of Petaluma. Condition No. 3(a) of that resolution requires that, within thirty (30) days of the City receiving notice that surface mine reclamation of APNs 019-210-010, -038, and -039 has been completed, the area under review in this CEQA document shall be subject to annexation proceedings. Those properties were identified as APNs 019-210-005, -006, -007, -008, -009, -013, -014, -021, -022, -025, -029, -032, -033, -034, -035 and -036. On January 20, 2016, the California Office of Mine Reclamation notified the County of Sonoma that surface mine reclamation was completed.

1.4 PROJECT DESCRIPTION

The project includes the proposed annexation of nineteen (19) parcels from the County of Sonoma into the City of Petaluma, as required by Sonoma County LAFCO Resolution No. 2518. A list of these parcels and their associated Assessor's Parcel Number (APN), address, and lot size are listed in **Table 1** below. The proposed area is contiguous to the current City of Petaluma incorporated boundary and would serve to remove the "peninsula" of unincorporated land that currently exists.

Annexation

LAFCO Resolution No. 2518 identifies the affected territory as being within the sphere of influence and voter-approved Urban Growth Boundary (UGB) for the City, as well as within the "urban services area" boundary of Petaluma as defined in the Sonoma County General Plan.

The project would result in the annexation of seven (7) parcels with a mix of uses and twelve (12) parcels with residential uses. The mixed-use parcels are presently used for outdoor storage, maintenance/repair service, and auto vehicle sales and rentals, and with some vacant/undeveloped parcels. The residential parcels primarily consist of single-family residences. A few vacant/undeveloped parcels also occur within the project area. No development is proposed as part of the project. Existing public infrastructure (e.g., water, sewer, roads) would remain in their current state.

Table 1 – Lomas Annexation Area Parcels

Site Number	Parcel (APN)	Address	Lot Size (Acreage)
1	019-210-005	1473 Petaluma Boulevard South	2.59
2	019-210-006	1475 Petaluma Boulevard South	1.00
3	019-210-007	1501 Petaluma Boulevard South	1.55
4	019-210-008	1525 Redwood South Highway	1.00
5	019-210-010	1601 Petaluma Boulevard South	1.44
6	019-210-038	1601 Petaluma Boulevard South	0.28
7	019-210-039	1601 Petaluma Boulevard South	1.82
8	019-210-009	2 Rovina Lane	1.00
9	019-210-036	3 Rovina Lane	1.00
10	019-210-035	1450 Petaluma Boulevard South	0.86
11	019-210-013	1430 Petaluma Boulevard South	0.17

12	019-210-014	1420 Petaluma Boulevard South	0.19
13	019-210-022	1410 Petaluma Boulevard South	0.18
14	019-210-021	1400 Petaluma Boulevard South	0.11
15	019-210-033	149 McNear Avenue	1.80
16	019-210-029	1280 Petaluma Boulevard South	0.23
17	019-210-034	0 McNear Avenue	0.09
18	019-210-025	55 McNear Avenue	0.18
19	019-210-032	1340 Petaluma Boulevard South	1.71
Total Acreage			17.20

Pre-Zoning

Consistent with the requirements under the Cortese-Knox-Hertzberg Act (Gov't Code §5600 et al), all parcels proposed for annexation have a proposed "pre-zone" designation. Pre-zoning essentially refers to the preliminary assignment of a future City zoning designation for each parcel that would go into effect in the event annexation is approved by the Sonoma County LAFCO. Proposed pre-zone designations for the annexation area are shown at **Figure 4** below and include two zones: Mixed Use 1A (MU1A) and Residential 4 (R4).

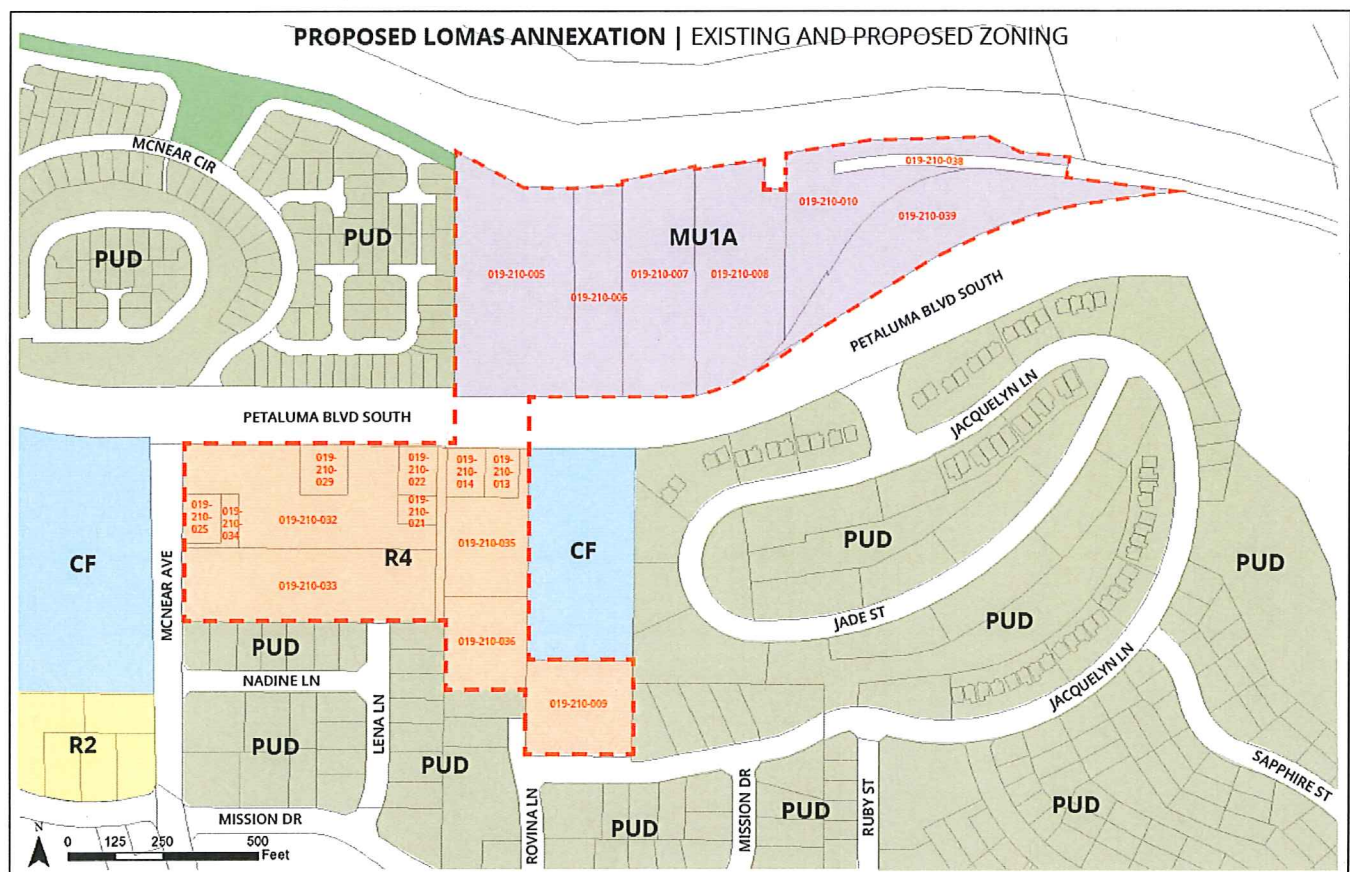


Figure 4 – Proposed Pre-zone Designations

The zoning designations at **Figure 4** were chosen since Table 2-1 of the City of Petaluma Implementing Zoning Ordinance considers them to be designations compatible with existing, underlying General Plan Land Use designations. By assigning a zoning designation to each parcel, a set of allowable uses and development standards would guide all future development and changes within the annexation area. Some existing uses within

the project area would be permitted under proposed pre-zone designations while others are prohibited and would be rendered legal non-conforming after annexation. This issue is discussed further at Section 4.10 (Land Use and Planning).

1.5 APPROVALS FROM OTHER REGULATORY AGENCIES

The proposed project requires approval from the County of Sonoma Local Agency Formation Commission ("Sonoma County LAFCO"). No other regulatory agency approvals have been identified.

2. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

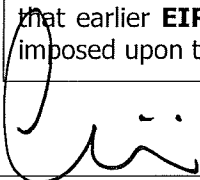
None of the following environmental categories would be potentially affected by this project as indicated by the following environmental analysis.

Aesthetics	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>
Agricultural & Forestry Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>
Air Quality	<input type="checkbox"/>	Noise	<input type="checkbox"/>
Biological Resources	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>
Cultural Resources	<input type="checkbox"/>	Public Services	<input type="checkbox"/>
Geology / Soils	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Hazards & Hazardous Materials	<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>
Hydrology / Water Quality	<input type="checkbox"/>	Mandatory Findings	<input type="checkbox"/>

3. DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier 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 project, nothing further is required.	


Lead Agency: Kevin Colin, Deputy Planning Manager

9/27/16
Date

4. EVALUATION OF ENVIRONMENTAL IMPACTS

The following is a discussion of potential project impacts as identified in this Initial Study/Negative Declaration. Explanations are provided for each item. For each topic listed below, reference documents were used to complete the Environmental Checklist and are listed in Section 5 of this document.

4.1 AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR, City of Petaluma Implementing Zoning Ordinance (IZO)

Setting

The natural features that characterize Petaluma and its surroundings provide for a visually rich setting. The City of Petaluma is located in the Petaluma River Valley, which is a northwest-southeast trending valley between Sonoma Mountain and Mount Burdell. The City is flanked by the foothills and peaks associated with these mountain ranges which provide for views of rolling hills and agricultural landscapes. The Petaluma River and tributaries traversing Petaluma further contribute to the aesthetic quality of the city. A long established urban form within city limits contrasts with the surrounding open space and agricultural land uses and provides for a distinct visual character.

Although the annexation area is not located within City boundaries, it is within the Urban Growth Boundary (UGB) and was considered for future build-out under the General Plan EIR. The proposed project does not include any view shed points, as shown in General Plan EIR Figure 3.11-1 (View shed Analysis). The existing aesthetic setting within the project includes intermittent views of the Sonoma Mountains and Petaluma River, as well as surrounding hills to the South.

Impact Discussion

4.1 (a) (Scenic Vista) No Impact: The proposed project will not have a substantial adverse effect on scenic vistas. The project excludes physical changes to the environment (e.g., new building) that would result in a change to the existing aesthetic setting. Regardless, the project excludes and is not visible from important public view sheds identified at General Plan EIR Figure 3.11-1. For these reasons, the project would have no impact with regard to scenic vistas.

Mitigation Measures: None Required

4.1 (b) (Scenic Resources) No Impact: No designated state scenic highways occur within the City of Petaluma. The project site includes trees, though none are proposed for removal. The project site excludes rock outcroppings, historic buildings and lacks other scenic resources. Therefore, the project would result in no impacts to scenic resources within a designated state scenic highway.

Mitigation Measures: None Required

4.1 (c) (Visual Character and Quality) Less than Significant Impact: The project would not have a significant impact on the existing visual character or quality of the site or its surroundings, as no physical change to the environment is proposed. Although the project could lead to future development proposals, similar physical changes could occur now under the jurisdiction of the County of Sonoma.

The City of Petaluma Implementing Zoning Ordinance (IZO) provides development standards and design criteria in order to reinforce the desired building forms and character of the community. A future development proposal within the City's jurisdiction would be reviewed for consistency with such standards and undergo a Site Plan and Architectural Review process. Therefore, impacts to the visual character and quality of the site and surrounding areas would be less than significant.

