



CORONA ANNEXATION
INITIAL STUDY/ NEGATIVE DECLARATION

PREPARED BY:
CITY OF PETALUMA
11 ENGLISH STREET
PETALUMA, CA 94952

October 20, 2022

**CORONA ANNEXATION
CEQA ENVIRONMENTAL CHECKLIST AND INITIAL STUDY**

Initial Study Checklist	
Project Title:	Corona Annexation (PLMA 19-005)
Lead Agency:	City of Petaluma 11 English Street Petaluma, CA 94952
Contact Person and phone number:	Emmanuel Ursu, Principal Planner eursu@cityofpetaluma.org 707-778-4401
Project Location:	East of Corona Road, north of Sonoma Mountain Parkway, and South of Ely Road. Outside of City limits at the northwestern-most portion of the City, inside the Urban Growth Boundary, Addresses and APNs: 470 Corona Road (137-061-011) 496 Corona Road (137-061-010) 498 Corona Road (137-061-009) 520 Corona Road (137-061-008) 522 Corona Road (137-061-007)
Project Sponsor:	Corona Reality, LLC. c/o Ebby Jebreel 10850 Wilshire Blvd. #301 Los Angeles, CA 90024
Property Owners:	Corona Realty LLC, 470 and 498 Corona Road (-011 and -009) Bredo Brandon D & Loftin Michelle A, 522 Corona Road (-007) Oshea David M Custodian Et Al, 520 Corona Road (-008) Grenert Jeremy D, 496 Corona Road (-010)
General Plan Designation:	Sonoma County General Plan: Diverse Agricultural, 10 acres per residential unit (DA 10) City of Petaluma General Plan: Very Low Density Residential (VLD) and Low Density Residential (LDR), 100-Year Floodplain
Existing Zoning	Sonoma County: Diversity Agriculture District, 10 acres per residential unit, Floodplain District, Valley Oak Habitat Combining District (DA B6 10, VOH, F2 on -009, -010, and -011)
Proposed Zoning:	City of Petaluma: Proposed Prezone to Residential 1, Residential 2, and Floodplain Overlay
Description of project:	The Project consists of an Annexation of 12.12 acres to the City of Petaluma and associated Prezoning to Residential 1 and 2 zoning districts, which are implementing zoning districts of the current City of Petaluma General Plan land use designations. No new development, subdivision, or other entitlement application has been submitted.

<p>Surrounding land uses and setting; briefly describe the project's surroundings:</p>	<p>The 12.12-acre annexation area is bounded by existing residential development, to the north, south, and east. Across Corona Road (to the west) the land consists of rural residential uses. The Project site is generally flat.</p>
<p>Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):</p>	<p>Sonoma County Local Agency Formation Commission</p>
<p>Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?</p>	<p>Notice was sent to Federated Indians of Graton Rancheria (FIGR) on October 3, 2019, and on December 2, 2019, FIGR responded by stating that the Tribe does not have any comments to provide and did not request a consultation as provided by Public Resources Code §21080.3.1.</p>

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1. SUMMARY AND INTRODUCTION

1.1. PURPOSE AND INTENT

This Environmental Checklist for the proposed Corona Annexation (hereinafter referred to as the “Project”) has been prepared by the City of Petaluma as lead agency in full accordance with the procedural and substantive requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

This Initial Study is intended to inform City decision-makers, responsible agencies, interested parties and the general public of the proposed Project and its potential environmental effects. This Initial Study is also intended to provide the CEQA-required environmental documents for all city, local and state approvals or permits that might be required to implement the proposed Project.

CEQA Guidelines Section 15063(c) lists the following purposes of an Initial Study:

- 1) Provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration.
- 2) Enable an Applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby possibly enabling the Project to qualify for a Negative Declaration.
- 3) Assist in the preparation of an EIR, if one is required.
- 4) Facilitate environmental assessment early in the design of a project.
- 5) Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment.
- 6) Eliminate unnecessary EIRs.
- 7) Determine whether a previously prepared EIR could be used with the Project.

The City of Petaluma, as the lead agency, has conducted an Initial Study to determine the level of environmental review necessary for the proposed Project. Consistent with Section 15070(b) of the CEQA Guidelines, the Initial Study identified no potentially significant effects and there is no substantial evidence, in light of the whole record before the agency, that the Project may have a significant effect on the environment.

Therefore, as the lead agency, the City of Petaluma has determined that a Negative Declaration is the appropriate level of environmental review.

1.2. PROJECT SUMMARY

The proposed Project includes the request for the following:

1. Annexation into the City of Petaluma five parcels totaling 12.12 acres and addressed as 470, 496, 498, 520, and 522 Corona Road (APNs 137-061-011, -010, -009, -008, and -007).
2. Prezone the five parcels Residential 1, Residential 2, and Floodplain Overlay, consistent with the General Plan land use designations. Floodplain Overlay would be applied to portions of three parcels.

The Project site is within the City of Petaluma Sphere of Influence and has been within the City’s Urban Growth Boundary since its adoption in 1998. The Project consists of annexation and pre zoning of five parcels totaling 12.12 acres. The five parcels included in the annexation range in size from 0.47 acres to 6.08 acres. Four parcels have existing single-family houses built between 1900 and 1916, ranging in size from 835 square feet to 1,660 square feet. A 976-square-foot house was constructed in 1900 at 470 Corona Road (APN 137-061-011), approved for demolition in December 2005, and subsequently demolished. No development proposal or any physical changes to the Project site are proposed as part of the subject Project.

1.3. PETALUMA GENERAL PLAN AND EIR

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).

The Project site consists of two Petaluma General Plan land use designations: Very Low-Density Residential with a density of 0.6 to 2.5 units per acres and Low-Density Residential with a density of 2.6 to 8.0 dwelling units per acre (**Figure 1: General Plan Land Use**).

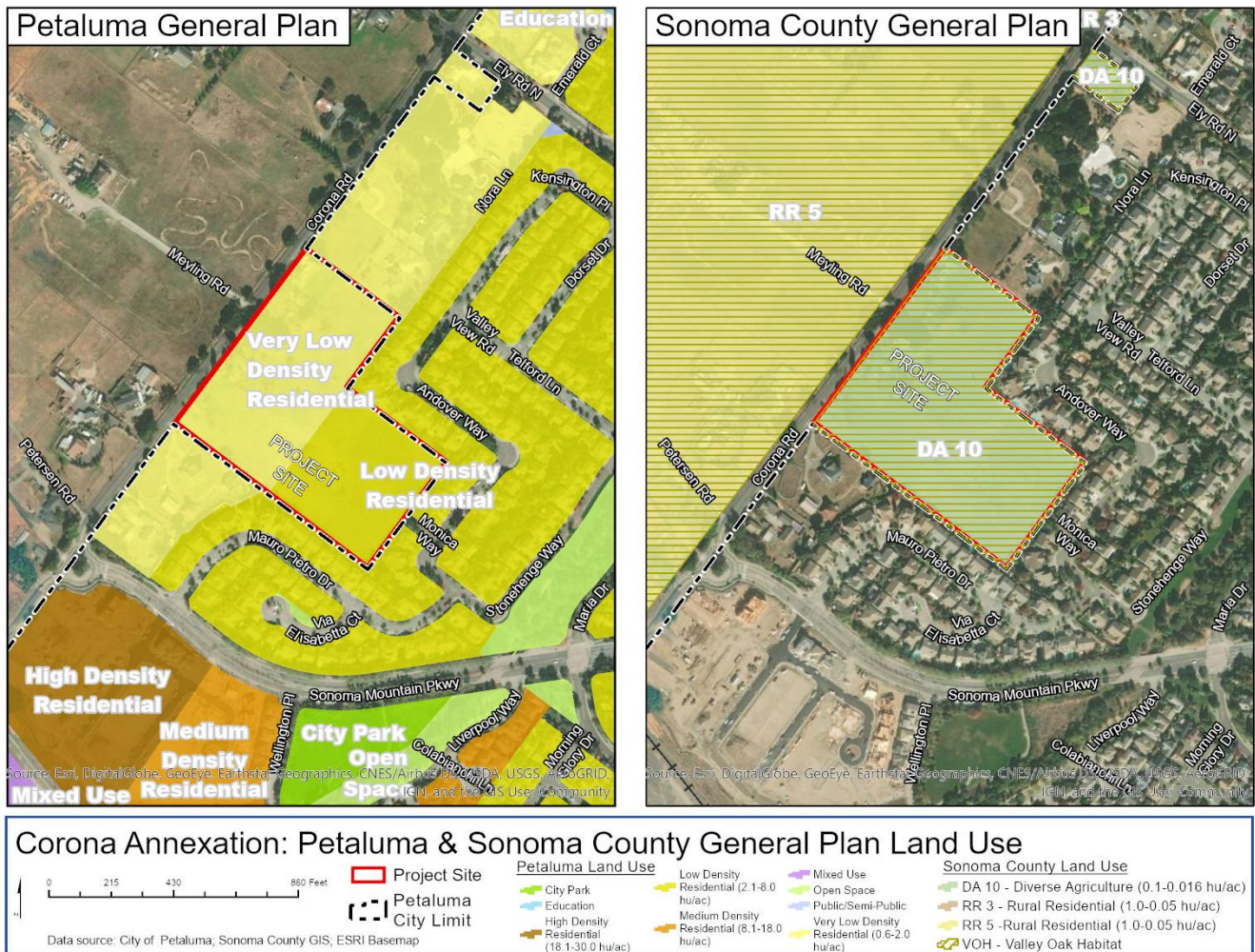


Figure 1: General Plan Land Use

General Plan EIR

The General Plan EIR was certified by the City Council on April 7, 2008 (SCH# 2004082065). The General Plan EIR reviewed all potentially significant environmental impacts and developed measures and policies to mitigate impacts from buildout of the General Plan. Nonetheless, significant and unavoidable impacts were determined to occur. Therefore, the City adopted a statement of overriding considerations, which balances the merits of adopting the General Plan 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 buildout, which would result in a substantial increase in existing exterior noise levels that are currently above City standards.
- Cumulative noise from the proposed resumption of freight and passenger rail operations and the possible resumption of intra-city trolley service, which would increase noise impacts.
- Air quality impacts resulting from General Plan buildout 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 from General Plan development to the significant impact of global climate change.

CEQA discourages “repetitive discussions of the same issues” therefore, this environmental document tiers off the General Plan EIR (SCH NO. 2004082065) to examine the proposed annexation Project for consistency with the General Plan, as described below. A copy of the City of Petaluma’s General Plan and EIR are available at the Planning Division, 11 English Street, Petaluma, California 94952, during normal business hours and online at <https://cityofpetaluma.org/general-plan/>

1.4. CORONA/ELY SPECIFIC PLAN

In 1989, the City of Petaluma adopted the Corona-Ely Specific Plan (CESP) to facilitate the annexation of approximately 675 acres of what were then principally agricultural lands. The CESP establishes policies and guidelines for land uses and densities, transportation, neighborhood design, and public amenities in the City’s northeast quadrant, extending to Sonoma Mountain Parkway from E. Washington and north to Corona Road. The Corona-Ely Annexation No. 1 occurred in 1989 to implement the majority of the Specific Plan. Development of the CESP area occurred over the past 30+ years such that today very few vacant/underdeveloped parcels remain. The Northern Tier of the CESP encompasses approximately 160 acres, including the Project site, and is characterized as, “...being north of the central 285 acres beyond Corona Creek and consisting of a band of urban residential development which drops off to rural density along Corona Road, but climbs to urban high densities to the west toward McDowell Boulevard.”

The Project site is within the CESP and is among the few remaining undeveloped/underdeveloped parcels in the CESP area. The 1989 CESP Land Use Plan designation for the Project site is Rural with a maximum density of up to 0.5 dwelling units per acre. However, with the adoption of the 2008 General Plan update, the land use designation was amended to Very Low-Density and Low-Density Residential. Preservation of the rural character of Corona Road is a principal goal of the CESP for the Corona Road corridor with policies addressing roadway design, preservation of the mature tree canopy, and retention and implementation of typical rural design features such as open fencing and gravel driveways.

Following annexation, any future development or land use changes would be required to comply with the policies and requirements of the Petaluma General Plan, Corona/Ely Specific Plan, and Petaluma Municipal Code.

2. PROJECT DESCRIPTION

2.1. ENVIRONMENTAL SETTING

Regional Setting

Petaluma is located in southwestern Sonoma County along the Highway 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 drains into San Pablo Bay. The City originated along the banks of the Petaluma River, spreading outward over the floor of the Petaluma River Valley as the City 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 Francisco Bay beyond.