Mitigation Measures: None Required

4.1 (d) (Light and Glare) No Impact: No new sources of light or glare are proposed as part of the project. Any future development proposed in the City's jurisdiction would be subject to design review requirements, including standards that control light sources to prevent substantial light or glare. Thus, the project would have no impact under this criterion.

Mitigation Measures: None Required

4.2 AGRICULTURAL AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: CA Department of Conservation, Farmland Mapping & Monitoring Program.

Impact Discussion

4.2 (a-e) (Farmland Conversion, Williamson Act, Forestland, Timberland) No Impact: The California Department of Conservation Farmland Mapping and Monitoring Program identifies the project site as "Urban and Built-Up Land." No property in the project area has an agricultural zoning designation or Williamson Act contract. The project also excludes forestland and timberland. Based on the above, the project will have no impact under this environmental topic.

Mitigation Measures: None Required.

4.3 AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR, City of Petaluma Housing Element 2015 – 2023, Bay Area Air Quality Management District Bay Area 2010 Clean Air Plan

Setting

The City of Petaluma is located within the San Francisco Bay Area Air Basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD). Air quality within the Bay Area Air Basin is affected by natural geographical and meteorological conditions as well as human activities such as construction and development, operation of vehicles, industry and manufacturing, and other anthropogenic emission sources. The Federal Clean Air Act and the California Clean Air Act establish national and state ambient air quality standards. The BAAQMD is responsible for planning, implementing, and enforcing air quality standards within the Bay Area Air Basin including the City of Petaluma.

The BAAQMD operates several air quality monitoring stations, whereas the closest station to the City of Petaluma is located in eastern Sebastopol, approximately 16 miles northwest. The Sebastopol station records pollutant concentration levels for carbon monoxide (CO), Nitrogen Dioxide (NO₂), Ozone (O₃), and Particulate Matter (PM_{2.5}).

The Bay Area Air Basin is designated as non-attainment for both the one-hour and eight-hour state ozone standards; 0.09 parts per million (ppm) and 0.070 ppm, respectively. The Bay Area Air Basin is also in non-attainment for the PM₁₀ and PM_{2.5} state standards, which require an annual arithmetic mean (AAM) of less than 20 µg/m³ for PM₁₀ and less than 12 µg/m³ for PM_{2.5}. In addition, the Basin is designated as non-attainment for the national 24-hour fine particulate matter (PM_{2.5}) standard and will be required to prepare a State Implementation Plan (SIP) for PM_{2.5}. All other national ambient air quality standards within the Bay Area Air Basin are in attainment.

This Initial Study applies the BAAQMD's California Environmental Quality Act – Air Quality Guidelines, May 2012, including the BAAQMD thresholds of significance adopted in June 2010. In March 2012, the Alameda County

Superior Court ordered BAAQMD to set aside use of the significance thresholds within the BAAQMD CEQA Guidelines until they complete an assessment of the environmental effects of the thresholds in accordance with CEQA. The Court found that the thresholds, themselves, constitute a "project" for which environmental review is required.

Lead agencies may continue to rely on the BAAQMD CEQA Guidelines, "for assistance in calculating air pollution emissions, obtaining information regarding the health impacts of air pollutants, and identifying potential mitigation measures." The BAAQMD CEQA Guidelines include the best available scientific data and most conservative thresholds available for comparison of the project's emissions against these thresholds provides a conservative assessment as the basis for a determination of significance. In the absence of other applicable thresholds, the City of Petaluma, as lead agency, has chosen to utilize the June 2010 BAAQMD thresholds and May 2011 Guidelines as a means to conservatively assess the project's potential environmental effects.

Impact Discussion

4.3 (a) (Air Quality Plan Conflict) Less than Significant Impact: The BAAQMD adopted the Bay Area 2010 Clean Air Plan (CAP) in September 2010 to comply with state air quality planning requirements set forth in the California Health & Safety Code. The 2010 CAP serves to update the 2005 Ozone Strategy and provides control strategies to address air quality pollutants including ozone (O₃), Particulate Matter (PM), toxic air contaminants (TACs), and greenhouse gases (GHGs). A total of 55 control strategies have been developed as part of the CAP for land use, energy and climate, stationary sources, transportation, and mobile sources. Control strategies are designed to reduce emissions of ozone precursors, PM, air toxics, greenhouse gases, and work towards attainment of state ozone standards, reduce transport of ozone to neighboring basins, and to protect public health and the climate.

Build-out within Petaluma's UGB has already been anticipated under the General Plan EIR and potential conflicts associated with that growth was identified as a significant and unavoidable impact. The project would not alter any of the assumptions (e.g., higher development intensity) leading to that prior impact determination. As such, the project has no potential for new or more severe impacts above that previously identified by the Petaluma General Plan EIR. However, future development within the project area would be subject to the CAP and implement control strategies, including measures such as enhanced bicycle and pedestrian access, energy efficiency, and others.

Based on the above, the project would have a less than significant impact under this criterion.

Mitigation Measures: None Required

4.3 (b-c) (Air Quality Standards and Criteria Pollutants) No Impact: Since the project would not authorize any new emissions sources, there would be no violation of any air quality standard or substantial contribution to an existing or projected air quality violation. For the same reasons, the project would not directly result in any emission contribution towards a cumulatively considerable net increase of any criteria pollutant for which the project region is in "non-attainment" under an applicable Federal or State ambient air quality standard.

With regard to indirect changes resulting from the project vis-à-vis future urban redevelopment, it is speculative and not reasonably foreseeable to determine whether air quality standards would be violated. When and if the City of Petaluma were to be in receipt of a development application within the project area at a future date, it would be subject to its own project-level environmental review under CEQA where individual site characteristics, including emission sources, would be analyzed. Therefore, the project would result in no impact under these criteria.

Mitigation Measures: None Required

4.3 (d-e) (Sensitive Receptors and Odors) No Impact: Sensitive receptors may include population groups (i.e. children, senior citizens, acutely or chronically ill people) and/or facilities where these groups more susceptible to air pollutants tend to reside or spend time (i.e. schools, retirement homes, hospitals). The project site excludes any sources of objectionable odors (e.g., landfill) and, since it excludes new sources of air emissions, there is no

potential for direct impacts to sensitive receptors.

With regard to indirect changes resulting from the project vis-à-vis future urban redevelopment, it is speculative and not reasonably foreseeable to determine whether new emissions sources would have an adverse effect on sensitive receptors. When and if the City of Petaluma were to be in receipt of a development application within the project area at a future date, it would be subject to its own project-level environmental review under CEQA where individual site characteristics, including emission types and locations, would be analyzed. Therefore, the project would result in no impact under these criteria.

Mitigation Measures: None required

4.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
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 (Formerly Fish and Game) or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (formerly Fish and Game) or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR, City of Petaluma River Access and Enhancement Plan, California Department of Fish and Wildlife: California Natural Diversity Database (CNDDDB), City of Petaluma Implementing Zoning Ordinance (IZO)

Setting

Biological resources evaluated under this section are protected by statutes such as the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and the Clean Water Act (CWA). The Migratory Bird Treaty Act (MBTA) affords protection to migratory bird species including birds of prey. These regulations provide the legal protection for plant and animal species of concern and their habitat.

The General Plan EIR identifies that several plant and animal species with special-status have been recorded or are suspected to occur within Petaluma's UGB. The city also contains species that are identified in the California Natural Diversity Database (CNDDDB) due to rarity and threats, and are considered sensitive resources. This

analysis considers information retrieved for the project area from the CNDDDB database.

Within the UGB, biological resources are largely limited to the Petaluma River and its tributaries which contain aquatic and riparian resources as well as wetlands. The National Wetland Inventory identifies fresh emergent wetlands in the southern portion of the Petaluma River and Northern coastal salt marsh wetland and brackish marsh wetland in the lower reaches of the Petaluma River.

Impact Discussion

4.4 (a-d) (Special Status Species, Riparian Habitat, Wetlands and Migration) Less Than Significant Impact: According to a search of the CNDDDB database, the following is a list of special-status species that have been recorded in or near the project area:

- California Tiger Salamander (*Ambystoma californiense*);
- Western Pond Turtle (*Emys marmorata*);
- San Pablo Song Sparrow (*Melospiza melodia samuelis*);
- Sonoma Spineflower (*Chorizanthe valida*);
- Franciscan Onion (*Allium peninsulare* var. *franciscanum*);
- Pitkin Marsh Lily (*Lilium pardalinum* ssp. *pitkinense*);
- Round-leaved Filaree (*california macrophylla*);
- Fragrant Fritillary (*Fritillaria liliacea*);
- Point Reyes Checkerbloom (*Sidalcea calycosa* ssp. *rhizomata*);
- Alkali Milk-Vetch (*Astragalus tener* var. *tener*);
- Townsend's Big-Eared Bat (*Corynorhinus townsendii*); and
- Petaluma Popcornflower (*Plagiobothrys mollis* var. *vestitus*).

The above list includes some federally/state listed threatened and endangered species, however the CNDDDB indicates that all instances were recorded over 135 years ago and have not been recorded since. The USFWS's National Wetlands Inventory Map identifies a riverine wetland within the project. However, because the project excludes physical changes to the environment, it would not have a direct environmental effect upon the species noted above (or others which have yet to be identified); including riparian habitat or wetlands

With regard to indirect changes resulting from the project vis-à-vis future urban redevelopment, it is speculative and not reasonably foreseeable to determine whether such development would have an adverse effect on biological resources. When and if the City of Petaluma were to be in receipt of a development application within the project area at a future date, it would be subject to its own project-level environmental review under CEQA where individual site characteristics, including presence or absence of biological resources and relationship to development, would be analyzed. Therefore, the project would result in no impact under these criteria.

Mitigation Measures: None Required

4.4 (e) (Tree Preservation) No Impact: Petaluma's Implementing Zoning Ordinance (IZO) Chapter 17 addresses tree preservation requirements within the context of development project review. Trees which are considered 'protected' are subject to avoidance and/or mitigation criteria. Because the project excludes physical changes to the environment, it would not have a direct environmental effect related to tree removal and the provisions of IZO Chapter 17. With regard to indirect changes resulting from the project vis-à-vis future urban redevelopment, it is speculative and not reasonably foreseeable to determine whether such development would have an adverse effect related to tree removal. When and if the City of Petaluma were to be in receipt of a development application within the project area at a future date and which includes proposed tree removal, it would be subject

to its own project-level environmental review under CEQA IZO Chapter 17. Therefore, the project would result in no impact under this criterion.

Mitigation Measures: None Required

4.4 (f) (Habitat Conservation Plan) No Impact: There is no Habitat Conservation Plan, Natural Community Conservation Plan, or other regional or State habitat conservation plan that pertains to Petaluma. The project would also not conflict with any adopted conservation plan. Therefore, the project will have no impact under this topic.

Mitigation Measures: None Required

4.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR; California Historical Resources Information System, Lomas Annexation Project/Multiple Parcels/City of Petaluma (File No.: 15-1617), May 6, 2016; Federated Indians of Graton Rancheria, email from Buffy McQuillen, Tribal Heritage Preservation Officer, June 23, 2016.

Setting

Historic resources are central to Petaluma culture and contribute greatly to the aesthetic quality and character of the City. During prehistoric times, drawn by the fertile soils and abundant wildlife, the Coast Miwok Indians settled in the Petaluma River Valley. European settlement began in the 1800s and increased after the discovery of gold. The California Historical Resources Information System (CHRIS) identifies a number of Native American archaeological resource sites and historic era cultural resources within the City's UGB. Petaluma has three Historic Districts (Oakhill-Brewster, Downtown, and A-Street Historic Districts) which are located in and around the downtown area. Undisturbed lands within the UGB, particularly lands in the vicinity of ridgetops, mid-slope terraces, alluvial flats, ecotones, and sources of water, have a greater possibility of encountering a prehistoric archaeological and tribal cultural resources.