Petaluma’s Urban Growth Boundary (UGB) defines the limits within which urban development may occur and encompasses approximately 9,911 acres. The UGB was implemented in 1987 (as the Urban Limit Line), and was formally adopted as the UGB in 1998 via Measure I. Measure I had a 2018 sunset date and was renewed by the voters in 2010 via Measure T, to expire in 2025. . The Project’s location within the City of Petaluma and the region is shown in **Figure 2: Regional Location**.

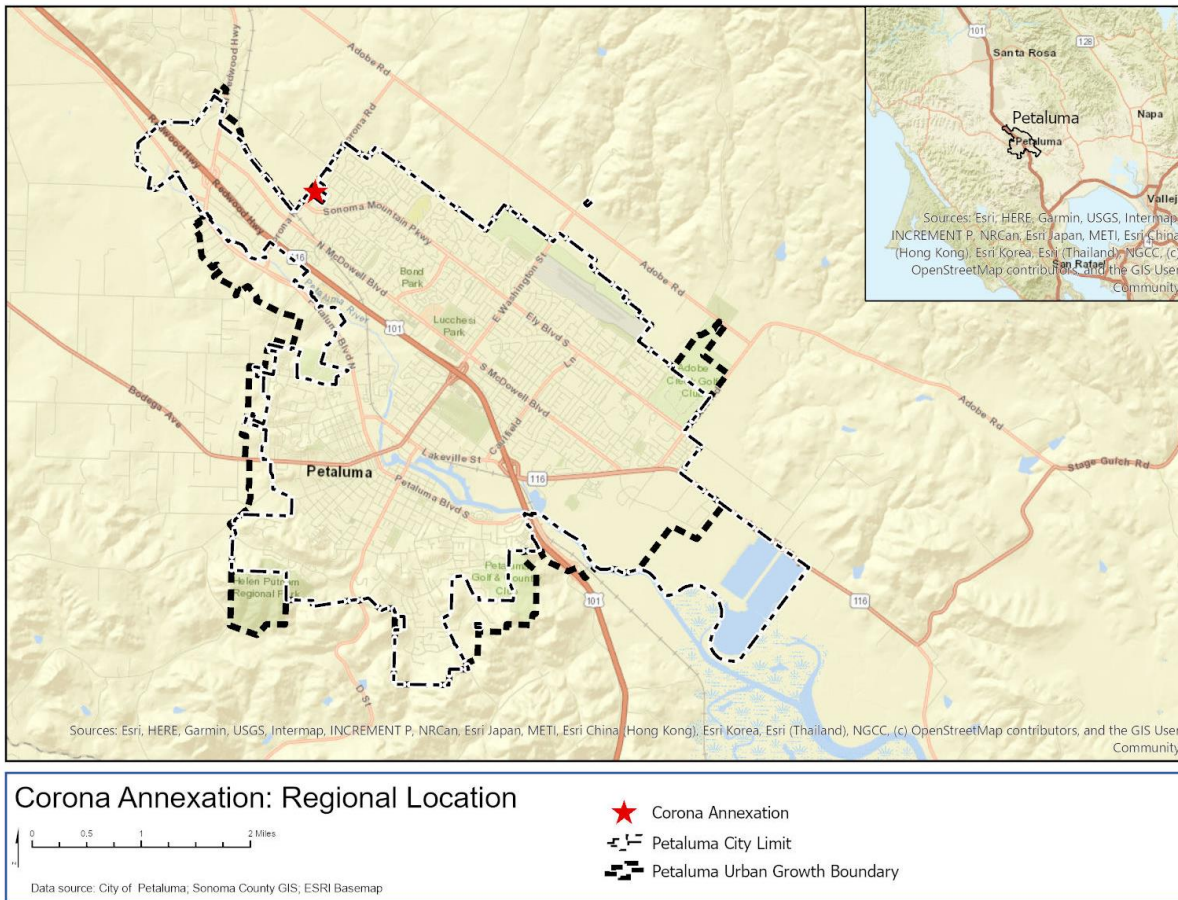


Figure 2: Regional Location

Vicinity Setting

The Project site is located in northeastern Petaluma within the Petaluma General Plan’s North East Planning Subarea, which is generally bounded by Corona Road, North McDowell Blvd, East Washington Street, and the northern city limits. The Planning Subarea consists primarily of residential uses and the Santa Rosa Junior College Petaluma Campus. It features established suburban residential neighborhoods with low to medium densities and structure heights, including two mobile home parks. Significant public uses include the Community Center, Lucchesi, Prince, and Leghorns Parks, numerous smaller neighborhood parks, Boys and Girls Club, Santa Rosa Junior College Campus, a public golf course, and numerous schools and churches. Neighborhood commercial is limited to a small shopping center on Sonoma Mountain Parkway.

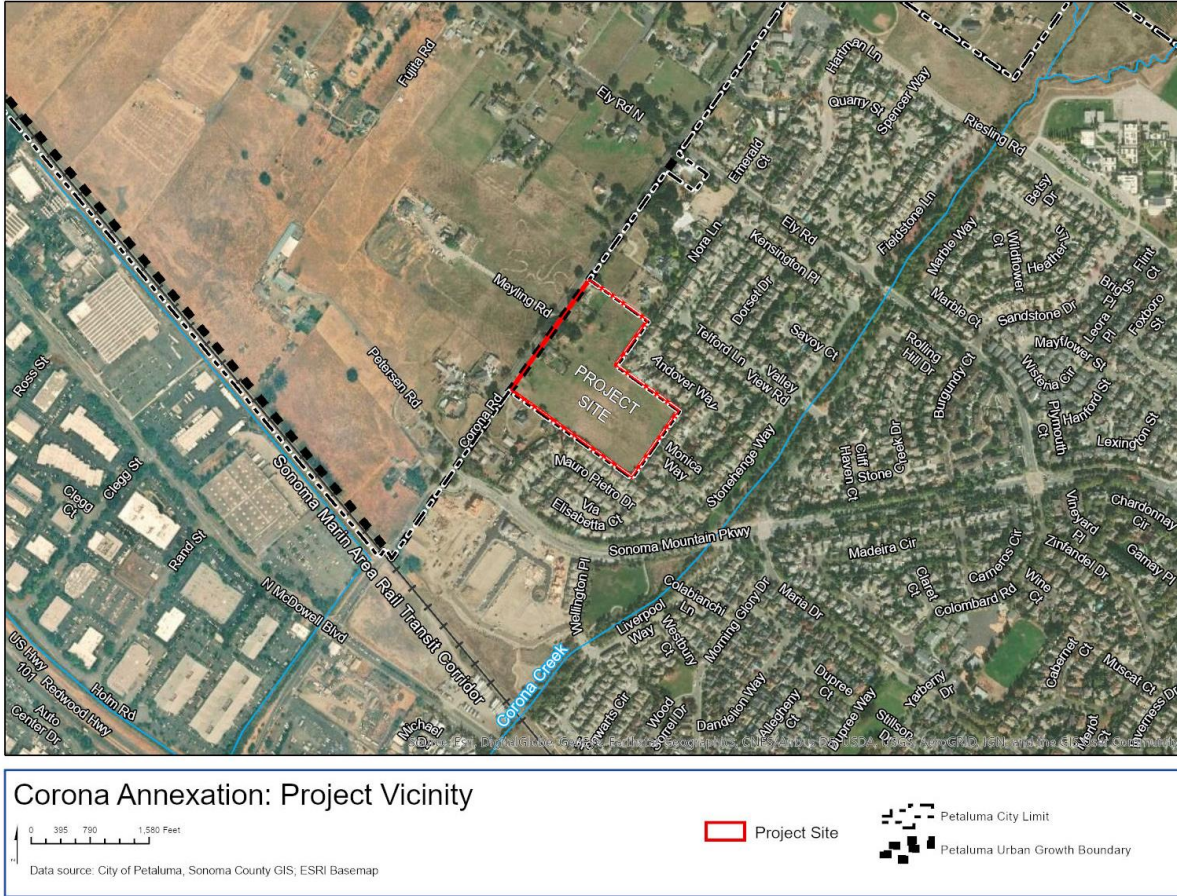


Figure 3: Project Vicinity

Project Site

The Project site consists of five parcels located at 470, 496, 498, 520, and 522 Corona Road (APNs: 137-061-011, -010, -009, -008, and -007) totaling 12.12 acres on the east side of Corona Road, south of Ely Road North, and north of Sonoma Mountain Parkway.

The Project is outside of Petaluma’s City Limits and within Petaluma’s Urban Growth Boundary (UGB). The area proposed for annexation contains three occupied single-family residences, an abandoned farmhouse with local historical significance, and a vacant parcel. The 1900-era farmhouse is eligible for local historic landmark designation, pursuant to Petaluma’s Implementing Zoning Ordinance (IZO) Section 15.040 as it contributes to the small historic farm complexes that showcase Corona Road’s important connection to Petaluma’s agricultural past. There are no active agricultural uses on the property.

Land uses adjacent to the Project site include single-family homes to the east designated Low Density Residential by Petaluma’s General Plan, and lands to the north and south are designated Very Low Density Residential. Across Corona Road, west of the Project site is Sonoma County land designated for small acreage farming (Diverse Agriculture) and used for rural residential purposes and cattle grazing. The Project is within a ½-mile of Petaluma’s planned second Sonoma Marin Area Rapid Transit (SMART) station as identified in the General Plan and the same distance to the nearby industrial land uses along North McDowell Blvd.

The undeveloped portion of the Project site consists of level terrain as open field and ruderal grassland at an elevation of approximately 36 feet above mean sea level. The Project site slopes gently towards Corona Creek which lies approximately a half-mile to the east. There are approximately two dozen trees across the Project site including some native oak trees. The 2015 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows three of the Project parcels are partially within the 100-year floodplain (-009, -010, and -011) (**Figure 4**).

The Project site is currently zoned under Sonoma County Zoning Code as Diverse Agriculture District (DA B6 10) and Valley Oak Habitat Combining District (VOH), with three parcels (-009, -010, -011) designated as Floodplain District (F2), as shown in **Figure 4: Zoning**. The DA 10 zoning district of the site and existing uses are consistent with the County's General land use designation. The three Floodplain affected parcels include lands within the 100-year floodplain of Corona Creek.

While the Project site has Petaluma General Plan land use designations as it is within the City's sphere of influence and UGB, it is outside the City of Petaluma, and therefore it has no City designated zoning. Prezoning proposed for the Project site is Residential 1, Residential 2, and Floodplain Overlay (**Figure 4: Zoning**), which are implementing zoning districts for the Project site's General Plan land use designations. Future residential development activity could result in between 16 and 53 units (at the density ranges contained in the General Plan and not accounting for reductions for the floodplain areas or other potential constraints).

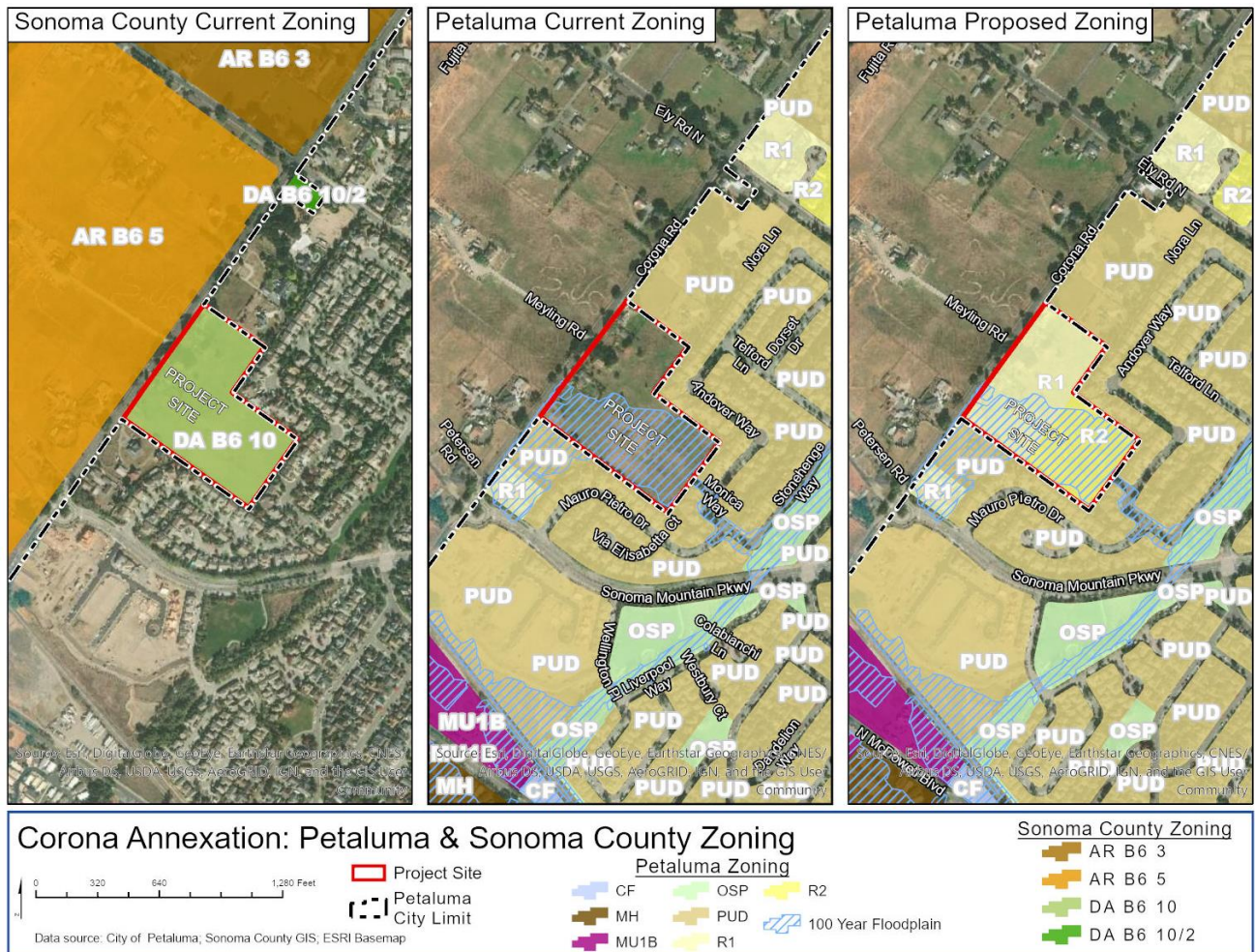


Figure 4: Zoning



Figure 5: Project Site

2.2. PROJECT DESCRIPTION

The Project site is in unincorporated Sonoma County outside the Petaluma City Limits and within the City of Petaluma Urban Growth Boundary. The proposed Project involves the annexation of five parcels consisting of 12.12 acres into the City of Petaluma by Prezoning 7.64 acres to Residential 1 and 4.48 acres to Residential 2, as described in Table 1 below.

Annexation

The subject parcels are within the City’s Sphere of Influence, in the voter-approved Urban Growth Boundary (UGB) for the City, in the “urban services area” boundary of Petaluma, and within the City of Petaluma Corona/Ely Specific Plan area. As shown in Table 1, the parcels are designated VLDR and LDR on the Petaluma General Plan Land Use Map.

Annexation of the five parcels into the City Limits will create a regular and logical city boundary consistent with the UGB and the City’s urban service area and consistent with past annexations along the southeast side of Corona Road. Except for the five subject parcels and one other parcel located at 598 Corona Road, all other parcels on the southeast side of Corona Road in the vicinity of the Project site are within the City of Petaluma.

In this area, the UGB is along the east side of Corona Road and therefore, the segment of Corona Road fronting the Project site would not be annexed to the City of Petaluma. Along the segment of Corona Road west of Sonoma Mountain Parkway, the entire roadway is within the City of Petaluma, and along the segment of Corona Road east of Ely Road the municipal boundary runs along the centerline of the roadway.

Existing public infrastructure (e.g., water, sewer, roads) would remain in their current state and follow the appropriate utility hook-ups according to Petaluma Resolution 8955. At the time that a development proposal is received by the City, it will be analyzed according for consistency with all applicable land use policy and regulations and reviewed under CEQA based on the specifics of the proposed development application.

Prezoning

Consistent with the Cortese-Knox-Hertzberg Act (Gov’t Code Sections 5600 et seq.), all parcels proposed for annexation are to be “prezoned” prior to annexation. Prezoning assigns City zoning to each parcel that would apply when the annexation is recorded. The Residential 1 (Very Low Density Residential) zoning district, the Residential 2 (Low Density Residential), zoning district, and the 100-Year Floodplain Overlay are proposed for the Project site as shown in **Figure 4**. The proposed zoning corresponds to the General Plan Land Use designations for the site and establishes the allowed uses and development standards for future development of the Project site. The current uses and structures on the Project site conform to the use and development standards of the R1 and R2 zoning districts.

Table 1 identifies the subject parcels, their size, Petaluma General Plan Land Use designations, and proposed zoning. The Project boundaries are shown in **Figure 5: Project Site**. No physical improvements or changes are included with the subject Project and any future development application(s) will be reviewed at the time proposed and evaluated under CEQA, as applicable.

Table 1. Corona Annexation Parcels

Parcel Number	Address	Acres	Current Use	Petaluma General Plan Land Use	Petaluma Prezone	Year Built
137-061-007	522 Corona Rd	0.56	Single-family residence (SFR) occupied	Very Low Density Residential (VLDR)	Residential 1 (R1)	1916
-008	520 Corona Rd	0.52	SFR occupied	VLDR	R1	1910
-009	498 Corona Rd	6.08	SFR unoccupied	Low Density Residential (LDR) & VLDR	R1, Residential 2 (R2) & Floodplain Overlay	1900
-010	496 Corona Rd	0.47	SFR occupied	VLDR	R1 & Floodplain Overlay	1905
-011	470 Corona Rd	4.50	Vacant	LDR & VLDR	R1, R2, & Floodplain Overlay	Vacant
Total area to be annexed						
Total in R1		7.64				
Total in R2		4.48				
Combined Annex Area		12.12				

2.3. ENTITLEMENTS & APPROVALS

The following approvals are required of the City of Petaluma to authorize this proposal:

1. Authorization to initiate annexation
2. Rezoning to assign City Zoning

2.4. APPROVALS FROM OTHER REGULATORY AGENCIES

The proposed annexation requires approval from the County of Sonoma Local Agency Formation Commission (LAFCO).

3. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The following environmental categories would be potentially affected by this Project as indicated by the following environmental analysis.

1. Aesthetics	<input type="checkbox"/>	8. GHG Emissions	<input type="checkbox"/>	15. Public Services	<input type="checkbox"/>
2. Agriculture / Forestry	<input type="checkbox"/>	9. Hazards	<input type="checkbox"/>	16. Recreation	<input type="checkbox"/>
3. Air Quality	<input type="checkbox"/>	10. Hydrology	<input type="checkbox"/>	17. Transportation	<input type="checkbox"/>
4. Biological Resources	<input type="checkbox"/>	11. Land Use / Planning	<input type="checkbox"/>	18. Tribal Cultural Resources	<input type="checkbox"/>
5. Cultural Resources	<input type="checkbox"/>	12. Mineral Resources	<input type="checkbox"/>	19. Utilities / Service Systems	<input type="checkbox"/>
6. Energy	<input type="checkbox"/>	13. Noise	<input type="checkbox"/>	20. Wildfire	<input type="checkbox"/>
7. Geology / Soils	<input type="checkbox"/>	14. Population / Housing	<input type="checkbox"/>	21. Mandatory Findings	<input type="checkbox"/>

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

On the basis of this initial evaluation:

I find that the proposed Project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.	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.	

Emmanuel Ursu: Consulting Principal Planner
for the City of Petaluma

_____ Date

4. EVALUATION OF ENVIRONMENTAL IMPACTS

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

The following discussion addresses the potential level of impact relating to each aspect of the environment.

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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare 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); California Scenic Highway Mapping System.

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

The General Plan 2025 EIR (Figure 3.11-1) identifies hills to the west and south of the City, vistas of Sonoma Mountain, and land along the Petaluma River as local scenic resources. The General Plan 2025 EIR utilizes the following three public viewpoints to determine potential adverse effects upon scenic vistas: (a) Washington Street overpass; (b) McNear Peninsula; and (c) Rocky Memorial Dog Park. The Project site is not located near, or visible from the City’s identified public viewpoints.

The Project site lies just inside the northern border of the Northeast Planning Subarea while the North McDowell Subarea is located under a quarter mile to the southwest. The Northeast Planning Subarea is characterized by relatively low-density suburban residential development. The area is generally defined by the “neighborhood unit concept” with common uses at intersections of arterials, schools at the center of neighborhoods, and dwelling uses interspersed throughout. The Northeast Planning Subarea is unique in that it features measurably more parks than any other subarea and walking and bike trails are common throughout. The subarea is well established and features little vacant and underdeveloped land.

Although the Project site is located outside City boundaries, it is fully contained within the UGB. The site is surrounded on three sides by developed urban lands within the City boundaries and lower density large lot residential development across Corona Road which are outside the City and UGB.

The General Plan land use designations for the Project site are Very Low and Low Residential and thus the Project site was considered under the General Plan EIR to support residential uses at the intensity of the proposed rezoning. General Plan policy 2-P-6A identifies this stretch of Corona Road as an entry gateway into the City of Petaluma, with a goal to protect/enhance the cultural landscapes and ecological diversity that is present.

Petaluma's Corona-Ely Specific Plan (CESP) identifies the project's frontage on Corona Road as a Scenic Country Corridor (CESP Figure 4-2) and with the intent to preserve existing trees, canopy, older homes, rural features, and the overall rural feeling of Corona Road. Adopted in 1989, the build-out of the Plan occurred over the past 33 years such that only a few vacant and underdeveloped parcels remain including the Project site.

The Project site is located on one of the few remaining developable parcels and at the far northern end of the CESP. The site is comprised of 12.12 acres of land and includes elements of the built environment including the 1900's era farmhouse, located at 498 Corona Road, and three existing residential structures located along Corona Road. Most of the Project site exists as an open field with a limited number of trees, which are primarily located along Corona Road. The site is bounded on the north and south by very-low density residential development and low-residential development to the east built after the CESP was adopted. Corona Road, which serves as the municipal boundary and urban growth boundary, is to the west beyond which is land developed with low density rural residential uses. Aesthetic and natural resources present in the Project area include intermittent views of open space, rolling hillocks, and the Sonoma Mountains to the northeast as well as Corona Creek situated 600 feet further to the east.

Aesthetics Impact Analysis:

4.1 (a) (Scenic Vista) No Impact: The Project site is located on the valley floor and is not noticeably visible from other locations that are not adjacent to the site. In addition, the Project site is not within the viewshed of the vantage points, as shown in General Plan EIR Figure 3.11-1 (Viewshed Analysis). The Project is not located near, and is not visible from the McNear Peninsula, Rocky Memorial Dog Park, or the Washington Street overpass viewpoints. The Project excludes physical changes to the environment (e.g., new buildings) that could result in a change to the existing aesthetic setting or subsequently obstruct or diminish the views of the surrounding scenic resources. Therefore, the Project would have no impact on scenic resources or vistas.

4.1 (b) (Scenic Resources from a Designated State Highway) No Impact: In 1963 the California legislature established the California Scenic Highway Program with the purpose of preserving the character of scenic highways and protecting them from changes that may diminish the aesthetic value of adjacent lands. Sonoma County includes two State officially designated scenic highways located along stretches of Highway 116 (from CA-1 to Sebastopol) and Highway 12 (from Santa Rosa to Agua Caliente). There are no state officially designated highways in the City of Petaluma.

However, Corona Road is designated a Scenic Country Corridor according to General Plan policy 2-P-6A. This designation serves as a key gateway into the eastern portion of the City. Additionally, the portion of Corona Road located east of the intersection with Sonoma Mountain Parkway, is identified in the Corona Ely Specific Plan (1987) as being "locally valued for its picturesque, country qualities." The road is further appreciated because it "provides a scenic transition between country and town." The Project does not propose any direct or indirect physical changes and therefore would not affect the scenic quality along Corona Road.

The Project would not result in impacts to scenic resources within a designated state scenic highway and no impacts to scenic resources will occur.

4.1 (c) (Degrade Visual Character or Conflict with Scenic Quality) No Impact: The Project site includes oak trees lining Corona Road and a 1900's era Victorian farmhouse building. The Project would not change the existing visual character or quality of the site or its surroundings, as no physical development is proposed.

The Project site is within the UGB and has a residential land use designation. The proposed annexation and rezoning would be consistent with Petaluma's 2025 General Plan. The City of Petaluma Implementing Zoning Ordinance (IZO) contains development standards and design criteria that reinforce the desired building forms and character of the community. The proposed Project would not alter the existing visual character and scenic quality of the site, and as no physical development would occur, there would be no impacts.

4.1 (d) (Light and Glare) No Impact: The Project involves a change in jurisdiction from the County of Sonoma to the City of Petaluma and rezoning for very low-density and low-density residential uses. No new sources of light or glare would be introduced as there is no physical development, or other improvements associated with the proposed Project. Certain types of future development on the Project site would be subject to review under the City's regulations, including standards that control light sources to prevent substantial light or glare. and all

future development and use of the Project site would be subject to performance standards of IZO section 21.040.D that controls direct and indirect glare. Thus, the proposed Project would have no impact under this criterion.