Impact Discussion

4.5 (a) (Historical Resource) (No Impact): The project does not involve properties located within Petaluma's designated historic districts and does not include any building or feature that is designated as an individual historic resource under local, State or Federal standards. As the project consists of a boundary change and pre-zoning without physical changes to the environment, no significant effect would occur with regard to any potentially eligible historic resources not listed in government databases. Therefore, the project would have no impact relative to a substantial adverse change in the significance of a historical resource.

Mitigation Measures: None Required

4.5 (b) (Archaeological and Tribal Cultural Resources) (No Impact): Potentially significant archaeological and tribal cultural resources include, but are not limited to, the following: concentrations of artifacts or culturally modified soil deposits, modified stone, shell, bone, or other cultural materials such as charcoal, ash, and burned rock indicative of food procurement or processing activities, or prehistoric domestic features including hearths, fire pits, or house floor depressions or other such prehistoric artifacts.

The proposed project would not cause a substantial adverse change in the significance of an archaeological resource as no physical development is proposed. Just as development of the project site may occur now

(without the project) under the Sonoma County General Plan, the project's annexation and pre-zoning aspect could also lead to future development involving earthwork that may raise the question of potential impacts to archaeological and/or tribal cultural resources. With regard to the City of Petaluma's jurisdiction and current project, the General Plan EIR states,

"A complete records search revealed that 21 recorded Native American and historic cultural resources are currently located within the UGB. According to the Northwest Information Center at Sonoma State University, there is a high possibility of uncovering and identifying additional historic-period archaeological deposits on undeveloped land within the UGB. New development that occurs within these likely archaeological deposit sites may adversely affect those archaeological resources either during construction or once inhabited.

While project-specific studies will be necessary to determine the actual potential for significant impacts on archaeological resources resulting from the implementation of the proposed General Plan, some general impacts can be identified based on the probable locations of new development in the UGB and known geographic features near which prehistoric resources are most likely to be located. Projects in the vicinity of ridgetops, midslope terraces, alluvial flats, ecotones, and sources of water have the greatest possibility of encountering a prehistoric archaeological resource."

The project site is not located nearby a ridgetop, midslope terrace, alluvial flat, or ecotone but does include land abutting the Petaluma River (i.e., source of water). A records search of the California Historical Resources Information System indicates that the project may include or is adjacent to archaeological site "P-49-001044 (CA-SON-001117H)." Should the project lead to a future development proposal to be reviewed by the City of Petaluma, the provisions of General Plan Policy 3-P-7 apply and which state, in relevant part,

"Ensure the protection of known archaeological resources in the city by requiring a records review for any development proposed in areas that are considered archaeologically sensitive for Native American and/or historic remains.

In accordance with CEQA and the State Public Resources Code, require the preparation of a resource mitigation plan and monitoring program by a qualified archaeologist in the event that archaeological remains are discovered."

Also, as a part of preparing this Initial Study and consistent with the requirements of Public Resources Code §21083.3.1(d), the City of Petaluma provided notice to the Federated Indians of Graton Rancheria on March 29, 2016. In response, on April 15, 2016, the Graton Rancheria requested consultation with the City of Petaluma to discuss potential environmental effects to Tribal Cultural Resources. That consultation concluded, consistent with the requirements Public Resources Code §21080.3.2(b), on June 23, 2016 when the Graton Rancheria concluded the project would have no adverse effect on Tribal Cultural Resources.

Because the project excludes physical changes to the environment, it is speculative and not reasonably foreseeable to determine whether its indirect changes would result in a substantial adverse change to any archaeological resources and/or tribal cultural resources. When and if the City of Petaluma were to be in receipt of a development application within the project area at a future date, it would be subject to its own project-level environmental review under CEQA where individual site characteristics would be analyzed. Therefore, the project would have no impact concerning a substantial adverse change to an archaeological resource or tribal cultural resource.

Mitigation Measures: None Required

4.5 (c) (Unique Paleontological Resource/Site) (No Impact): The City's UGB, including the 19 parcels proposed for annexation, is not known to contain any paleontological resources. This is reflected in the General Plan EIR's conclusion that no potential adverse impacts to paleontological resources and/or geologic sites would result from future growth or development within the UGB. Therefore, the project would not directly or indirectly destroy a paleontological resource or geologic site. No impact would result under this criterion.

Mitigation Measures: None Required

4.5 (d) (Human Remains) (No Impact): The project area is not known to contain any human remains, including those interred outside of a cemetery. As the project consists of a boundary change and pre-zoning without physical changes to the environment, it would not disturb any known or unknown burial of human remains. Therefore, the project will result in no impact under this criterion.

Mitigation Measures: None Required

4.6 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input 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 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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR, Natural Resources Conservation Service's Web Soil Survey (United States Department of Agriculture), Division of Mines and Geology Publication 42 (Fault-Rupture Hazard Zones in California) effective January 2010

Setting

The City of Petaluma lies within a seismically active region classified by the California Building Code (CBC) as Seismic Zone 4 where the most stringent CBC standards apply. Geologic hazards within the City of Petaluma are largely related to seismic ground shaking and associated effects such as liquefaction, ground failure, and seismically induced landslides. Principal faults in the vicinity of Petaluma are capable of generating large earthquakes that could produce strong to violent ground shaking.

The Rodgers Creek Fault is located less than five miles to the northeast. Although branches of the Rodgers Creek closest to the City are not historically active (within the last 200 years), they do show evidence of activity during the last 11,000 years, which is a relatively short time in terms of geologic activity. Expansive soils and soil erosion are also of general concern within the City of Petaluma.

Expansive soil materials occur in the substrate of the clays and clayey loams in the City and represent a potential geologic hazard. Without proper geotechnical considerations, buildings, utilities and roads can be damaged by expansive soils due to the gradual cracking, settling, and weakening of older buildings. These effects create safety concerns and risk of financial loss. To reduce the risks associated with expansive soils, the City's Building Code (Municipal Code Chapter 18) requires that each construction site intended for human occupancy that is suspected of containing expansive soils be investigated and the soils be treated to eliminate the hazard.

Specifically within the project area, soils are of the Yolo soil series (yolo clay loam soil) which occur on nearly level to moderately sloping alluvial fans with soils formed in fine-loamy alluvium derived from sedimentary formations. Project site soils are identified with slopes ranging from zero to five percent, according the Natural Resources Conservation Service's Web Soil Survey.

Impact Discussion

4.6 (a.i) (Faults) No Impact: Pursuant to the Division of Mines and Geology Publication 42 (Fault-Rupture Hazard Zones in California) effective January 2010, the California Department of Conservation (CDC) California Geological Survey identifies no Earthquake Fault Zones within the City's UGB. Therefore, the project would have no impact due to fault-related ground rupture.

Mitigation Measures: None Required

4.6(a.ii) (Ground Shaking) Less than Significant Impact: As is the case throughout the City's UGB, development has the potential to expose people or structures to substantial adverse effects from strong seismic ground shaking. In the event of a magnitude 7.1 earthquake, the project area and the City of Petaluma could experience severe ground shaking that could damage buildings, structures, infrastructure and result in the risk of loss of life or property.

The project does not propose any change in the physical environment; however future development would be subject to such a risk. Any future development proposal would be subject to environmental review and mandatory conformance with the city's building code. Therefore, the project would result in a less than significant impact concerning seismic shaking.

Mitigation Measures: None Required

4.6 (a.iii) (Ground Failure/Liquefaction) Less than Significant Impact: Liquefaction is the rapid transformation of saturated, loosely packed, fine-grained sediment to a fluid like state as a result of ground shaking. Potential for liquefaction is most pronounced when the groundwater table is shallow (typically less than 50 feet below the surface) and the liquefaction potential becomes increasingly heightened as the water table becomes shallower.

The Petaluma water table is generally found 10-20 feet below the surface. Much of the UGB falls within a "Moderate Liquefaction Hazard Level" with the area abutting the Petaluma River exhibiting a "High to Very High Liquefaction Hazard Level". The project does not propose any development and the General Plan EIR identified this potential impact at a less than significant level, as potentially unstable soils discovered during excavation are required by provisions of the building code to be removed and replaced or otherwise treated to provide adequate foundation support. Therefore, the project would result in a less than significant impact associated with liquefaction.

Mitigation Measures: None Required

4.6 (a.iv) (Landslides) No Impact: The potential for a risk of landslide is dictated by several factors including precipitation conditions, soil types, steepness of slope, vegetation, seismic conditions, and level of human disturbance. Landslides often occur as a result of earthquake ground shaking and the presence of liquefied subsurface materials. Landslides have been known to occur in Sonoma County, but are typically limited to slopes

steeper than 15 percent and confined to areas underlain by geologic units that have demonstrated stability problems in the past. However, the project site exhibits slopes less than five percent and would not alter existing conditions through the introduction of new structures or other types of construction. Therefore, there will be no impacts related to landslides from the project.

Mitigation Measures: None Required

4.6 (b) (Erosion) No Impact: Soil erosion is a naturally occurring process. The agents of soil erosion are water and wind, each contributing to a significant amount of soil loss. The effects of erosion are intensified with an increase in slope (as water moves faster, it gains momentum to carry more debris), the narrowing of runoff channels (which increases the velocity of water), and by the removal of groundcover (which leaves the soil exposed to erosive forces). The potential for soil erosion can be accelerated and increased by cut-and-fill activities, such as may be needed for future development. When completed, surface improvements, such as buildings and paved roads, decrease the potential for erosion onsite, but can increase the rate and volume of runoff, potentially causing off-site erosion. If unmitigated, eroding soil can clog drainages, cause flooding, slope instability, and additional erosion by diverting water flow.

The project would have no impact associated with soil erosion or the loss of topsoil since it excludes physical changes to the environment. Similarly, future development would be subject to mandatory water quality standards implemented through National Pollution Discharge Elimination System permit requirements; including those related to erosion from stormwater. Therefore, the proposed project will have no impact relative to both direct and indirect impact for this environmental topic.

Mitigation Measures: None Required

4.6 (c) (Unstable Geological Units) No Impact: Subsidence is the sudden (over a period of seconds to days) sinking of an area with little or no horizontal motion. In the Bay Area, subsidence is caused primarily by excessive groundwater or natural gas withdrawal. Natural gas withdrawal is not conducted within the UGB and therefore is not of major concern in Petaluma. However, groundwater extraction may have begun to create some land subsidence in the far northwestern portion of the Planning Area. The proposed project is not located at the northwestern portion neither of Petaluma nor within a mapped geologic hazard area. Further, the project does not propose nor would it be anticipated to result in the future extraction of groundwater within the project area. Therefore, the project would have no impact associated with unstable geologic units.

Mitigation Measures: None Required

4.6 (d) (Expansive Soils) No Impact: Expansive soils (clay-rich soils that swell each winter and shrink each summer depending upon the amount of seasonal rainfall) are naturally occurring materials found in low-lying regions and valley flood plains. Expansive soils tend to swell as they absorb water and shrink as water is drawn away. Expansive materials occur in the substrate of the clays and clayey loams in Petaluma.

Buildings, utilities and roads can be damaged by expansive soils and the gradual cracking, settling, and weakening of older buildings in the Petaluma has created significant safety concerns and financial loss. Soils with high clay content occur in many valley areas throughout the city. To reduce the risks associated with expansive soils, Petaluma's Building Code requires that each construction site suspected of containing expansive soils be investigated and the soils be treated to eliminate the hazard. Therefore, the project would result in no impact under this topic.