Aesthetics 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: Petaluma 2025 General Plan and EIR; Sonoma County Implementing Zoning Ordinance; State of the Art on Agricultural Preservation, February 2018, CALAFCO; CA Farmland Mapping and Monitoring Program, Sonoma County, 2016.

Agricultural and Forestry Setting: Petaluma has a rich agricultural history and agriculture remains an important part of the City’s identify, culture, and commerce. Today agricultural lands inside Petaluma’s Urban Growth Boundary (UGB) are limited to small acreages of locally important farmland and grazing land. There are no identified forestlands in the City. Agricultural resources are prevalent outside of the City limits within the County of Sonoma. An impetus to the establishment of the UGB was to prevent urban sprawl and preserve natural resources, agricultural lands, and other open spaces outside of the UGB boundary and to concentrate urban development within the UGB.

In California, agricultural land uses are mapped every two years by the California Department of Conservation with the support of counties to track the cultivation and grazing activities of the state’s agricultural community. This effort, known as the Farmland Mapping and Monitoring program (FMMP), identifies several classifications for the quality of the soil under cultivation, grazing land, urban and built-up land, as well as other land. According to Sonoma County’s FMMP from 2018, agricultural lands within Petaluma include “Farmland of Local Importance” and “Grazing Land” as well as non-agricultural uses as “Other Land” and “Urban and Built-Up

Land". The "Other Land" classification includes low-density rural developments, natural lands not suitable for grazing, and resource extraction area such as mines.

"Farmland of Local Importance" is designated for areas important to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. The FMMP program only identifies farmland that has been cultivated within six years of the most recent farmland survey. If the land is not used for agricultural uses within the last six years of the survey, FMMP does not categorize the land as farmland or grazing land.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code §56301)¹ calls for the preservation of prime agricultural lands by the Counties' Local Agency Formation Commission (LAFCO). LAFCOs utilize a definition of prime agricultural land that differs from the FMMP definition of prime farmland. FMMP farmland must be recently cultivated to qualify for the prime farmland, while LAFCO "prime agricultural land" is defined (Gov. Code §56064) as an area of land that has not been developed for a use other than an agricultural use and includes several definitions, including the following qualification:

Land that qualifies, if irrigated, for rating as class I or class II in the US Department of Agriculture's (USDA) Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible.

Among other criteria, in its consideration of annexation proposals, LAFCO is to guide development or use of land for uses other than open-space away from existing prime agricultural lands (CA Government Code §56377(a)). In addition, LAFCO is to encourage the development of vacant lands within an existing jurisdiction or sphere of influence (SOI) of a local agency before a proposal to annex open space for non-open-space uses is approved when the annexation area is outside of the local agency's jurisdiction or SOI (CA Government Code §56377 (b)).

The existing zoning for the County of Sonoma on the Project site is Diverse Agriculture 10 which is intended to enhance and protect agricultural lands where soil, climate and water conditions support farming but where small scale and part-time farming activities are predominant.

Agricultural uses including livestock grazing and rural land uses exist to the west on the other side of Corona Road. Historically, the Project site had been used as a chicken farm with several buildings dedicated to the operation. As documented by arial photography, the agricultural buildings were removed between December 2005 and August 2006 and only the four existing single-family residences remain. There are no apparent water irrigation facilities or active agricultural uses on the Project parcels that signify crop cultivation or animal husbandry.

The Project site is identified as "Irrigation Capability Class II" according to LAFCO's definition of "prime agricultural land" (Gov. Code §56064) (**Figure 6: Farmland & Agricultural Land**). Although LAFCO is statutorily mandated to guide development away from prime agricultural lands, the Cortese-Knox-Hertzberg Act includes policies to help guide city annexation in a manner that minimizes impacts to agricultural lands and encourages the orderly formation and development of local agencies. Furthermore, there has been no agricultural use of the Project site since at least 2006 and residential uses have been planned for the Project site since adoption of the CESP in 1989 and the General Plan designates the site for residential use.

¹ Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code §56301), https://leginfo.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=GOV&division=3.&title=5.&part=&chapter=&article=, accessed January 9, 2020.

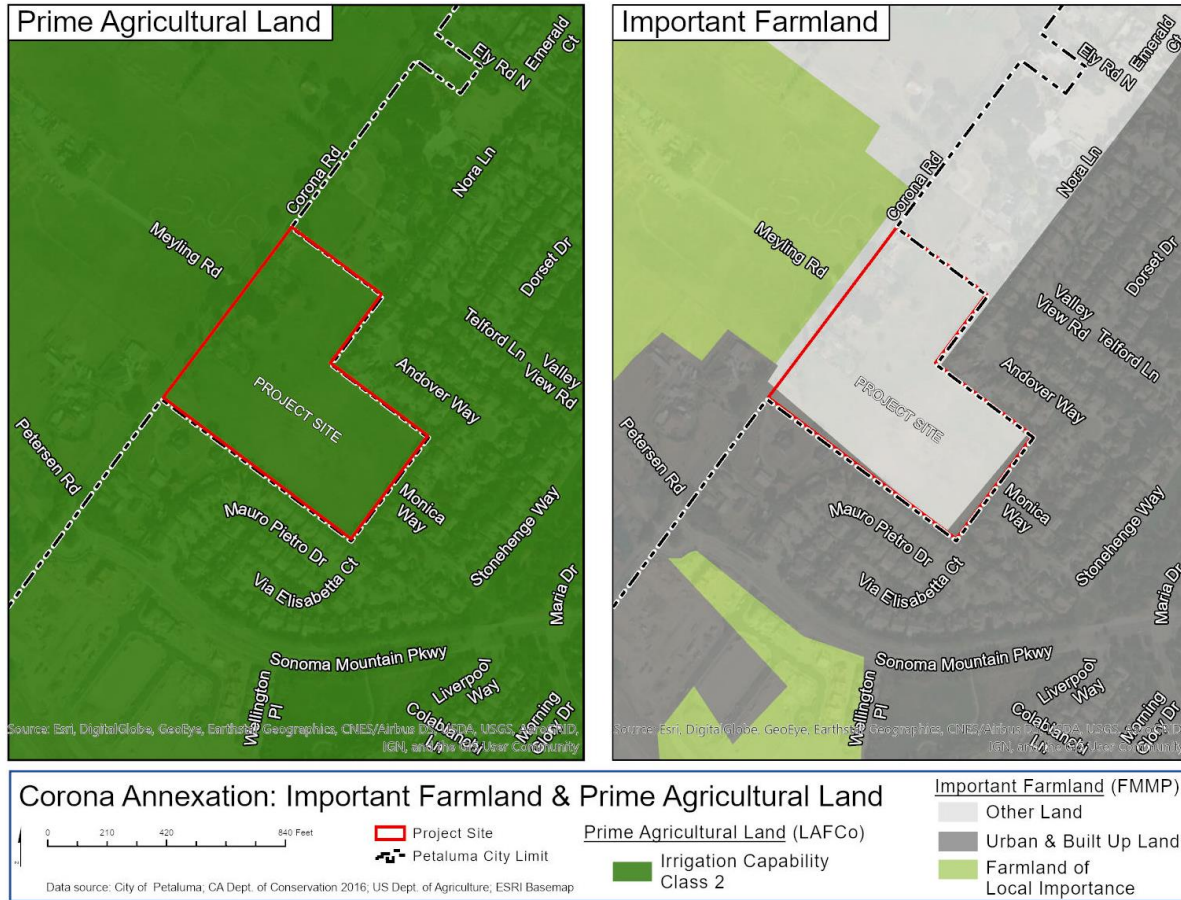


Figure 6: Farmland and Agricultural Land

The Project site is identified “Other Land”² by California’s Farmland Mapping and Monitoring Program (FMMP, 2016), while across Corona Road to the west land is designated “Farmland of Local Importance”³ (Figure 6). Lands to the south and east of the Project site are designated urban and built up. The FMMP designation of the Project site as “Other Land” since 1996 indicates it has not been utilized for agricultural purposes for a considerable amount of time.

The Sonoma County Draft Vital Lands Initiative maps the county’s natural resources, including conifer forests, priority shrublands and hardwood forest. The county’s Draft Vital Lands Initiative has not identified forestlands within the City of Petaluma. No agricultural or forestland designations are present on the Project site.

Agricultural and Forestry Impact Analysis:

4.2 (a) (Farmland Conversion) No Impact: The Project site is currently within Sonoma County and is zoned by Sonoma County as Diverse Agriculture (DA B6 10) and has General Plan land use designation as Diverse Agriculture (DA 10). The Project site is outside Cty limits and within the voter-approved UGB and has a land use designation per the City’s General Plan of Low Density Residential and Very Low Residential. Notwithstanding the four existing single-family homes, most of the Project site is undeveloped. There are no cultivated lands or agricultural uses occurring onsite.

² FMMP Other Land definition: Land not included in any other FMMP category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

³ FMMP Farmland of Local Importance definition: Land of importance to the local agricultural economy as determined by each county’s board of supervisors and a local advisory committee.

The Project site demonstrates several characteristics that the current land uses do not support the agricultural economy. This includes the Project site's lack of cultivation since 1996 according to FMMP's historical mapping, no visible irrigation systems, and that it is surrounded by low-density residential on three sides. Furthermore, Petaluma's City Limits are non-conforming to the Urban Growth Boundary and the Urban Service Area, the Project site is designated by the Petaluma General Plan for very low-density and low-density residential uses, and annexation of the Project site into the City Limits has been anticipated and planned since adoption of the Corona Ely Specific Plan in 1989.

Given the Project site's lack of agricultural resources, its location inside Petaluma's planned development boundaries as well as in Petaluma's General Plan designation for housing, and the lack of any new direct or indirect physical development associated with the Project, the Project will have no impact on conversion of farmland to non-farmland uses.

4.2 (b) (Agricultural Zoning, Williamson Act) No Impact:

The Project site is not currently under a Williamson Act contract as verified by Sonoma County's Zoning and Parcel Report (prepared in June 2022) and the inventory of Williamson Act parcels (from 2017) and the Project will not interfere with existing Williamson Act contracts. Therefore, the Project will have no impact on properties under a Williamson Act contract.

4.2 (c-e) (Forest/Timberland Conflict/Other Impacts) No Impact: In the absence of forested lands according to the Draft Vital Lands Initiative, there is no potential for the Project to conflict with existing forested land zoning or encourage the loss or conversion of forested land to another use. The Project consists of annexing land within the UGB and rezoning, and does not include any physical development. Therefore, the Project will not provide an impetus for the conversion of additional farmland or forestland to an alternative use and the Project will have no impact to agricultural and forestry resources.

Agricultural and Forestry Mitigation Measures: None required.

4.3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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"/>
c) Exposure of sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan and EIR; BAAQMD 2017 Bay Area Clean Air Plan; and BAAQMD CEQA Guidelines May 2017.

Air Quality Setting: The City of Petaluma is located within the San Francisco Bay Area air basin regulated by the Bay Area Air Quality Management District (BAAQMD). Air quality within the Bay Area Air Basin is influenced 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 (CCAA) establish national and state ambient air quality standards respectively. The California Air Resources Board oversees the implementation of the CCAA by regulating emissions from motor vehicles and consumer products and designates the BAAQMD with the role of regulating stationary sources and to some degree areas sources of emissions. The BAAQMD is responsible for planning, implementing, and enforcing air quality standards within the Bay Area Air Basin, including the City of Petaluma.

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 PM2.5 state standards, which require an annual arithmetic mean (AAM) of less than 20 µg/m³ for PM10 and less than 12 µg/m³ for fine particulate matter (PM_{2.5}). In addition, the Basin is designated as non-attainment for the national 24-hour PM_{2.5} standard although the EPA recognized the Air District as achieving the attainment in 2013.⁴ All other national ambient air quality standards (NAAQS) within the Bay Area Air Basin are in attainment.

The BAAQMD is given authority by CARB to regulate toxic air contaminants (TAC) as an air pollutant causing carcinogenic and other health effects. The Air District is working to regulate a TAC as a particulate matter emitted from diesel-fueled engines, called diesel particulate matter, that is responsible for 70 percent of TAC

⁴ In January 2013, the US EPA issued a final determination recognizing the BAAQMD achieved the 24-hour PM2.5 national standard which effectively suspended the requirements for the region to submit EPA national ambient air quality documentation. So as long as the District meets the 2006 24-hour PM2.5 NAAQS, the District is not required to submit an attainment demonstration, reasonably available control measures, a reasonable further progress (RFP) plan, and contingency plans for failure to meet RFP and attainment deadlines. The ruling is effective February 8, 2013 and continues to through the latest available fine particulate matter measurements through 2016. The BAAQMD will continue to be designated as “non-attainment” for the national 24-hour PM2.5 standard until the Air District submits and “resignation request” and “maintenance plan” to EPA, and EPA approves the District’s resignation proposal.

emissions in the Air District.