4.6 (e) (Septic Tank) No Impact: Some properties within the project area currently utilize septic tanks for wastewater disposal. Upon annexation into the City of Petaluma, no new septic tanks would be permitted. Rather, new development requiring wastewater disposal would be required to connect to the city's municipal sewer

system. Similarly, pursuant to City Council Resolution No. 8955 N.C.S, all properties would be required to connect to the city's municipal sewer system within ten years of annexation. Therefore, the project would have no impact concerning the adequacy of septic systems since no new systems would be permitted and because all existing septic systems would be required to be decommissioned.

Mitigation Measures: None Required

4.7 GREENHOUSE GAS EMISSIONS

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

Sources: City of Petaluma General Plan 2025 and EIR, Bay Area Air Quality Management District CEQA Guidelines 2010

Setting

Greenhouse gases (GHGs) trap heat in the atmosphere which results in elevated surface temperatures of the Earth. This effect contributes to changes in climate conditions, referred to as climate change or global warming. GHGs are generated both from natural geological and biological processes and through human activities including the combustion of fossil fuels, industry, and agricultural. Other than water vapor, the GHGs contributing to global climate change include carbon dioxide (CO₂), nitrous oxide (N₂O), methane (CH₃), chlorofluorocarbons, hydrofluorocarbons, and perfluorocarbons. In the United States, carbon dioxide emissions account for about 85 percent of the GHG emissions.

To address GHG's at the State level, the California legislature passed Assembly Bill 32 in 2006, which requires that statewide GHG emissions be reduced to 1990 levels by 2020. Senate Bill 375 has also been adopted, which seeks to curb GHGs by reducing urban sprawl. In June 2010, the Bay Area Air Quality Management District (BAAQMD) adopted revised CEQA Guidelines, which included thresholds of significance for greenhouse gas emissions. The Guidelines were subsequently updated in May 2011. The guidelines identified 1,100 metric tons (MT) of Carbon Dioxide equivalent per year (CO₂e/yr) or 4.6 MT/year per service population (residents/employees) as a numeric emissions level, below which a project's contribution to global climate change would be considered less than significant.

In 2007, the City prepared a revised Air Quality section for the General Plan EIR to address greenhouse gas emissions. Appendix A of the 2007 Revised EIR includes all of the applicable policies from the General Plan that reduce GHG emissions. The General Plan policies are not considered a "qualified" GHG reduction strategy by the BAAQMD. As such, BAAQMD's screening threshold of 1,100 MT of carbon dioxide equivalents per year (CO₂e/yr) is used to evaluate project level significance. However, as the case with this project, no development is proposed and therefore no screening thresholds were considered.

Impact Discussion

4.7 (a) (GHG Emissions) Less than Significant Impact: The project would not result in additional GHG emissions above existing conditions since it consists solely of a boundary change and pre-zoning. Future development within the project area would be subject to subsequent environmental review including a review for compliance with BAAQMD significance criteria for GHG emissions. Therefore, the project would have a less than significant impact on the environment as a result of direct and indirect GHG emissions.

Mitigation Measures: None Required

4.7 (b) (GHG Plan Conflict) No Impact: The applicable 'plan' for this environmental topic concerns Policies 4-P-23

through 4-P-33 of the Petaluma General Plan. Those policies pertain to issues such as funding, education, and future legislation to reduce greenhouse gas emissions. The project would not conflict with any of those policies. Therefore, the project would have no impact under this topic.

Mitigation Measures: None Required

4.8 HAZARDS/HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport of public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR, Regional Water Quality Control Board's GeoTracker database (March 2016), Department of Toxic Substances Control's EnviroStor database (March 2016); CalFire, Fire Hazard Severity Zones, Sonoma County, November 7, 2007.

Setting

A number of properties may cause a substance to be considered hazardous, including toxicity, ignitability, corrosivity, or reactivity. A substance is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, State, or local regulatory agency, or if it has characteristics defined as hazardous by such

agency. Examples of existing hazardous materials and/or waste within Petaluma include underground storage tanks, Polychlorinated Biphenyls (PCBs), asbestos, herbicides, and pesticides. There are approximately 60 open Leaking Underground Storage Tank (LUST) sites dispersed throughout the City, and no identified "brownfield" properties.

Hazardous waste management in Petaluma is administered by the Sonoma County Waste Management Agency (SCWMA) through the Countywide Integrated Waste Management Plan (CoIWMP). As required by State law, the General Plan includes the Source Reduction and Recycling Element (SRRE), Household Hazardous Waste Element (HHWE), Non-Disposal Facility Element (NDFE), as well as the Siting Element. State law requires that communities form a Consolidated Unified Protection Agency (CUPA) to manage the acquisition, maintenance, and control of hazardous waste by industrial and commercial business. In Petaluma, the Fire Marshall's Office administers the CUPA programs.

The project area includes three properties with prior incidents of hazardous material release, as identified through a search of the Regional Water Quality Control Board's (RWQCB) GeoTracker database and DTSC's EnviroStor database. The sites include two LUST cleanup sites (both cases closed) and one Permitted Underground Storage Tank Facility at 1485 Petaluma Blvd South.

Impact Discussion

4.8 (a-d) (Routine Transport, Upset and Accident Release, Emit within ¼-mile of School, Hazardous Materials Site) Less than Significant Impact: The project involves the annexation of land from Sonoma County into the City of Petaluma and assignment of zoning designations. No new, concurrent development is proposed. Therefore, the project will not result in any significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials. No impact would result under this environmental topic.

Mitigation Measures: None Required

4.8 (e-g) (Public/Private Airport Land Use Plan, Emergency Response Plan) No Impact: The only airport within two miles of the project area is the Petaluma Municipal Airport. The Petaluma Municipal Airport's adopted Airport Land Use Compatibility Plan does not prescribe safety criteria to the project area. The project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan, nor would it alter any emergency response or evacuation routes. Therefore, no impacts related to an airport land use plan, a safety hazard near a private airstrip, and/or an adopted emergency response or evacuation plan would occur.

Mitigation Measures: None Required

4.8 (h) (Wildland Fires) Less than Significant Impact: The project area does not involve the introduction of people or structures to a wildland fire hazard area. Therefore, a less than significant impact would occur as a result of project implementation.

Mitigation Measures: None Required

4.9 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR, Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 06097C1001G (dated October 2, 2015).

Setting

The Petaluma River is the primary watercourse within the City of Petaluma and drains the Petaluma watershed (an area of approximately 46 square miles). The Petaluma River is tidally influenced and flows in a southeast direction into San Pablo Bay. The Petaluma River is used for recreational boating and water sports as well as long-standing river-dependent industrial operations.

Section 402 of the Clean Water Act regulates the discharge of pollutants to waters of the U.S. Locally, this is implemented through the National Pollution Discharge Elimination System (NPDES) General Permit. Requirements apply to construction activities (e.g. grading, grubbing, and other site disturbance). Construction activities on more than one acre are subject to NPDES permitting requirements including, the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP identifies stormwater collection and discharge points, drainage patterns across the site, and best management practices that dischargers will use to reduce the pollutants in stormwater runoff.

Substantial flooding has historically occurred in Petaluma when a series of closely-spaced storms move through the watershed, maintaining saturated soils and prolonged high flows in the tributary creeks. Impacts associated with a 100-year storm event were evaluated against build-out within the UGB as part of the General Plan EIR. The City is located within the Petaluma Valley groundwater basin, where rivers and stream corridors typically recharge groundwater in addition to areas with impervious surfaces. The City of Petaluma uses groundwater for drinking water supply as an emergency supply and for meeting peak demands.

The project area is located directly south of the Petaluma River, however it does not exhibit any hydrologic or water features (e.g., creek, pond).

Impact Discussion

4.9 (a,f) (Water Quality/Waste Discharge) No Impact: The project would not violate any water quality standards or waste discharge requirements, nor would it otherwise substantially degrade water quality since no development is proposed. Future development on these parcels will be subject to environmental review where site and project specific conditions would be analyzed. Similarly, future development would be subject to mandatory water quality standards implemented through NPDES permit requirements. Therefore, the proposed project will have no impact to water quality standards, waste discharge requirements, and/or general water quality.

Mitigation Measures: None Required

4.9 (b) (Groundwater Supply and Recharge) No Impact: As mentioned above, the City of Petaluma relies on groundwater only in emergency situations. The project would have no effect on groundwater recharge since it excludes physical changes (e.g., impervious surface) to the environment. Future development does have the potential to create more impervious surfaces within the project area. However, future changes to the built environment would require any particular project to assess this potential impact in relation to the proposed use or intensity of use and existing groundwater. Therefore, no impact would occur to groundwater supply and recharge as a result of the project.

Mitigation Measures: None Required

4.9 (c-e) (Drainage Pattern, Runoff Water) Less than Significant Impact: The project does not propose any physical changes to the environment (e.g., alter the existing drainage pattern or contribute additional runoff water). Therefore, it would have no direct impact on the environment. Because the project excludes physical changes to the environment, it is speculative and not reasonably foreseeable to determine whether its indirect changes would result in a substantial adverse change to any drainage pattern, contribute increased stormwater to inadequate conveyance systems and/or otherwise degrade water quality. When and if the City of Petaluma were to be in receipt of a development application within the project area at a future date, it would be subject to its own project-level environmental review under CEQA where individual site characteristics would be analyzed. Therefore, the project would have a less than significant impact relative to altering the existing drainage pattern in a way that would result in substantial erosion, siltation, and/or flooding on- or off-site, as well as runoff water that would exceed stormwater drainage system capacity.

Mitigation Measures: None Required

4.9 (g-j) (Flood Hazard, Levee or Dam Failure, Seiche/Tsunami/Mudflow) No Impact: According to the current

Flood Insurance Rate Maps (FIRMS) dated October 2, 2015, Community Panel Number 06097C1001G, the project site is located outside a mapped flood hazard area (i.e., 100-year flood zone). The project area is also not subject to potential inundation by dam failure, seiche, tsunami and/or mudflow. Therefore, no impacts are expected under the above criteria.

Mitigation Measures: None Required

4.10 LAND USE AND PLANNING

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

Sources: City of Petaluma General Plan 2025 and EIR, Petaluma River Access and Enhancement Plan, City of Petaluma Housing Element 2015-2023, City of Petaluma Implementing Zoning Ordinance (IZO).

Setting

City of Petaluma

The project is located within the City of Petaluma UGB and within the General Plan's Petaluma Blvd. South Planning Subarea. This subarea consists of mix of residential, commercial and industrial land uses.

As shown at **Figure 4** above, the Petaluma General Plan's Land Use Map designates the project area Mixed Use and Medium Density Residential. The Mixed Use (MU) designation allows for a maximum Floor Area Ratio (FAR) of 2.5 (including both residential and non-residential uses) and a maximum residential density of 30 dwelling units per acre (du/ac). The Medium Density Residential (RM) designations allows for a variety of dwelling types with densities ranging from 8.1 to 18.0 du/ac.

The City of Petaluma Housing Element also identifies several parcels within the annexation area as vacant/underutilized sites with potential for residential development and accommodation of low- and moderate-income housing. A more detailed discussion of these sites is provided in Section 4.13 (Population and Housing).

County of Sonoma

The Sonoma County General Plan's Land Use map provides three land use designations to the project area, including: 1) General Industrial (GI) which allows all industrial uses but is restricted to Urban Service Areas (of which this area is), 2) Urban Residential which applies to residential areas within an Urban Service Area and allows for density of one du/ac, and 3) Rural Residential which provides for very low density residential development on lands with few urban services but have access to County maintained roads, and allows for a maximum density of 1.5 du/ac.