Air quality emissions of carbon monoxide (CO), ozone precursors (ROG and NOx) and particulate matter (PM10 and PM2.5) from construction and operation are evaluated pursuant to the BAAQMD CEQA Air Quality Guidelines established in May 2010⁵ and updated in May 2017. With release of the 2017 Bay Area Clean Air Plan (CAP) and the associated EIR, it was expected that updated thresholds and guidelines would also be released, but none were provided until April 2022, which was after the Project had already been deemed complete, and therefore do not apply. In the absence of applicable updated guidelines and thresholds, based upon its own judgment and analysis, the City of Petaluma recognizes that the BAAQMD thresholds represent the best available scientific data and has elected to rely on BAAQMD Guidelines dated May 2017 in determining screening levels and significance.⁶ BAAQMD air quality thresholds are presented in **TABLE** below.

Table 1: Air Quality Thresholds of Significance			
Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs./day)	Average Daily Emissions (lbs./day)	Maximum Annual Emissions (tons/year)
Criteria Air Pollutants			
ROG	54	54	10
NOx	54	54	10
PM10	82	82	15
PM2.5	54	54	10
CO	Not Applicable	9.0 ppm (8-hour average) or 20.0 ppm (1-hour average)	
Fugitive Dust	Construction Dust Ordinance or other BMP	Not Applicable	
Single-Source Health Risks and Hazards for New Sources or New Receptors			
Excess Cancer Risk	> 10.0 per one million		
Chronic or Acute Hazard Index	> 1.0		
Incremental annual average PM _{2.5}	> 0.3 µg/m ³		
Cumulative Health Risks and Hazards for Sensitive Receptors			
Excess Cancer Risk	> 100.0 per one million		
Chronic Hazard Index	> 10.0		
Annual Average PM _{2.5}	> 0.8 µg/m ³		

Source: Table 2-1, Page 2-2, BAAQMD’s May 2017 CEQA Air Quality Guidelines; BMP = Best Management Practices

Note: ROG = reactive organic gases, NOx = nitrogen oxides, PM10 = coarse particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, PM2.5 = fine particulate matter or particulates with an aerodynamic diameter of 2.5µm or less; and CO = carbon monoxide.

In addition to State and Federal regulations, the City’s General Plan sets forth policies and programs to maintain and enhance air quality including policies to improve air quality through planning of trees (4-P-6), reduce motor

5 Adopted by Board of Directors of the BAAQMD in June 2010 (Resolution No. 2010-6).

6 In March 2012, the Alameda County Superior Court ordered BAAQMD to set aside use of the significance thresholds within the BAAQMD 2010 CEQA Guidelines and cease dissemination until they complete an assessment of the environmental effects of the thresholds. In August 2013, the First District Court of Appeal reversed the Alameda County Superior Court’s decision. The Court held that adoption of the thresholds was not a “project” subject to CEQA because environmental changes that might result from their adoption were too speculative to be considered “reasonably foreseeable” under CEQA. In December 2015, the California Supreme Court reversed the Court of Appeal’s decision and remanded the matter back to the appellate court to reconsider the case in light of the Supreme Court’s opinion. The BAAQMD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court’s opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies or other technical information that may be in the Guidelines or Thresholds Justification Report. The BAAQMD is currently working to update any outdated information in the Guidelines.

vehicle related air pollution (4-P-7), promote ride-sharing and car-sharing programs (4-P-11), and to reduce combustion emissions during construction and demolition (4-P-16).

Air Quality Impact Analysis:

4.3 (a) (Conflict with Air Quality Plan) No Impact: The BAAQMD adopted the 2017 Bay Area Clean Air Plan on April 19, 2017, to comply with state air quality planning requirements set forth in the California Health & Safety Code. The 2017 CAP includes a wide range of control measures designed to decrease emissions of the air pollutants most harmful to Bay Area residents and which include particulate matter (PM), ozone (O₃), and TACs. The CAP further aims to reduce emissions of methane and other “super-greenhouse gases” that are potent climate pollutants in the near-term and to decrease emissions of carbon dioxide by reducing fossil fuel combustion. The proposed control strategy for the 2017 CAP consists of 85 distinct measures targeting a variety of local, regional, and global pollutants. The CAP includes control measures for stationary sources, transportation, energy, buildings, and agriculture, natural and working lands, waste management, water, and super-GHG pollutants.

Build-out within Petaluma’s UGB was anticipated under the General Plan EIR and potential conflicts associated with planned growth were 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. Any future development on the Project site would be subject to the CAP and control strategies including enhanced bicycle and pedestrian access and energy efficiency. Additionally, avoiding urban sprawl by restricting development outside of the UGB is a central strategy to minimize air quality emissions. As the Project site is already within the UGB and depicts a residential General Plan land use designation, the proposed annexation would not present a conflict with the CAP. Furthermore, the Project does not involve any physical modifications and therefore it would not generate harmful air quality emissions or conflict with the regional air quality plan.

4.3 (b-c) (Air Quality Standard and Criteria Pollutants) No Impact: Since the Project would not result in any new emissions sources, there would be no potential for a 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. Therefore, the Project would result in no impact under these criteria.

3.3 (d-e) (Sensitive Receptors and Odors) No Impact: Sensitive receptors include population groups (i.e., children, senior citizens, acutely or chronically ill people) and/or facilities where these groups are commonly found (i.e. schools, retirement homes, hospitals). There are no schools, retirement homes, hospitals or other sensitive receptors in the vicinity of the Project. Further, the Project involves a change in local government jurisdiction from the County of Sonoma to the City of Petaluma and rezoning for residential uses and does not propose any changes to the physical environment. Similarly, the Project does not include any new sources of objectionable odors (e.g., landfill). Therefore, the Project would not result in impacts to sensitive receptors.

Air Quality 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR; City of Petaluma Implementing Zoning Ordinance (IZO); Existing Conditions Exhibit, Steven J. Lafranchi & Associates October 2, 2019; and Biological Assessment Report, WRA Environmental Consultants April 2012.

Biological Resources Setting: Biological resources are protected by statute including 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. As reported in the 2025 General Plan EIR several plant and animal species with special status have been recorded or are suspected to occur within the Urban Growth Boundary of the City of Petaluma. The City also contains species identified in the California Natural Diversity Database (CNDDDB) due to rarity and threats and are considered sensitive resources.

The City of Petaluma’s Tree Preservation Ordinance provides protection, preservation, and maintenance guidelines for mature trees within the City of Petaluma. This includes California native oaks (*Quercus* spp.) 4 inches diameter or greater measured at 4.5 above grade (“diameter at breast height” or DBH), heritage trees as approved by Council resolution per Title 8 of the Petaluma Municipal Code, significant groves or stands of trees, any tree required to be planted or preserved as mitigation or condition of approval for a discretionary development project, or trees in the public right-of-way.

Within the Urban Growth Boundary, biological resources are generally limited to the Petaluma River and its tributaries, which contain aquatic, riparian and wetland resources.

The Project site contains four developed parcels with single-family homes and one vacant parcel. In part due to existing development, the site contains minimal biological resources due to fragmentation and surrounding urban development including roads, schools, and residential neighborhoods. Vegetation on the Project site consists of ruderal grassland typical of disturbed areas.

A preliminary jurisdictional delineation was prepared in April 2012 and depicts 0.87 acres of Section 404 wetlands and 0.07 acres of Non-Section 404 isolated wetlands on the Project site. As seasonal wetlands are considered "waters of the United States", any proposed modification to these wetlands is within the jurisdiction of the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act (CWA). Additionally, seasonal wetlands are considered "waters of the state" by the Regional Water Quality Control Board under Section 401 of the CWA. The proposed project would not alter or otherwise result in any modifications to the seasonal wetlands onsite and an updated jurisdictional delineation will be required to be prepared for any future proposal to develop the site.

Biological Resources Impact Analysis:

4.4 (a) (Special Status Species) No Impact: The Project site is surrounded by low-density housing and a two-lane arterial (Corona Road). Portions of the Project site contain ruderal vegetation, which has the potential to be used for foraging by protected bird species such as falcons and hawks. The existing seasonal wetlands also have the potential to provide habitat for special status plants and animals species. The proposed annexation and rezoning do not include any physical changes to the Project site and therefore the Project would have no impact to special status species or habitat if present on site.

4.4 (b-c) (Sensitive Communities, Wetlands) No Impact: Most of the Project site is composed of ruderal vegetation, a non-sensitive plant community dominated by weedy non-native plants. The Existing Conditions report identifies a total of 0.94 acres of seasonal wetlands including 0.87 acres of federal jurisdictional Section 404 "Waters of the U.S.," and 0.07 acres of isolated wetlands that are non-Section 404 wetlands. All wetlands identified onsite (0.94 acres) are "waters of the state" and therefore are regulated by the Regional Water Quality Control Board (RWQCB). The Project annexation and rezoning do not include any physical development, and therefore would not result in any impacts to the sensitive communities or seasonal wetlands on the Project site.

4.4 (d) (Wildlife Movement) No Impact: The Project site is surrounded by existing development including Corona Road and single-family subdivisions which are barriers to wildlife movement. The Project will not alter the physical environmental or otherwise alter site conditions. Therefore, the Project will have no impacts on wildlife movement.

4.4 (e) (Conflict with Local Ordinances) No Impact: The Project entails annexation and rezoning the site to R1 and R2, consistent with the Petaluma General Plan land use designations for the Project site. No physical development is included in the proposal and any future development proposal will be required to comply with all applicable local ordinances including the Implementing Zoning Ordinance. Therefore, the Project will not conflict with any local ordinances.

Biological Resources 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR; City of Petaluma Staff Report, January 28, 2014, Resolution; Corona/Ely Specific Plan, City of Petaluma, May 1989.

Cultural Resources Setting: Petaluma’s historic and cultural resources contribute to the City’s unique character and identifiable sense of place. The City and adjacent areas also contain resources that date to the inhabitation by the Coastal Miwok Tribe and a few resources that visibly chronicle the evolution of the City from early settlement, agricultural development and through present day. Such resources include buildings, structures, landscapes, sites, and objects. The history of Petaluma is present in the contemporary landscape and the unique character that arises from the side-by-side existence of new and old. Petaluma’s historical resources are preserved and encouraged through policies and programs that serve to maintain the City’s historic character. Historic preservation policies of the General Plan include policies to protect historic resources for the contributions they make to maintaining and enhancing Petaluma’s character (3-P-1), protect historic resources as a key consideration and equal component in the development review process (3-P-5), ensuring new development adjacent to historic resources are compatible with those resources (3-P-6), and recognize landscape features, including trees as part of the character defining features of historic districts (3-P-7).

The California Historical Resources Information System identifies several Native American archeological resources sites and historic era cultural resources within the City’s UGB. Petaluma contains three Historic Districts (Oakhill-Brewster, Downtown, and A-Street Historic Districts) located in the southwest portion of the City’s UGB. The Historic Preservation Chapter of the General Plan includes policies and programs that serve to maintain the historic character.

Although not located within any of the City’s designated historic districts, the Project site is part of Corona/Ely Specific Plan’s (CESP) Scenic Country Corridor. A principal goal of the CESP for Corona Road is to preserve the valued rural character of the corridor separating country and town. Furthermore, while the Project site does not contain any designated landmarks, Figure 4-2 of the CESP identifies the houses along the east side of Corona Road, which includes a 1900 small Victorian farmhouse at 498 Corona Road, as “Distinctive Country Homes and Farmsteads” and in June 2009 a Cultural and Historic Evaluation Report was completed by Archaeological Resource Services and found that while the farmhouse does not appear eligible for listing to the California Register, it is identified as historically significant at the local level.

Cultural Resources Impact Analysis

4.5 (a) (Historical Resource) No Impact: The Project site is not located within a designated historic district and does not contain any designated historic landmarks. However, the 1900 era farmhouse at 498 Corona Road is eligible for local historic designation.

The proposed annexation and rezoning do not affect the existing historic resource as no physical changes are proposed by the Project. As a result, the Project will not result in any impacts to historic resources.

4.5 (b) (Archaeological Resources) No Impact: The City of Petaluma has a rich archeological history due to the presence of the Coast Miwok Indians prior to European settlers in California. As such, undisturbed lands within the Urban Growth Boundary, particularly lands in the vicinity of ridgetops, midslope terraces, alluvial flats, ecotones, and sources of water have a greater possibility of containing a prehistoric archaeological resource. Potentially significant archeological resources include, but are not limited to 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 historic artifacts (potentially including trash pits and all by-products of human land use greater than 50 years of age).

The Project site is not located in any areas with high potential for the occurrence of archeological resources. At the time when development may be proposed in the future on the Project site, the parcels will be subject to evaluation for potential impacts on archaeological resources. The Project's proposed annexation and rezoning do not entail any physical changes to the Project site and therefore, there will be no impacts to archaeological resources.

4.5 (c) (Human Remains) No Impact: The Project site is not known to contain any human remains, including those interred inside or outside of a cemetery. The proposed Project involves a change in local jurisdiction from the County to the City of Petaluma and rezoning and does not include any ground-disturbing activities that may disrupt human remains. Therefore, the Project will have no impacts to human remains.

Cultural Resources Mitigation Measures: None Required

4.6. ENERGY

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

Sources: General Plan and EIR; BAAQMD 2017 Bay Area Clean Air Plan; and Climate Action 2020 and Beyond, Sonoma County Regional Climate Action Plan, prepared by the Sonoma County Regional Climate Protection Authority, July 2016.

Energy Setting: Energy resources include electricity, natural gas and other fuels. The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. Energy production and energy use both result in the depletion of nonrenewable resources (e.g., oil, natural gas, coal, etc.) and emission of pollutants. Energy usage is typically quantified using the British Thermal Unit (BTU). The BTU is the amount of energy that is required to raise the temperature of one pound of water by one-degree Fahrenheit at sea level.

The City of Petaluma contains energy resources that encompass a variety of fuels that provide lighting for residential and commercial uses, provide heating and cooling for indoor environments, and aid in the operation of transportation systems. In 2010 the City of Petaluma’s annual household consumption rate was 6,000 kwh (electricity) and 493 therms (natural gas). The City of Petaluma’s largest energy consumer is the transportation sector.

The General Plan contains goals, policies, and programs to reduce energy consumption. Chapter 2: Community Design, Character, and Green Building identifies sustainable building strategies and practices, which minimize energy consumption. Chapter 4: The Natural Environment contains policies and programs to reduce reliance on non-renewable energy sources in existing and new development. Energy policies supporting alternative and efficient transportation systems, and the reduction of energy consumption in buildings by means of appropriate design and orientation are identified in Section 3.3: Sustainable Building and Chapter 5: Mobility. Residential energy efficiency is addressed in Chapter 11: Housing Element.

The Project’s annexation and rezoning does not involve any physical development such as construction of new roads, buildings, or other infrastructure that would require energy consumption.

Energy Impact Analysis:

4.6 (a) (Wasteful, Inefficient, Unnecessary Consumption of Energy) No Impact: No energy would be consumed through the annexation and rezoning of the site. Future build-out on the site allowed by Very Low Density Residential (R1) and Low Density Residential (R2) zones will be considered under future CEQA analysis. Existing residents onsite will continue to use energy consist with past uses. The proposed Project, would not result in any changes to the consumption of energy. Therefore, the Project would have not impact due to wasteful, inefficient, or unnecessary consumption of energy.

4.6 (b) (Conflict with State or Local Plan) No Impact: In December 2007, the California Energy Commission (CEC) prepared the State Alternative Fuels Plan in partnership with the CARB and in consultation with the other

state, federal, and local agencies.⁷ The Plan presents strategies and actions California must take to increase the use of alternative non-petroleum fuels in a manner that minimizes costs to California and maximizes the economic benefits of in-state production. The plan assessed various alternative fuels and developed fuel portfolios to meet California's goals to reduce petroleum consumption, increase alternative fuels use, reduce greenhouse gas emissions, and increase in-state production of biofuels without causing a significant degradation of public health and environmental quality.

Since the scope of the Project is limited to annexation and rezoning, no changes will occur to the physical environment. As a result, the proposed Project would have no impact due to a conflict with or obstruction of the State Alternative Fuels Plan.

Energy Mitigation Measures: None required.

⁷ California Energy Commission, Final Adopted State Alternative Fuels Plan, Adopted December 2007, <http://www.energy.ca.gov/ab1007/>, Accessed September 12, 2008.

4.7. GEOLOGY AND SOILS

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Directly or indirectly cause 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 type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: 2025 General Plan and EIR; GP DEIR Fig. 3.7-5 Geologic Hazards; GP DEIR Fig. 3.7-4 Ground shaking Intensity., and City of Petaluma Local Hazard Mitigation Plan, June 2020 Section 4.3.3.

Geology and Soils Setting: The City of Petaluma is located in a seismically active area of California and is in Seismic Zone 4 of California Building Code (CBC). The City and surrounding area are susceptible to the effects of regional seismic activity that in the past has produced moderate to very strong ground shaking reaching intensity levels of V (Strong) to XI (Extreme) on the modified Mercalli scale. There are no earthquake fault zones and no known active faults within the City’s UGB. Nonetheless, seismic events in the region have the potential to result in geologic hazards from strong seismic ground shaking. The nearest known active faults identified by the State under the Alquist-Priolo Earthquake Fault Zoning Act of 1972 is the Rodgers Creek segment of the Hayward- Rodgers Creek Fault Zone. The traces of the Rodgers Creek Fault have not been active within the last 200 years but have exhibited activity within the last 11,000 years.

Expansive soils and soil erosion also remain a concern within the City of Petaluma. The clay rich soils in Petaluma are typical of low-lying regions and valley floodplains tend to shrink or swell according to fluctuations in moisture content. Without proper geotechnical considerations, buildings, utilities and roads can be damaged by expansive soils due to soil properties that can cause cracking, settling and weakening of foundations. To

reduce the potential risks posed by the presence of expansive soils, the City's building code requires that any construction site that is intended for human occupancy and suspected to contain expansive soils be investigated and mitigated accordingly.

The City's General Plan DEIR Figure 3.7-5 identifies the geologic hazard areas of the City and Figure 3.7-4 identifies the ground shaking intensity. The subject site is located within an area with low risk for liquefaction.

The Project site contains four occupied residential buildings and one vacant lot. The primary concerns of the site are expansive soils and shaking severity.

Geology and Soils Impact Discussion:

4.7 (a.i.) (Faults) No Impact: Fault rupture occurs when the ground surface fractures from fault movement during an earthquake and commonly follows previously identified fault traces, which are zones of weakness. Given that the Project site does not overlap with an Alquist-Priolo Earthquake fault zone and no identified active faults traverse the site, there is no expectation that the site would be vulnerable to fault rupture. There is no risk of fault-related ground rupture during earthquakes within the limits of the site due to a known Alquist-Priolo Earthquake Fault Zone.

Future development of the site could be affected by seismic events; however, the proposed Project does not include any physical changes, and therefore the Project will not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death due to a fault rupture.

4.7 (a.ii) (Ground-Shaking) No Impact: The intensity of earthquake motion will depend on the characteristics of the generating fault, distance to the fault and rupture zone, earthquake magnitude, earthquake duration, and onsite-geologic conditions.

The Project site is located within zone IX-Violent of the Mercalli Intensity Shaking Severity Level. In the event of a magnitude 7.7 earthquake, the Project site and the City of Petaluma could experience severe ground-shaking that could damage building, structures, infrastructure, and result in the risk of loss of life or property. However, earthquakes larger than this have occurred within the region.

There will be no physical changes to the existing five lots proposed for inclusion in the annexation and rezoning. Therefore, there are no new or increased risks due to the proposed annexation and rezoning.

4.7 (a.iii-iv) (Ground Failure, Liquefaction, and Landslides) No Impact: Seismically induced ground failure can occur during strong earthquakes, which could potentially expose people and property to risks. Liquefaction is the rapid transformation of saturated, loosely packed, fine-grained sediment to a fluid like state because of ground shaking. Landslides can occur from ground shaking and the presence of liquefied subsurface materials. Landslides are typically limited to slopes steeper than 15% and confined to areas underlain by geologic units that have demonstrated stability problems in the past.

The Project site is outside of areas identified as having a high or very high potential for liquefaction according to the General Plan EIR, Figure 3.7-5, Geologic Hazards, and the site and surrounding properties are flat with no landslide susceptibility. As there will be no physical changes to the existing five lots proposed for inclusion in the annexation and rezoning, the Project would not expose a substantial number of people or structures to adverse effects, including the risk of loss, injury, or death resulting from liquefaction and/or landslides. Therefore, the Project would have no impact due to risks associated with liquefaction and/or landslides.

4.7 (b) (Erosion) No Impact: Soils within the UGB, including the Project site, are relatively level medium grained Holocene alluvium susceptible to erosion. There is no construction or grading activity associated with the Project and therefore, the Project will not impact topsoil or result in soil erosion.

4.7 (c) (Unstable Geologic Unit) No Impact: There will be no physical changes as a result of the proposed Project to annex the Project site into the City of Petaluma and rezone the Project site R1, R2 and Floodplain Overlay, consistent with the corresponding General Plan Land Use designations. The parcels proposed for annexation are not located on slopes or adjacent to an open channel, therefore there is no risk of lateral spreading.

The Project does not include any physical changes such as grading or construction that could induce and potentially result in, or be affected by, on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, therefore the Project would have no impacts from unstable geologic conditions.

4.7 (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 soils are a concern within the Urban Growth Boundary, including the Project site.

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. The proposed annexation and rezoning does not include a construction component and therefore, the Project would have no impacts associated with expansive soils.

4.7 (e) (Septic Tanks) No Impact: Some properties within the Project site currently utilize septic tanks for wastewater disposal. Upon annexation into the City of Petaluma, and 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.

4.7 (f) (Paleontological Resources) No Impact: The Petaluma General Plan does not identify the presence of any paleontological or unique geological resources within the boundaries of the UGB. No ground-disturbing activities are proposed as part of the Project, therefore there will be no impacts to paleontological resources.

Geology and Soils Mitigation Measures: None Required

4.8. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: 2025 General Plan and EIR; Climate Action 2020 and Beyond Sonoma County Regional Climate Action Plan, July 2016; and 2017 BAAQMD CEQA Guidelines.

Greenhouse Gas Setting: Greenhouse gases (GHGs) are generated from natural geological and biological processes and through human activities including the combustion of fossil fuels and industrial and agricultural processes. GHGs include carbon dioxide (CO₂), nitrous oxide (N₂O), methane (CH₃), chlorofluorocarbons, hydrofluorocarbons, and perfluorocarbons.

While GHGs are emitted locally they have global implications. GHGs trap heat in the atmosphere, which heats up the surface of the Earth. This concept is known as global warming and is contributing to global climate change. Changing climatic conditions pose several potential adverse impacts including sea level rise, increased risk of wildfires, changes in patters of rainfall, degraded ecological systems, deteriorated public health, and decreased water supplies.

To address GHG’s at the State level, the California legislature passed the California Global Warming Solutions Act in 2006 (Assembly Bill 32), which requires that statewide GHG emissions be reduced to 1990 levels by 2020. Executive Order S-3-05 provides the California Environmental Protection Agency with the regulatory authority to coordinate the State’s effort to achieve GHG reduction targets. S-3-05 goes beyond AB 32 and calls for an 80 percent reduction below 1990 levels by 2050. Senate Bill 375 has also been adopted, which seeks to curb GHGs by reducing urban sprawl and vehicle miles traveled.

The City of Petaluma has taken steps to address GHG emissions within City limits. City Resolutions 2002-117, 2005-118, and 2018-009 call for the City’s participation in the Cities for Climate Project effort and established local GHG emission reduction targets.

A Climate Action Plan has been prepared in partnership with the County and other local jurisdictions (July 2016). This effort implements General Plan Policy 4-P-27, one of several General Plan policies under General Plan Goal 4-G-6 to reduce GHG emissions associated with project construction, design, and operation. General Plan Goal 5-G-8, which calls for the City to “expand the use of alternative modes of mobility serving regional needs,” is being implemented in part through the Sonoma Marin Area Rail Transit (SMART) Plan, which provides light rail commuter service to Petaluma. The light rail effort is estimated to take more than 1.4 million car trips off Highway 101 annually and reduce GHGs by at least 124,000 pounds per day. In addition, General Plan policy 3- P-127 requires that projects prepare a Construction Phase Recycling Plan that would address recycling of major waste generated by demolition and construction activities.

In 2016, the City adopted an update to the California Building Standards Code, which contains the mandatory California Green Building Standards Code (CalGreen). All new development within the City of Petaluma must comply with these standards, which generally achieve energy efficiency approximately 15% beyond Title 24 as well as construction waste reduction rate of 65%. As such, new development is expected to be more energy efficient, use fewer resources and emit fewer GHGs than development approved and constructed under prior codes.