Existing Sonoma County zoning designations for the project area include Heavy Industrial-B8 District (M2 B8), R1 Low Density Residential-B8 District (R1 B8), and Rural Residential-B8 District (RR B8). The purpose of these zoning designations is as follows: 1) Heavy Industrial, B8 District (M2 B8) which is intended to provide areas within Urban Service Areas to permit a wide range of industrial uses, 2) R1 Low Density Residential, B8 District, planned to stabilize and protect the residential characteristics of the district, and promote and encourage a suitable environment for family life, and 3) Rural Residential, B8 District intended to preserve the rural character and amenities of those lands best utilized for low density residential development.

Impact Discussion

4.10 (a) (Divide an Established Community) No Impact: The project excludes physical changes to the environment that have the potential to divide an established community (e.g., roadways). Therefore, the project would not have a direct adverse impact under this topic. With regard to potential indirect impacts, the project area is already developed with arterial and local roadways and is coterminous with existing urban development. Therefore, there are no reasonably foreseeable indirect impacts due to the division of an established community.

Mitigation Measures: None Required

4.10 (b) (Land Use Plan, Policy, Regulation Conflict) Less than Significant Impact: The project includes the pre-zoning of 19 parcels for City zoning designations consistent with each parcel's General Plan land use designation. The project area can be described in two unofficial subareas: the parcels north of Petaluma Boulevard South and the parcels south of Petaluma Boulevard South.

The parcels north of the Boulevard currently exhibit a General Plan land use designation of Mixed Use (MU), and the proposed pre-zoning for these properties is Mixed Use 1A (MU1A). The parcels south of the Boulevard are designated with the Medium Density Residential (RM) general plan designation, and are pre-zoned for the Residential 4 (R4) zoning district.

Table 2 – Proposed Pre-Zoning

Site Number	Parcel (APN) and Address	General Plan Land Use Designation ¹	Proposed Pre-Zoning	Existing Use	Existing Use Permitted? ²
1	019-210-005 1473 Petaluma Blvd S	Mixed Use	MU1A	Storage, Outdoor Storage Yard	No
2	019-210-006 1475 Petaluma Blvd S	Mixed Use	MU1A	Maintenance/ Repair Service–Client Site Services	No
3	019-210-007 1501 Petaluma Blvd S	Mixed Use	MU1A	Auto Vehicle Sales and Rentals	No
4	019-210-008 1525 Petaluma Blvd S	Mixed Use	MU1A	Storage, Outdoor Storage Yard	No
5	019-210-010 1601 Petaluma Blvd S	Mixed Use	MU1A	Vacant/ Undeveloped	N/A
6	019-210-038 1601 Petaluma Blvd S	Mixed Use	MU1A	Vacant/ Undeveloped	N/A
7	019-210-039 1601 Petaluma Blvd S	Mixed Use	MU1A	Vacant/ Undeveloped	N/A
8	019-210-009 2 Rovina Lane	Medium Density Residential	R4	Dwelling, Single Household	Yes

9	019-210-036 3 Rovina Lane	Medium Density Residential	R4	Dwelling, Single Household	Yes
10	019-210-035 1450 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes
11	019-210-013 1430 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes
12	019-210-014 1420 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes
13	019-210-022 1410 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes
14	019-210-021 1400 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes
15	019-210-033 149 McNear Avenue	Medium Density Residential	R4	Dwelling, Group	No
16	019-210-029 1280 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes
17	019-210-034 0 McNear Avenue	Medium Density Residential	R4	Vacant/ Undeveloped	N/A
18	019-210-025 55 McNear Avenue	Medium Density Residential	R4	Dwelling, Single Household	Yes
19	019-210-032 1340 Petaluma Blvd S	Medium Density Residential	R4	Vacant/ Undeveloped	N/A

1. City of Petaluma General Plan 2025.

2. If existing use is not permitted under new zoning regulations, the use will acquire a legal non-conforming status which will remain in effect until any future change in use or physical development occurs. Non-conforming situations which may result do not concern environmental effects and are referenced for informational purposes only.

These proposed pre-zone designations, as shown in **Table 2** above, carry out the direction for this area set forth in the General Plan and are consistent with their land uses in that: 1) the MU classification intends to exhibit a mix of uses along the Petaluma Boulevard corridor as set forth in the General Plan, of which the MU1A zoning district carries out, and 2) the Medium Density Residential (RM) general plan designation provides for a variety of dwelling types with opportunities to blend live-work or limited commercial/office uses within a residential development when abutting an arterial, of which the R4 district achieves. Therefore, by pre-zoning these parcels, there is no conflict with the General Plan and no impact would result under this criterion.

4.10 (c) (Habitat Conservation Plan) No Impact: The project area is not subject to a habitat conservation plan or a natural community conservation plan. There are no conservation plans that apply within Petaluma's UGB. Therefore, the project will have no impact to any conservation plan or natural community plan.

Mitigation Measures: None Required

4.11 MINERAL RESOURCES

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

Sources: City of Petaluma General Plan 2025 and EIR

Impact Discussion

4.11 (a-b) (Mineral Resources or Plan) No Impact: There are no known mineral resources within the City of Petaluma's UGB nor in the project area. Therefore, the project would not result in the loss of availability of known mineral resources, including those designated as "locally important". Therefore, the project will have no impact under this topic.

Mitigation Measures: None Required

4.12 NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR, City of Petaluma Implementing Zoning Ordinance (IZO).

Setting

Existing noise sources within the City's UGB include vehicular traffic along roadways and Highway 101, trains, and industrial activities such as mechanical equipment and refrigeration units. Freight train service through Petaluma is currently irregular, and thus does not constitute a significant noise source. In the future, the addition of SMART commuter rail service will contribute to noise levels within the UGB.

Petaluma's Implementing Zoning Ordinance (IZO) §21.040(A)(3)(a) limits noise generating construction activities to the hours of 7:00 a.m. to 10:00 p.m. on weekdays and 9:00 a.m. to 10:00 p.m. on weekends and holidays. For daily operational noise, both the General Plan and IZO provides guidelines and standards for acceptable levels. IZO §21.040(4)(A) establishes an hourly average level of 60 dBA as the maximum that may be generated on one land use that would be affecting another land use. Allowable levels are adjusted to account for existing ambient noise levels, though the maximum allowed noise level may not exceed 75 dBA after adjustments are made.

Impact Discussion

4.12 (a-b) (Noise Standards, Groundbourne Vibration) No Impact: The project does not propose any construction activities or change in use/intensity of use which could affect the exposure of persons to or generate noise levels in excess of standards established in the General Plan, or generate excessive groundborne vibration or groundborne noise levels. Therefore, there is no impact under this category.

Mitigation Measures: None Required

4.12 (c-d) (Ambient Noise Levels, Temporary/Periodic Noise Increase) No Impact: Since the project would not result in any temporary or permanent changes in ambient noise levels and does not propose any construction, no impacts would result. Therefore, the project would result in no impact relative to ambient noise levels above existing levels or within the project vicinity.

Mitigation Measures: None Required

4.12 (e-f) (Airport Noise) No Impact: The project area is not located within the vicinity of a private or public airport. Therefore, the project would have no impact under these criteria.

Mitigation Measures: None Required

4.13 POPULATION AND HOUSING

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

Sources: City of Petaluma General Plan 2025 and EIR, City of Petaluma Housing Element 2015-2023

Setting

The City of Petaluma is currently home to approximately 59,000 residents, and comprised of a wide variety of housing stock. The 2025 General Plan proposes development of approximately 6,000 additional residential units and a build-out population of approximately 72,700. This represents an annual growth rate of nearly 1.2% per year. This General Plan build-out includes all areas identified as being located within the Urban Growth Boundary (UGB).

The annexation area is comprised of 19 parcels, including three businesses, one State of California facility, and eleven single-family homes (approximations). The project would introduce new population, housing, and businesses. However, the project area is located within the UGB and has been anticipated to be annexed into the City for purposes of General Plan build-out under the General Plan EIR. Through annexation of these properties, existing housing stock would transfer from the County to the City.

The City's Housing Element identifies several sites within the annexation area as being vacant/undeveloped with the potential to accommodate additional housing within the City, as shown in **Table 3** below. More specifically, the Housing Element outlines more detailed information for Sites 37, 38, and 39 regarding affordable housing development incentives and requirements. The Housing Element also states the sites designated Mixed Use under the General Plan represent the greatest potential for development of affordable housing to very low-and low-income housing.

Table 3 – Sites Identified in Housing Element for Residential Development ¹

Housing Element Site #	Parcel (APN)	Owner Name and Address	General Plan Land Use Classification	Density	Estimated Housing Potential
34	019-210-032	Vartnaw Property 1340 Petaluma Blvd S	Medium Density Res.	8.1 to 18.0 hu/ac	16
36	019-210-010 019-210-039	South Petaluma Partners 1601 Petaluma Blvd S	Mixed Use	0.0 to 30.0 hu/ac	50
37	019-210-005	Wind River Partners 1473 Petaluma Blvd S	Mixed Use	0.0 to 30.0 hu/ac	40
38	019-210-006 019-210-007	Royal Petroleum 1475 & 1501 Petaluma Blvd S	Mixed Use	0.0 to 30.0 hu/ac	35
39	019-210-008	State of California 1525 Petaluma Blvd S	Mixed Use	0.0 to 30.0 hu/ac	30

Total Estimated Housing Units**171**

1. Excerpted from the Petaluma Housing Element 2015-2023: Residential Land Use Inventory (2014) and Residential Land Inventory Opportunity Sites Map (Attachment 2).

Impact Discussion

4.13 (a) (Substantial Growth) Less than Significant Impact: The project would not create any changes in population or housing conditions outside of those already considered in the General Plan EIR. Additionally, the project would not result in the extension of any feature (e.g., roadway, utility) with the potential to induce growth. The potential impacts of growth within the project area were analyzed at a programmatic level in the General Plan EIR. As the project includes no physical development, there are no new or different potential impacts under the project relative to what has already been analyzed in the General Plan EIR. Therefore, a less than significant impact would result under this topic.

Mitigation Measures: None Required

4.13 (b-c) (Displacement) No Impact: The project would not result in the displacement of any people, existing housing, or necessitate the construction of replacement housing elsewhere. No development or physical changes would occur as a result of the project. Housing and the number of people would remain, and only jurisdictional boundaries would change in line with what has already been anticipated under the General Plan, since the subject project area is located within the UGB. Therefore, no impacts would occur due to the displacement of people or housing.

Mitigation Measures: None Required

4.14 PUBLIC SERVICES

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR

Setting

The project site is located outside of City limits, but within the UGB, and is served by a mix of public agencies and utilities; primarily by the County of Sonoma and Petaluma City School District. Under the project, the provision of many public services (e.g., police, fire) to the nineteen parcels and approximate 17.20 acres would transfer to the City of Petaluma.

In order to offset the cost of improving or expanding City services to accommodate the demand generated by new urban development, the City charges one-time impact fees on new private development. Development impact fees are necessary in order to finance required public service improvements and to pay for new development's fair share of the costs necessary to maintain acceptable levels of service related to fire and police protection services, open space, parkland and other such public services.

Fire Protection

The Petaluma Fire Department (PFD) provides fire, rescue, and emergency medical services to people within the city limits as well as to a 160-square-mile area of Sonoma County surrounding the City. The PFD responds to structural and wild fires, emergency medical service, and hazardous/toxic spills in the City of Petaluma.

Police Protection

The Petaluma Police Department (PPD) provides police services to the City of Petaluma and is composed of 95 full-time employees, according to the General Plan EIR. The PPD has one main police station, whereas the possibility of expansion or relocation of the department is being investigated.

Schools

The City of Petaluma contains public and private elementary, junior high, and high school facilities to serve local residents, as well as the Petaluma campus of the Santa Rosa Junior College and the Petaluma campus of the University of Northern California. The City is served by four elementary school districts and one secondary school district serving populations both within and outside of city limits.

The project area is located within the Petaluma City Elementary School District (PCESD) and Petaluma Joint Union High School District (PJUHSD). PJUHSD and PCESD operate under one umbrella agency called Petaluma City Schools (PCS). Petaluma is also home to two private elementary schools and one private high school, including St. Vincent de Paul Elementary and High Schools, Petaluma Christian Academy, and Petaluma Valley Day School. Charter schools include the Live Oak Charter School (K-3) and the Petaluma Charter School (K-8).

Parks

As discussed in Section 4.15 (Recreation), there are approximately 1,300 acres of parks and open spaces within the UGB to accommodate a wide range of uses and activities that include both active and passive recreation.

Impact Discussion

4.14 (a-c, e) (Fire and Police Protection, Parks, Other) Less than Significant Impact: The project would not result in the provision of new public services (e.g., fire, police, parks, other) nor alter any existing services physically. Based on the Petaluma General Plan EIR, existing and future development within the project area would not necessitate the provision of new or altered public services. Therefore, the project would have a less than significant impact under these environmental topics.

Mitigation Measures: None Required

4.14 (d) (Schools) Less than Significant Impact: The project would have no direct effect on schools as existing students residing within the project area would already attend existing schools. However, the project has the potential for indirect effects through the generation of additional students through, for example, future urban development. Population growth expected under the Petaluma General Plan would include a small increase in enrollment within Petaluma City Schools District. The General Plan EIR concluded that, while the increased enrollment would exceed existing capacity within that district, this would not result in the need for new school facilities because enrollment projections for the other elementary school districts within Petaluma's UGB would decline, and elementary students could be redistributed to alleviate enrollment limitations. The General Plan EIR identifies that enrollment projections for secondary school system, the Petaluma Joint Unified High School District, are expected to decline substantially during the years covered by the General Plan. Therefore, given the above, the project would have a less than significant impact under this topic.

Mitigation Measures: None Required

4.15 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sources: City of Petaluma General Plan 2025 and EIR				

Setting

The City of Petaluma offers a wide variety of recreational opportunities, such as parks and open spaces, trails, water access points for all types of boating, and other recreational facilities and resources. The City contains approximately 1,300 acres of parks and open spaces, which represents approximately 18% of the acreage within the UGB. The public parks and recreational opportunities within the UGB accommodate a wide range of uses and activities that include both active and passive recreation. There are no recreational amenities located within the project area. However, McNear Landing Park and River View Park are located in walking distance from the project area.

Impact Discussion

4.15 (a-b) (Park Use and Recreational Facilities) No Impact: The project would not result in a direct impact related to the increased use of parks since it excludes physical changes to the environment. With regard to potential future development (i.e., indirect impacts) the Petaluma General Plan does not identify proposed park land within the project area or vicinity. The Project would not introduce new recreational facilities or require the construction or expansion of existing recreational facilities, as no physical change is proposed to the environment as part of this project.

By annexing the subject parcels into the City, these properties may or may not already be using surrounding recreational facilities and therefore no change in use is anticipated. Additionally, the General Plan EIR has already analyzed potential impacts associated with parks and recreational facilities since the project area is within the City's Urban Growth Boundary. The availability, maintenance, and management of park and recreation facilities are sufficient to accommodate build out of the General Plan, therefore the project would result in no impacts to recreational facilities.

Mitigation Measures: None Required

4.16 TRANSPORTATION AND CIRCULATION

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

Sources: City of Petaluma General Plan 2025 and EIR

Setting

The City of Petaluma is bisected by U.S. 101, which serves as the primary route between San Francisco and Marin and Sonoma Counties. U.S. 101 accommodates over 92,000 vehicles per day within Petaluma. The circulation system within the City of Petaluma consists of approximately 140 miles of streets including, arterials, collectors, connectors, and local streets.

The City's Traffic Impact Study Guidelines are based on industry standards and indicate that a traffic study is warranted if a project is anticipated to create either 500 trips per day or 50 trips per peak hour. If a project falls within 10% of these thresholds the City may exercise discretion in whether or not to require a project specific traffic study. As an annexation that does not propose any development, the project would not generate any additional vehicle trips. Accordingly, a traffic impact analysis was not conducted.

Within the project area, Petaluma Boulevard South serves as a major arterial and McNear Avenue bounds the western edge of the project area and serves as a local collector street. Just outside of the project area, at Petaluma Boulevard South and Crystal Lane, a traffic circle was installed recently which will extend north via a new river crossing to connect with Caulfield Lane in the future. Additionally, a bus stop is located on Petaluma

Boulevard South in front of the Quarry Heights development, which serves the surrounding neighborhood and the proposed annexation area. Petaluma General Plan Figure 5-2 shows a planned Class I-Off Street bike lane along the northern edge of the project area (along the river) as well as planned Class II-On Street (striped) bike lanes to be constructed on both the future Caulfield Lane river crossing and Petaluma Boulevard South.

Impact Discussion

4.16 (a-b,f) (Policies/Plans/Programs, Congestion Management Plan) No Impact: The Lomas Annexation project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, conflict with an applicable congestion management program, or conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. There will be no change to the level of service at intersections, nor will the project result in substantial delays or detours. There will be no changes to transit, bicycle or pedestrian facilities as a result of the annexation project. However, as facility upgrades may be required for specific development projects in the future. Sonoma County opted out of performing Congestion Management Plans in 1997. Thus, the proposed project would not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways. Based on the above, the project would have no impact due to a conflict with any applicable plan, ordinance, or policy related to the circulation system.

Mitigation Measures: None Required

4.16 (c) (Air Traffic Patterns) No Impact: The project would not affect air traffic patterns or result in a substantial safety risk related to airplanes. Therefore, no impact would result.

Mitigation Measures: None Required

4.16 (d-e) (Design Feature Hazard, Emergency Access) No Impact: The proposed annexation would not introduce hazardous designs or incompatible uses related to transportation/circulation, or result in inadequate emergency access. The project does not propose any physical development or design features and therefore would not include any elements that would adversely impact site distances. Based on the above, the project would have no impact due to a site design hazards or emergency access.

Mitigation Measures: None Required

4.17 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR, UWMP

Setting**Wastewater Treatment**

The Ellis Creek Water Recycling Facility treats all wastewater generated by the City of Petaluma and the unincorporated Sonoma County community of Penngrove. The water recycling facility produces tertiary recycled water in compliance with the California Department of Health Services Title 22 requirements for unrestricted use. Treatment capacity is at approximately 6.7 million gallons per day (average dry weather flow) with actual treatment at approximately 5 million gallons per day. The project area currently does not connect to the City's wastewater system, as properties dispose of waste water through septic systems. The project area does have one sewer line and associated pump station that runs through it north of Petaluma Boulevard South. Main sewer lines are located within major roads surrounding the project area and would be able to serve annexed properties.

Storm Drains

Within the City of Petaluma, storm drains convey runoff from impervious surfaces such as streets, sidewalks, and buildings to gutters that drain to creeks and the Petaluma River and ultimately the San Pablo Bay. This water is often untreated and carries with it any contaminants picked up along the way such as solvents, oils, fuels and

sediment. The City has implemented a storm drain labeling program to provide a visual reminder that storm drains are for rainwater only. The City's Stormwater Management and Pollution Control Ordinance, set forth in Chapter 15.80 of the City's Municipal Code, establishes the standard requirements and controls on the storm drain system. All activities must adhere to the City's Stormwater Management and Pollution Control Ordinance, as well as the policies set forth in the General Plan. Some portions of the project area convey stormwater to the City's conveyance system (e.g., Petaluma Boulevard South, McNear Avenue, and Nadine Lane).

Water Service System

The City of Petaluma Water and Conservation Division of the Public Works Department is the water purveyor within the city limits and, in limited situations, also serves adjacent unincorporated properties. The City purchases potable water wholesale from the Sonoma County Water Agency (SCWA) whose primary source of water is supplied by the Russian River and supplemented with groundwater from the Santa Rosa Plain via the Petaluma Aqueduct. The City of Petaluma also relies on groundwater although only for an emergency water supply in the event that SCWA water deliveries are curtailed and to offset peak demands. Water mains are located within Petaluma Boulevard South, McNear Avenue, Nadine Lane, Lena Lane, and Jacquelyn Lane, all surrounding the project area (but not within the annexation area).

Project Vicinity

As shown at **Figure 5** below, city utilities (water, sewer, storm drain) currently exist underneath major roads surrounding the project area.

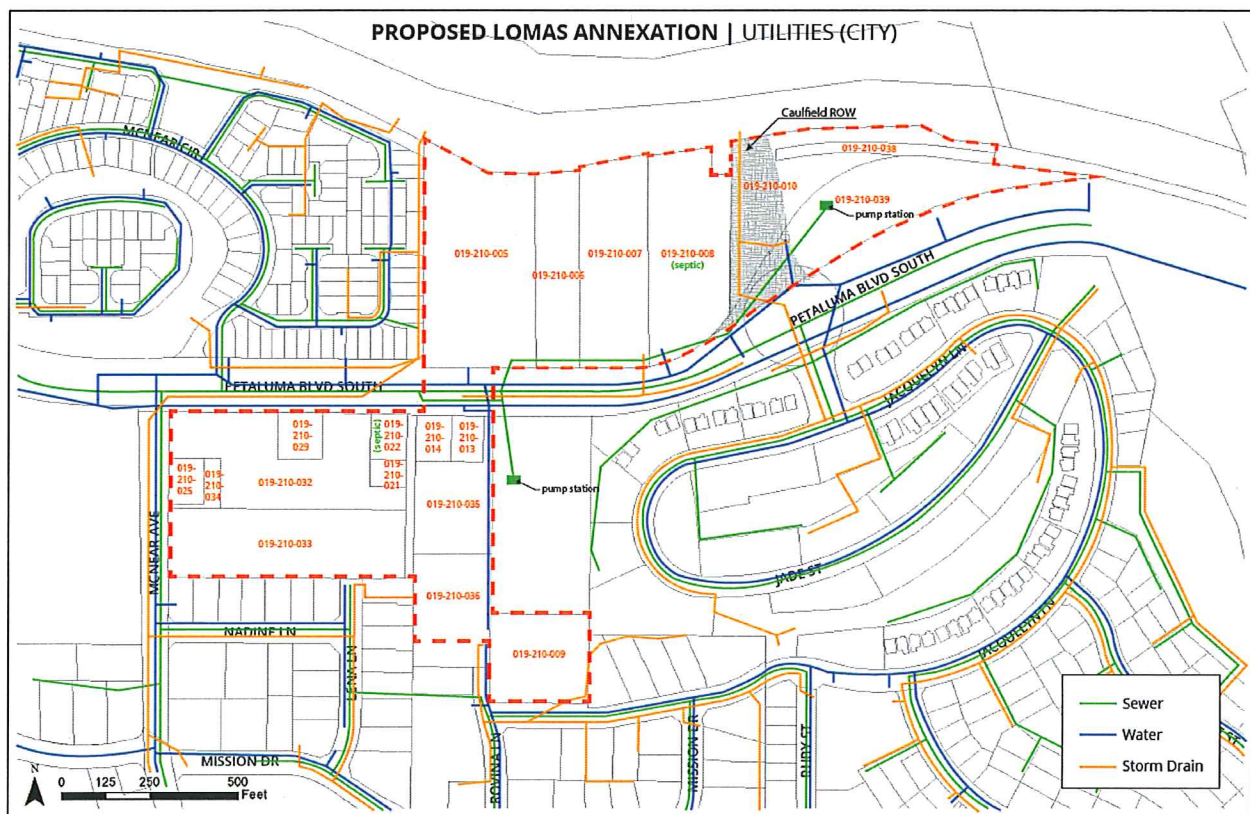


Figure 5 – Existing Public Utilities.

Impact Discussion

4.17 (a, e) (Wastewater Treatment Requirements/Capacity) Less than Significant Impact: The project would have

no direct impact on the treatment of wastewater since it is presently served by individual septic systems. As mentioned above, pursuant to City Council Resolution No. 8955 N.C.S, all properties would be required to connect to the city's municipal sewer system within ten years of annexation. This future (or perhaps sooner through individual development projects), indirect impact on the ability to treat wastewater from the project would result in a less than significant impact. The General Plan EIR identifies that, with the completion of the Ellis Creek Recycling Facility (already constructed), the City will be able to serve all wastewater treatment needs of the entire UGB (which includes the project area) and that no significant impacts related to wastewater treatment would occur. Therefore, the project would have less than significant impacts due to insufficient wastewater capacity.

Mitigation Measures: None Required

4.17 (b-c) (Water/Wastewater/Stormwater Facilities) Less than Significant Impact: The project would have no direct impact under these criteria since it neither proposes nor would it require at this time the construction or expansion of water, wastewater, or new stormwater drainage facilities. With regard to potential indirect impacts, future development within the project area will require the construction of minor extensions to the City's existing water, wastewater and stormwater facilities in the vicinity of the project area. However, it is speculative and not reasonably foreseeable to determine whether such connections would result in significant environmental effects. When and if the City of Petaluma were to be in receipt of a development application within the project area at a future date, it would be subject to its own project-level environmental review under CEQA where individual site characteristics would be analyzed. Therefore, the project would result in no impact under these criteria.

Mitigation Measures: None Required

4.17 (d) (Water Supplies) Less than Significant Impact: The project would have no direct impact concerning water supply since it would not, through annexation and rezoning, create new demand. However, the project has the potential for indirect effects through the creation of new demand vis-à-vis future urban redevelopment.

In evaluating the sufficiency of water supplies to meet existing water demands in addition to water demand generated by the project, the City has compared General Plan 2025 projected water demand to actual use through December 2012. The results of that comparison find that potable water demand is well within the available SCWA supply, both for this project, and for cumulative demand through 2035 as set forth in the 2010 Urban Water Management Plan.

The 2010 Urban Water Management Plan updated the General Plan 2025 water analysis and further refined a water supply program that relies upon water from SCWA, recycled water (potable offset), and conservation. As noted in General Plan 2025 Policies 8-P-5-C and 8-P-19, the City also anticipated continuing use of groundwater to meet emergency needs and to offset peak demands. Per Policy 8-P-4 of the Petaluma General Plan 2025, City staff is required to monitor actual demand for potable water in comparison to the supply and demand projections in the 2006 Water Supply and Demand Analysis Report.

In April 2015, staff compared actual demand for potable water to an annual SCWA supply limit for Petaluma of 4,366 million gallons per year (13,400 acre-feet) and a peak supply limit of 21.8 million gallons per day. In both instances, potable demand is well within available SCWA supply capacity. For the Year 2015, the projected demand is less than 10,000 acre-feet. Tiered water rates, conservation efforts, and the conversion of Rooster Run Golf Course to recycled water have in recent years kept annual and peak demands within the available SCWA supply. These conservation efforts will be enhanced through the implementation of mandatory measures imposed through the Stage 2 Water Shortage Contingency Plan.

The existing water supplies, facilities and infrastructure are sufficient to meet the demands of the project without the need for a substantial expansion or new construction. A standard condition of approval from the Petaluma Department of Water Resources and Conservation requires that the project comply with the City's Water Conservation Ordinance for interior and exterior water usage. Water demand onsite would be limited through efficient irrigation of the landscaping and water efficient fixtures and appliances indoors, consistent with requirements established by the CalGreen Building Code. Therefore, the project impacts to water supplies and infrastructure would be less than significant.

Mitigation Measures: None Required

4.17 (f-g) (Landfill Capacity and Solid Waste Disposal) Less than Significant Impact: The amount of solid waste expected to be generated by the project is consistent with the service needs anticipated by the Petaluma General Plan and evaluated in the General Plan EIR. The City's franchise solid waste hauling agreement also requires the franchise hauler as part of its contractual obligations to select properly permitted Approved Disposal Location(s) with adequate capacity to serve city service needs. The project area currently and upon annexation would continue to contribute to the generation of solid waste within the UGB. Solid waste disposal facilities are owned and operated by the Sonoma County Department of Transportation and Public Works. The project's level of contribution is minimal and considered as part of the General Plan EIR impact analysis. Therefore, the project will have a less than significant impact to the disposal of solid waste.

Mitigation Measures: None Required

4.18 MANDATORY FINDINGS OF SIGNIFICANCE (CAL. PUB. RES. CODE §15065)

A focused or full environmental impact report for a project may be required where the project has a significant effect on the environment in any of the following conditions:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion

4.18 (a) (Degrade Environment, Reduce Habitat or Population) Less Than Significant Impact: The project site is located within the City of Petaluma UGB and is considered as part of the development and activities anticipated by the City's General Plan and associated EIR. The proposed pre-zoning as part of annexation is consistent with General Plan land use, goals, policies, and programs. Any future development would be subject to CEQA on an individual project basis and would be analyzed for potential impacts to the quality of the environment, habitat of fish and wildlife species or populations, plant or animal communities, rare or endangered plants or animals, or examples of major periods of California history/prehistory. And if necessary, a biological and/or cultural report would be prepared for future projects to analyze such effects. Therefore, the project would have less than significant impacts to the environmental criteria described herein.

Mitigation Measures: None Required

4.18 (b) (Cumulatively Considerable Impacts) No Impact: The project is consistent with the City's General Plan in that the area proposed for annexation is within the UGB and has already been anticipated under the General Plan EIR. Similarly, the potential cumulative impacts of future development projects within the project area have also already been analyzed in the General Plan EIR. The impacts of all anticipated development have been disclosed, analyzed, and mitigated to the extent feasible in the General Plan EIR. Therefore, the project would result in no impacts that are individual limited but cumulatively considerable.

Mitigation Measures: None Required

4.18 (c) (Environmental Effects on Human Beings) Less Than Significant Impact: The project would not on its own

directly affect the environment or human beings. The development potential indicated by the General Plan and Housing Element is consistent with the environmental impacts previously evaluated in the General Plan EIR. There are no new impacts that would result from their implementation relative to what has already been analyzed, and future development would be subject to CEQA and be analyzed for impacts to all environmental categories. Therefore, the project would result in less than significant impacts to human beings.

Mitigation Measures: None Required

5. REFERENCE DOCUMENTS

Bay Area Air Quality Management District, 2010 Clean Air Plan

Bay Area Air Quality Management District, CEQA Guidelines, May 2010

City of Petaluma, General Plan 2025

City of Petaluma, General Plan 2025 EIR

City of Petaluma, Housing Element 2015-2023

City of Petaluma, Implementing Zoning Ordinance

City of Petaluma, River Access and Enhancement Plan

Division of Mines and Geology, Publication 42 (Fault-Rupture Hazard)

Department of Toxic Substances Control, Envirostar Database, accessed March 2016

Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 06097C1001G, October 2, 2015

Regional Water Quality Control Board, Geotracker Database, accessed March 2016

United States Department of Agriculture: Natural Resources Conservation Service, Web Soil Survey, accessed March 2016

City of Petaluma, Urban Water Management Plan

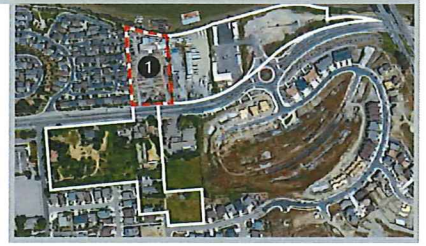
Technical Appendices: None Prepared.

ATTACHMENT A

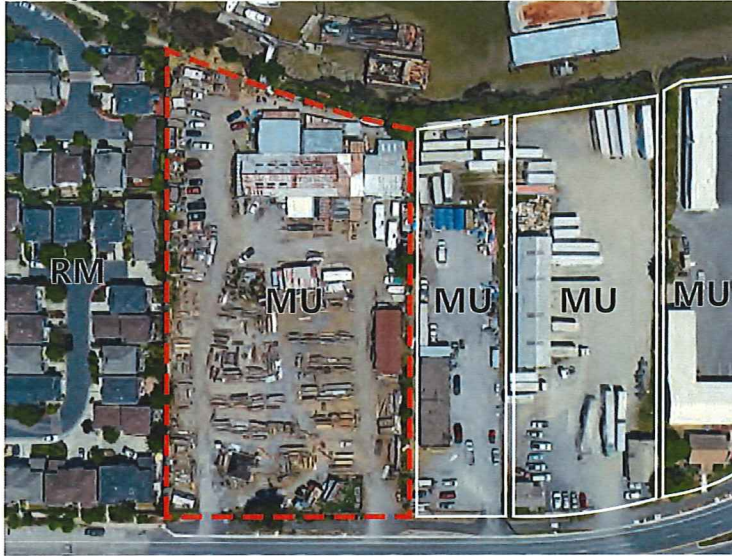
PROPERTY PROFILES

SITE 1

Address | 1473 Petaluma Boulevard South
APN | 019-210-005
Lot Size | 2.59 acres
Existing Use | Commercial (Heritage Salvage)
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)

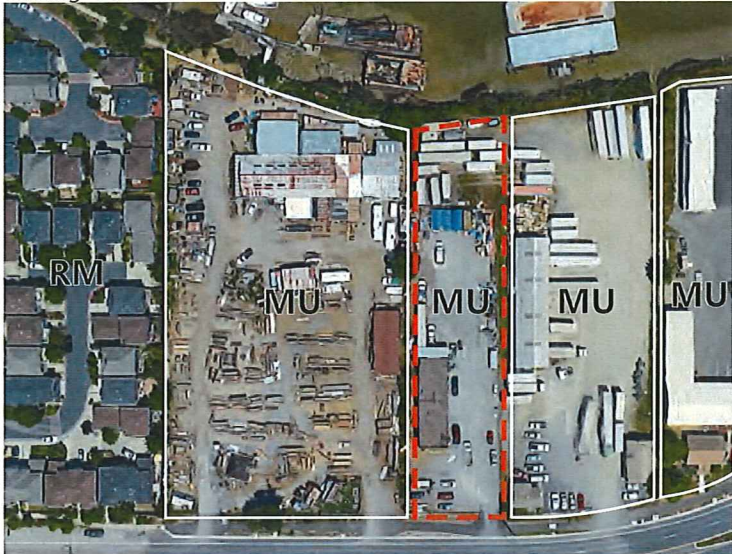


SITE 2

Address | 1475 Petaluma Boulevard South
APN | 019-210-006
Lot Size | 1 acre
Existing Use | Commercial (Bruce Enterprises)
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)

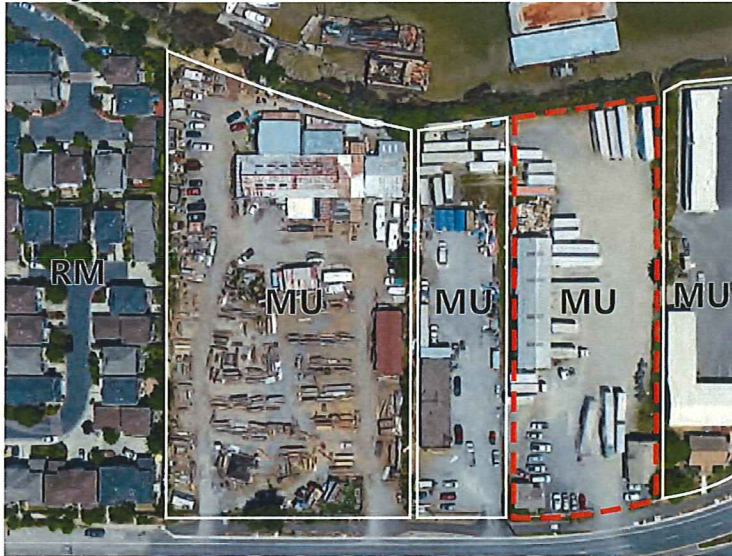


SITE 3

Address | 1501 Petaluma Boulevard South
APN | 019-210-007
Lot Size | 1.55 acres
Existing Use | Commercial (Truck Max USA)
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 4

Address | 1525 Redwood South Highway
APN | 019-210-008
Lot Size | 1 acre
Existing Use | Commercial (State of California, Caltrans)
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use

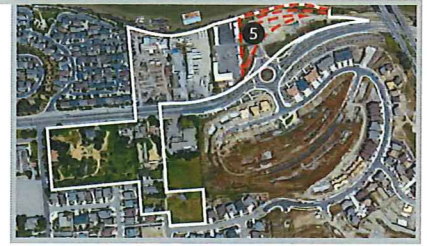


Street View (from Petaluma Boulevard South)

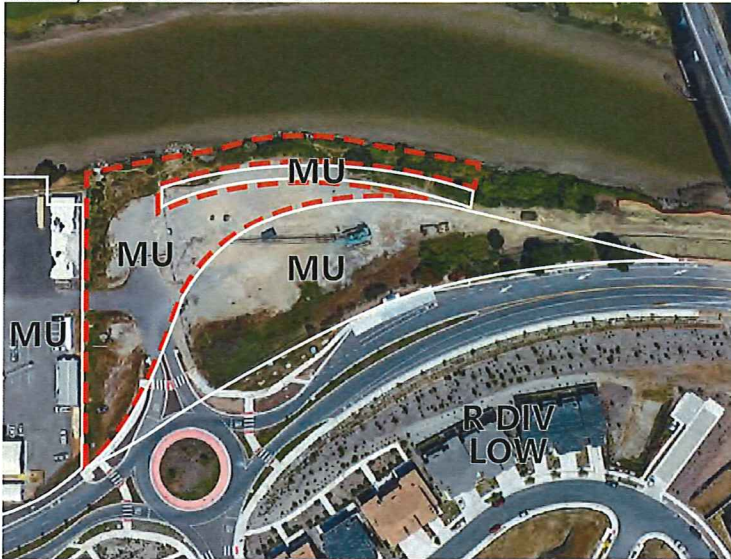


SITE 5

Address | 1601 Petaluma Boulevard South
APN | 019-210-010
Lot Size | 1.44 acres
Existing Use | Vacant/Undeveloped
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)

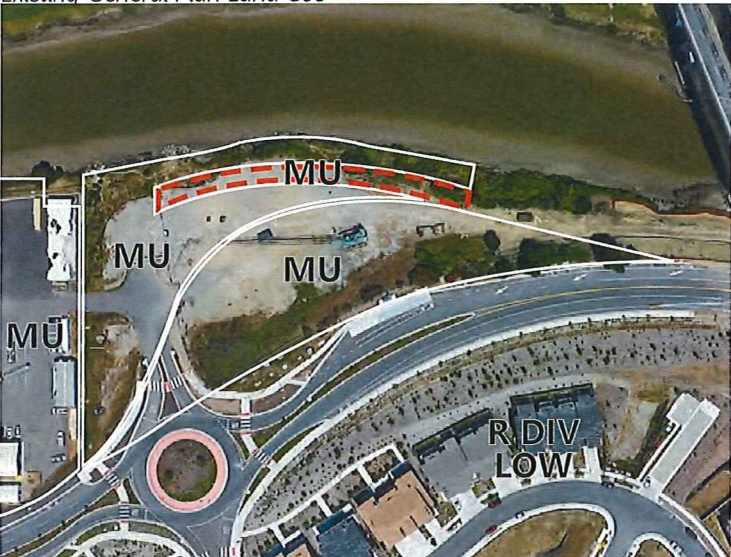


SITE 6

Address | 1601 Petaluma Boulevard South
APN | 019-210-038
Lot Size | 0.28 acres
Existing Use | Vacant/Undeveloped
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)

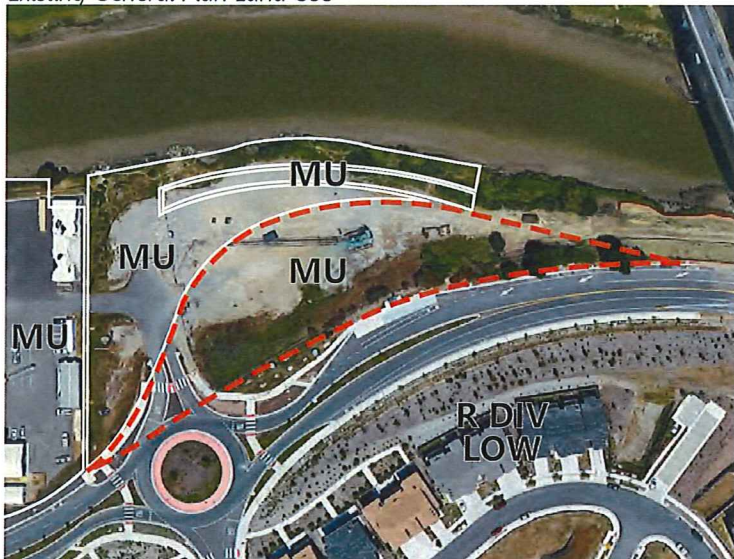


SITE 7

Address | 1601 Petaluma Boulevard South
APN | 019-210-039
Lot Size | 1.82 acres
Existing Use | Vacant/Undeveloped
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 8

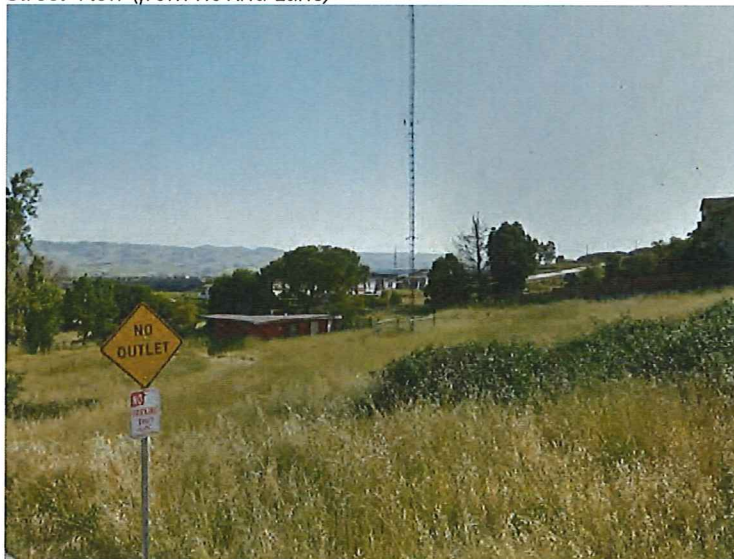
Address | 2 Rovina Lane
APN | 019-210-009
Lot Size | 1 acre
Existing Use | Residential
Existing General Plan Land Use Designation | Medium Density Residential (RM)
Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Rovina Lane)



SITE 9

Address | 3 Rovina Lane

APN | 019-210-036

Lot Size | 1 acre

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Rovina Lane)



SITE 10

Address | 1450 Petaluma Boulevard South

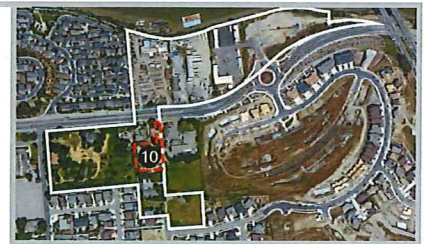
APN | 019-210-035

Lot Size | 0.86 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from private lane)



SITE 11

Address | 1430 Petaluma Boulevard South

APN | 019-210-013

Lot Size | 0.17 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 12

Address | 1420 Petaluma Boulevard South

APN | 019-210-014

Lot Size | 0.19 acres

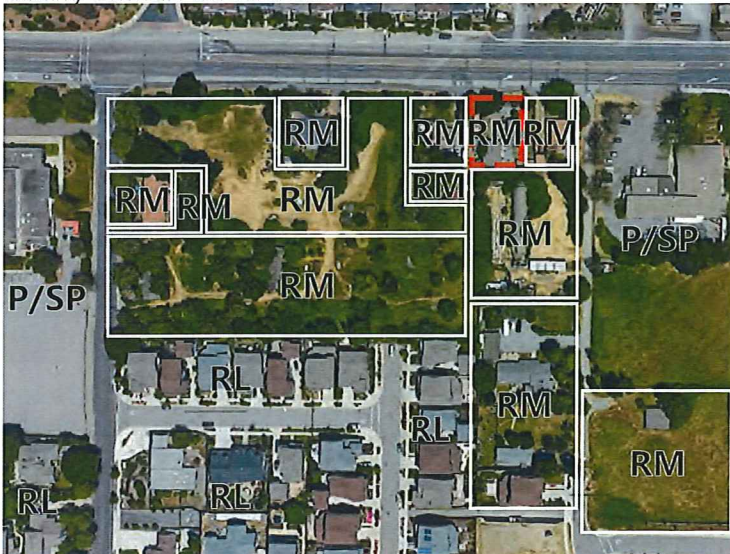
Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 13

Address | 1410 Petaluma Boulevard South

APN | 019-210-022

Lot Size | 0.18 acres

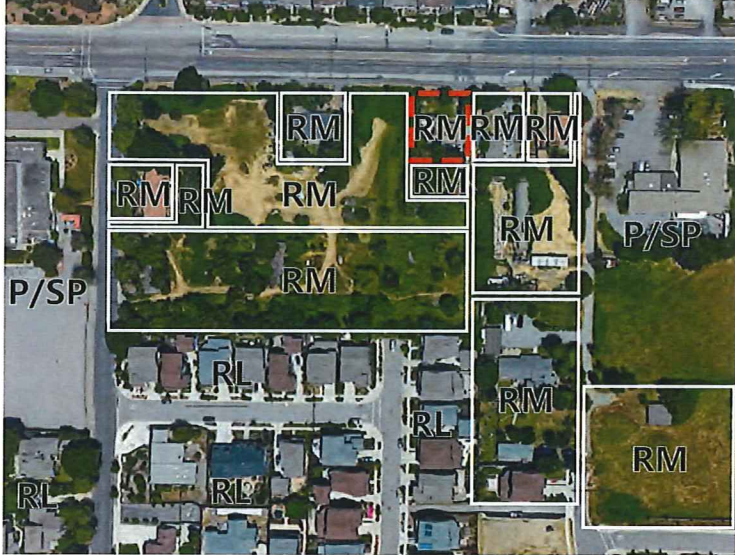
Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 14

Address | 1400 Petaluma Boulevard South

APN | 019-210-021

Lot Size | 0.11 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 15

Address | 149 McNear Avenue

APN | 019-210-033

Lot Size | 1.80 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from McNear Avenue)



SITE 16

Address | 1280 Petaluma Boulevard South

APN | 019-210-029

Lot Size | 0.23 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 17

Address | 0 McNear Avenue

APN | 019-210-034

Lot Size | 0.09 acres

Existing Use | Vacant/Undeveloped

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 18

Address | 55 McNear Avenue

APN | 019-210-025

Lot Size | 0.18 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from McNear Avenue)



SITE 19

Address | 1340 Petaluma Boulevard South

APN | 019-210-032

Lot Size | 1.71 acres

Existing Use | Vacant/Undeveloped

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)