On January 22, 2018, the City of Petaluma adopted Resolution No. 2018-009 N.C.S reaffirming the City’s intent

to reduce greenhouse gas emissions as part of a coordinated effort through the Sonoma County Regional Climate Protection Authority. As presented in the Sonoma County Climate Action Plan, the City of Petaluma could achieve GHG reduction through a combination of state, regional and local measures. Reduction measures at the state level are promulgated through state laws and mandates addressing topics, including but not limited to vehicle fuel efficiency standard, green building standards, low carbon fuel standards and the Renewable Portfolio Standard. When realized locally in Petaluma, these measures will achieve an annual GHG reduction in the amount of 119,000 metric tons of carbon dioxide equivalence (MTCO_{2e}). Separate regional efforts implemented within Petaluma by entities such as the Regional Climate Protection Authority, Sonoma County Water Agency, County of Sonoma Energy Independence Office, Sonoma County Transportation Authority, and Sonoma Clean Power will result in an additional GHG reduction of 28,200 MTCO_{2e}. Under the City of Petaluma’s authority, the Sonoma County Climate Action Plan identifies 12 goals and 24 measures that would achieve an additional GHG reduction of 18,490 MTCO_{2e}. Taken altogether, the state, regional and local measures combined can achieve an annual GHG reduction of 166,350 MTCO_{2e} within Petaluma.

On May 6, 2019, the City of Petaluma adopted a Climate Emergency Resolution. The Resolution recognizes scientific findings and social implications related to global warming while calling for citywide emergency actions to reduce greenhouse gas emissions. A Climate Action Commission was appointed to help craft policies for recommendations to the City Council, coordinate workshops with experts on climate change, encourage community involvement, and examine what other jurisdictions are doing to address climate change that can be applied in Petaluma.

Under a business-as-usual approach (i.e., without state, regional or local GHG reduction measures), the City of Petaluma is projected to emit 542,970 MTCO_{2e} annually by 2020. With implementation of reduction measures, GHG emissions would be reduced to 376,620 MTCO_{2e}. This represents a 31% reduction of GHG emissions relative to the 1990 per capita emission levels.

At present, the Sonoma County Regional Climate Action Plan is an advisory document to assist the City in achieving its stated intent to reduce GHG emissions. Development projects within the City of Petaluma are encouraged to comply with the intent of the Climate Action Plan and realize GHG reductions through voluntary application of reduction measures.

Greenhouse Gas Impact Analysis

4.8 (a) (Significant GHG Emissions) No Impact: The Project would not result in additional GHG emissions above existing conditions since it consists solely of a municipal boundary change and rezoning. Future development within the Project site would be subject to subsequent environmental review including a review for compliance with BAAQMD significance criteria for GHG emissions. Therefore, the Project would have no impact on the environment because of direct and indirect GHG emissions.

4.8 (b) (GHG Plan Conflict) No Impact:

There is no associated Project action that would generate greenhouse gas emissions. The applicable 'plan' for this environmental topic concerns policies under State law (AB 32) and Petaluma General Plan Goal 4-G-6 to reduce the greenhouse gas emissions. 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.

Greenhouse Gas Mitigation Measures: None required.

4.9. HAZARDS/HAZARDOUS MATERIALS

	Potentially	Less Than	Less than	No Impact
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Would the Project:	Significant Impact	Significant with Mitigation	Significant 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site that is included on a list of hazardous 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 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 of public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: 2025 General Plan and EIR; GeoTracker report for Corona Rd, Petaluma, CA State Water Resources Control Board; EnviroStor report for 498 Corona Rd, Petaluma, CA Department of Toxic Substances Control.

Hazards/Hazardous Materials Setting: Regulations governing the use, management, handling, transportation and disposal of hazardous materials and waste are administered by federal, state and local governmental agencies. Federal regulations governing hazardous materials and waste include the Resource Conservation, and Recovery Act of 1976 (RCRA); the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA); and the Superfund Amendments and Re-authorization Act of 1986 (SARA).

In California hazardous materials and waste are regulated by the Department of Toxic Substances Control (DTSC). Pursuant to the California Planning and Zoning law the DTSC maintains a hazardous waste and substances site list, also known as the “Cortese List.” In California the Secretary for Environmental Protection established the Unified Hazardous Materials and Hazardous Waste Management Program, also known as “Unified.” The Unified program is intended to consolidate and ensure consistency in the administration of requirements, permits and inspections for six programs, including the Underground Storage Tank (UST) program.

The six programs established by the Unified Program are administered and implemented locally through “Certified Unified Program Agencies” (CUPA). The Petaluma CUPA manages the acquisition, maintenance and control of hazardous materials and waste generated by industrial and commercial business under the auspices of the Petaluma Fire Department. Under CUPA, projects that intend to store, transport or generate hazardous waste must apply for and obtain a permit and submit a Hazardous Materials Release Response Plan and Inventory on an annual basis.

According to both the GeoTracker and EnviroStor databases, there is no indication of hazardous materials or past land uses on the Project site that would impact water quality.

Hazards/Hazardous Materials Impact Analysis:

4.9 (a-d) (Routine Transport, Upset and Accident Release, Emit within ¼-mile of School, Hazardous Materials Site) No Impact: The Project involves the annexation of land from Sonoma County into the City of Petaluma and assignment of City zoning designations. No new 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.

4.9 (e) (Public Airport Land Use Plan) No Impact: The Project is not located within the boundaries of an airport land use plan or located near a private airstrip or an airport influence area. The nearest airport is the Petaluma Municipal Airport located approximately 2 miles southeast of the Project site. The Petaluma Municipal Airport’s adopted Airport Land Use Compatibility Plan does not prescribe safety criteria to the Project site. Therefore, no impacts associated with airport-related hazards are expected.

4.9 (f) (Impair Emergency Response Plan) No Impact: 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 as the Project does not alter the existing road network and does not alter the physical environment. 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.

4.9 (g) (Wildland Fire) No Impact: Wildland fires are of concern particularly in expansive areas of native vegetation of brush, woodland, grassland. The Project site is in a Local Responsibility Area (LRA) and is mapped by CalFire in the Non-Very High Fire Hazard Severity Zone (Non-VHFSZ). No new construction or people will be introduced to the Project site. Therefore, there are no impacts related to the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires.

Hazards Mitigation Measures: None required

4.10. 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 or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR; Petaluma River Access and Enhancement Plan, 1996. Sonoma County Water Agency Stream maintenance program Zone 2A; Federal Emergency Management Agency’s Flood Insurance Rate Map, Map Number 06097C0898F, November 12, 2014; Existing Conditions Exhibit, Proposed Annexation, Steven J Lafranchi & Associates, Inc., October 2, 2019.

Hydrology and Water Quality Setting:

The Petaluma River is the primary watercourse within the City of Petaluma and the Petaluma watershed which encompasses an area of approximately 46 square miles. This watershed forms a valley with an aquifer below that drains its rainfall through the Petaluma River in a southeast direction through tidal marshes into San Pablo Bay. Lands near the Petaluma channel and its tributaries, including the nearby Corona Creek, are subject to periodic inundation during storm events. Federal and state agencies such as U.S. Army Corps of Engineers and Regional Water Quality Control Board are responsible for protecting surface water quality.

Surface Water Quality

Surface water quality is regulated by the North Coast RWQCB via the Water Quality Control Plan for the North Coast (Basin Plan). The RWQCB is responsible for implementing Section 401 of the Clean Water Act through the issuance of a Clean Water Certification when development includes potential impacts to jurisdictional areas such as creeks, wetlands or other Waters of the State. The Army Corps of Engineers regulates activities that dredge or fill material into Waters of the United States under the authority of Section 404 of the Clean Water Act. Projects intending to impact waters of the US are required to obtain a permit from the Corps prior to activities that dredge or fill water of the United States.

Groundwater

The City of Petaluma's central and eastern lands are within the Petaluma Valley Groundwater Basin as identified by the California Department of Water Resources Bulletin 118 Groundwater Basins published in 2018. The state of California adopted the Sustainable Groundwater Management Act (SGMA) in 2014 that called for the creation of local Groundwater Sustainability Agencies to develop and implement Groundwater Sustainability Plans for the long-term management of a healthy and functioning groundwater resource.

Flooding

Sonoma Water manages flood control facilities throughout the County, including flood Zone 2A, within which the entire City of Petaluma is located. Sonoma Water is responsible for structural repairs to culverts and spillways, grading and reshaping channels, and debris removal to maintain hydraulic capacity of all waterways within Zone 2A.

The Federal Emergency Management Agency's (FEMA's) flood hazard mapping program provides important guidance for the City in planning for flooding events and regulating development within identified flood hazard areas. FEMA's National Flood Insurance Program is intended to encourage State and local governments to adopt responsible floodplain management programs and flood measures. As part of the program, FEMA defines floodplain and floodway boundaries that are shown on the Flood Insurance Rate Maps (FIRMs).

Stormwater

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 including 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 NPDES General Permit requirements also address post-construction conditions resulting from development including, but not limited to, through Low Impact Development (LID) requirements. Under LID requirements, new development is required to mimic pre-developed conditions, protect water quality, and retain runoff from impervious surfaces onsite.

Project Site Hydrology

The southern portion of the Project site, proximate to Corona Creek, is located within FEMA Special Flood Hazard Zone AE (100-year floodplain) and Zone X (500-year floodplain), as delineated on FIRM community panel map number 06097C0894F (effective date December 19, 2014). Under flood conditions, Corona Creek's 100-year floodplain exceeds the top of bank to follow the existing streets from Stonehenge Way to Andover Way and leads into the southeastern portion of Project site through Monica Way. The 100-year floodplain encompasses the southern half of the Project site and extends to the south along Corona Road to adjacent parcels. The 500-year flood plain extends to the northwestern portion of the Project site and in the surrounding single-family neighborhoods to the south and west (**Figure 7 FEMA National Flood Hazard**).

Under Sonoma County General Plan, a portion of the Project site is subject to the Floodplain District (F2) for parcels 137-061-009, -010, -011. Within Petaluma, an equivalent policy exists as Chapter 6 – Floodway and Flood Plain Districts, that define Petaluma's Flood Plain Combining District (areas within the 100-year flood plain) consistent with the latest version of FEMA's FIRMs flooding designation. Pursuant to Petaluma General Plan Policy 8-P-37, no new inhabited structure or development shall be permitted within a 100-year flood zone area, unless on- or off-site improvements are constructed to reduce the 100-year flood depth to less than one

foot.

The proposed Project will annex the subject parcels into Petaluma City Limits and prezone them for Residential 1, Residential 2, and Floodplain Overlay, consistent with the established General Plan Land Use designations. There is no construction associated with the proposed Project. Any future development proposal on the Project site will be evaluated against policies in effect at that time and based on the specifics of the development application.

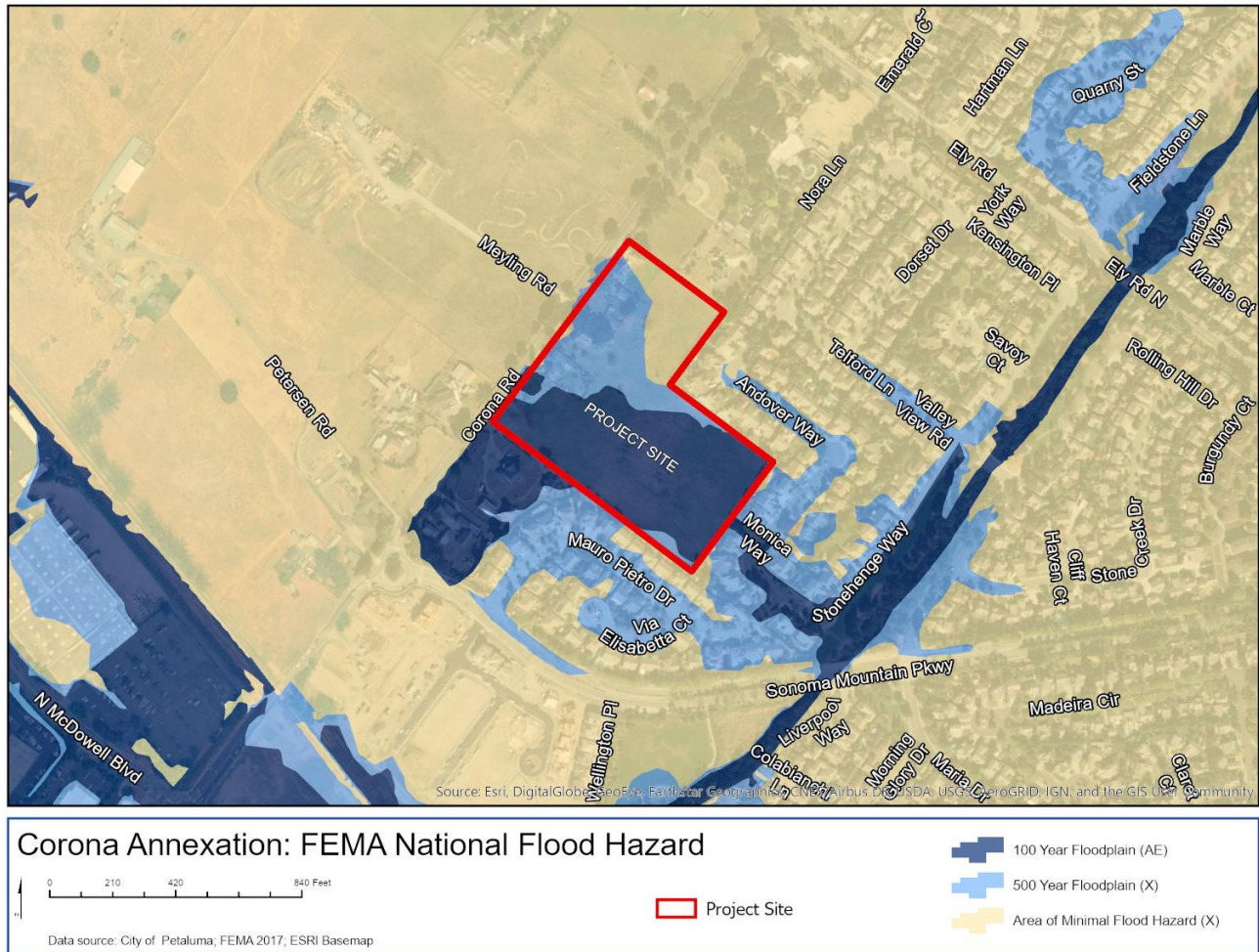


Figure 7: FEMA National Flood Hazard

Hydrology and Water Quality Impact Analysis:

4.10 (a) (Water Quality Standards) 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 physical development is proposed. Future development onsite will be subject to environmental review and evaluated based on the specific project application. Similarly, future development would be subject to mandatory water quality standards implemented through NPDES permit requirements. The subject Project does not include development and is limited to annexation and pre zoning. Therefore, the proposed Project will have no impact to water quality standards, waste discharge requirements, and/or general water quality.

4.10 (b) (Groundwater Supply and Recharge) No Impact: The Project would have no effect on groundwater recharge since it does not include physical changes (e.g., impervious surface) to the environment. Therefore, no impact would occur to groundwater supply and recharge.

4.10 (c) (Drainage Pattern, Runoff Water) No Impact: The Project does not propose any physical changes

to the environment (e.g., alter the existing drainage pattern or contribute additional runoff water) and therefore, it would have no direct impact on the environment. It is speculative and not reasonably foreseeable to determine how the site might be developed in the future as no development application has been received. When and if the City of Petaluma receives a land use application to develop the Project site, it would be subject to project-level environmental review under CEQA where individual site characteristics and project impacts would be analyzed. The subject Project is limited to annexation and rezoning consistent with the established General Plan land use designation of the site. Therefore, the Project would have no impact pertaining to the alteration of 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.

4.10 (d) (Flood/Seiche/Tsunami Pollutant) No Impact: According to the Flood Insurance Rate Maps (FIRMS), Community Panel Number 06097C0894F, the Project site is located inside a mapped flood hazard area (i.e., 100-year flood zone). The Project site is not known to contain pollutants that would be at risk of release in the event of water inundation. The Project site is not otherwise subject to potential inundation by dam failure, seiche, tsunami and/or mudflow. Therefore, no impacts are expected under this criterion.

4.10 (e) (Conflict with Water Quality Plan/Groundwater Plan) No Impact: The Project is not in conflict with any adopted surface or groundwater plan. There is no construction associated with the Project that may impact local surface or ground water resources. Therefore, the Project will have no conflict with a water quality control plan or groundwater management plan.

Hydrology and Water Quality Mitigation Measures: None Required

4.11. 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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan and EIR; City of Petaluma Implementing Zoning Ordinance; CA Farmland Mapping and Monitoring Program, Sonoma County 2016, 1996.

Land Use Setting:

City of Petaluma

The Project site is located inside both Petaluma’s Urban Growth Boundary and Urban Service Area, although it is outside of City Limits (**Figure 5: Project Site**). It is part of Petaluma’s Northeast Planning Sub Area and part of the Ely/Corona Specific Plan (ECSP) as some of the last remaining parcels in the ECSP yet to be annexed into the City Limits.

Low-density single-family residences exist to the east and very low-density residential development to the north and south. Corona Road is coterminous with the UGB representing the rural to urban transition with rural agricultural uses to the west of the Project site and developed urban land to the east. Areas across Corona Road are outside of Petaluma’s Urban Growth Boundary and are within unincorporated Sonoma County.

As shown in **Figure 1**, the Project site General Plan designation for the westerly portions of the Project site along Corona Road is Very Low Density Residential (0.6 to 2.5 dwelling units per acre), and the interior portion of the site is designated Low Density Residential (2.6 to 8.0 dwelling units per acre). The three southern parcels of the Project site contain an overlay of the 100-Year Floodplain. Currently, there is no City zoning for the Project site as it is outside of the city limits. The Project will prezone the property to Low Density Residential, Very-Low Residential, and Floodplain Overlay to coincide with the City’s existing residential General Plan land use designations on the Project site.

The City of Petaluma Housing Element also identifies the two largest parcels (-009, -011) in the Project site with the potential for residential development and accommodation of low- and moderate-income housing. A more detailed discussion of the sites is provided in section 4.14 (Population and Housing).

County of Sonoma

The project site is currently zoned under Sonoma County Zoning Code as Diverse Agriculture District (DA B6 10) and Valley Oak Habitat Combining District (VOH), with three parcels designated as Floodplain District (F2), as shown in **Figure 4: Zoning**. The Sonoma County General Plan is consistent with the designation of Diverse Agricultural (DA 10) use of the project parcels. The purpose of Diverse Agricultural designation is to protect and enhance lands suitable for agriculture but lack the size or infrastructure investment from larger farming operations. The Valley Oak Combining District’s purpose is to protect valley oaks from harm or removal on unincorporated county land by requiring the mitigation through payment of fees in-lieu of replacement or direct replacement for existing oaks trees that would be impacted by development. The project site includes lands overlapping with the 100-year floodplain of Corona Creek (**Figure 7 FEMA Flood National Flood Hazard**) as identified by the Floodplain District (F2). For reference, the county’s Floodplain District is the same geography as Petaluma’s 100-Year Floodplain.

Land Use Impact Analysis:

4.11 (a) (Divide an Established Community) No Impact: The project consists of the annexation of five parcels and rezoning to be consistent with the zoning on surrounding sites within the City of Petaluma and with the existing Land Use designations of the Petaluma General Plan. There are no aspects of the project that would introduce or create a physical barrier or otherwise divide an established community. Therefore, there will be no impacts under this criterion.

4.11 (b) (Land Use Plan, Policy, Regulation Conflict) No Impact: The project implements the General Plan land use designations for the Project site through the annexation of the five parcels into the city limits and rezoning the Project site Low-Density and Very Low-Density Residential, consistent with the General Plan land use designations on the Project site. The proposed zoning is consistent with the adopted General Plan and anticipated by the Corona Ely Specific Plan and its EIR. Furthermore, the Project site is consistent with the UGB and is within the City of Petaluma's Urban Service area.

The project is within a half-mile of Corona Creek and overlaps with the creek's 100-year floodplain. The county designation of the Floodway Combining District (F2) is consistent with Petaluma's General Plan 100-Year Floodplain. The project does not include any physical development on the Project site and therefore, would not conflict with any floodplain regulations.

Following annexation, protection provided for oak trees on the Project site through the County's Valley Oak Combining District zoning will be provided by the Petaluma Tree Preservation Ordinance, which affords similar protection by requiring the preservation of trees and replacement planting for removal of protected trees. No physical changes are proposed as part of the Project and no tree removal would occur. Therefore, the Project will have no impact on land use regulations intended to protect trees.

The Project does not include a specific development proposal for the property and any future development will be required to be consistent with the programs and policies in the General Plan and the Implementing Zoning Ordinance. When the City of Petaluma receives a development application for the project site at a future date, it will be subject to its own project-level environmental review under CEQA where individual site characteristics and project impacts would be analyzed. Therefore, the project will have no impacts due to a land use conflict.

Land Use Mitigation Measures: None required.

4.12. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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: 2025 General Plan and EIR.

Mineral Resources Impact Discussion

4.12 (a-b). (Mineral Resources or Resource Plans) No Impact: There are no known mineral resources within the project site. The site has not been delineated as a locally important resource recovery site. As a result, it is not expected to result in the loss or availability of known mineral resources, including those designated as “locally important”. Additionally, there will be no physical changes to the existing five lots proposed for inclusion in the annexation and rezoning. Therefore, the proposed project will have no impact that results in the loss of availability of mineral resources.

Mineral Resources Mitigation Measures: None required.

4.13. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: 2025 General Plan and EIR; IZO 21.040; Community Noise Equivalency Level (CNEL) noise contour map, 2008.

Noise Setting: Noise is generally defined as unwanted sound. It is characterized by various parameters that include the rate of oscillation of sound waves (frequency), the speed of propagation, and the pressure level or energy content (amplitude). The sound pressure level is the most common descriptor used to characterize the loudness of an ambient (existing) sound level. The decibel (dB) scale is used to quantify sound intensity, given that the human ear is not equally sensitive to all frequencies in the entire spectrum, noise measurements are weighted more heavily for frequencies to which humans are sensitive in a process called “A-weighting,” written as “dBA” and referred to as “A-weighted decibels.” In general, human sound perception is such that a change in sound level of 1 dB cannot typically be perceived by the human ear, a change of 3 dB is just noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling the sound level. The average A-weighted noise levels measured across a given study period is denoted as the Equivalent Noise Level (L_{eq}). The Community Noise Exposure Level (CNEL) is a weighted average of noise level over time which calculates the equivalent noise level for a continuous 24-hour period while imposing a 5-decibel penalty in the evening (7pm-10pm) and 10-decibel penalty during nighttime and morning hours (10pm-7am).

The City of Petaluma regulates the noise environment through Section 21.040 of the Implementing Zoning Ordinance (IZO). The IZO stipulates an hourly average level of 60 dBA as the maximum that may be generated on one land use that may affect another land use; the allowable levels are adjusted to account for the ambient noise levels and in no case shall the maximum allowed noise level to exceed 75 dBA after adjustments are made.

The 2025 General Plan provides policies to protect the health and welfare of the community from undesirable noise levels. Figure 10-2 of the General Plan shows the Land Use Compatibility Standards for various land uses and provides the relative acceptability level. Single-family residential land uses are considered normally acceptable in a noise environment up to 60 dB (Community Noise Equivalent Level or CNEL).

Noise Impact Analysis:

4.13 (a-b) (Noise Standards, Groundborne) No Impact: The project does not propose any construction activities or change in use/intensity of use which would introduce new sensitive receptors (such as new residents) or generate noise levels greater than standards established in the General Plan. Nor would the project generate excessive groundborne vibration or groundborne noise levels. Therefore, there is no impact

under this category.

4.13 (c) (Airport Noise) No Impact: The project is not located near a private airstrip, an airport land use plan or within two miles of a public airport or public use airport. The Community Noise Equivalency Level (CNEL) noise contours from the Petaluma Municipal Airport, approximately 2.2 miles to the east, do not affect the subject site. The project would not introduce or expose people onsite to significant noise levels generated by the Petaluma Municipal Airport as the Project does not include new development. Therefore, noise from the Petaluma Airport will have no impact to people residing or working onsite.

Noise Mitigation Measures: None required.

4.14. POPULATION AND HOUSING:

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

Sources: City of Petaluma General Plan and EIR; and City of Petaluma Implementing Zoning Ordinance. Regional Housing Needs Assessment, Housing Opportunity Sites 2015-2023.

Population and Housing Setting: The 2025 General Plan contemplates development of approximately 6,000 additional residential units and a buildout population of approximately 72,700. This represents an annual growth rate of nearly 1.2% per year. The project site is inside Petaluma’s Urban Growth Boundary and Urban Service Area. The project proposes the annexation of Sonoma County unincorporated land into Petaluma with the rezoning of five parcels to be consistent with Petaluma’s General Plan land use designation of the subject parcels as Low Density Residential and Very Low Density Residential.

Petaluma’s Housing Element helps ensure the adequate provision for existing and planned housing needs for all socio-economic segments of the city. Petaluma is required to identify within the city where future housing opportunity sites could accommodate the projected housing needs as allocated by the California Department of Housing and Community Development and the Association of Bay Area Governments. Petaluma is assigned a Regional Housing Needs Allocation. The City of Petaluma’s 2015-2023 Housing Element identifies two of the parcels (-009 and -011) as a future housing site with a capacity for 32 residential units.

The project does not propose any new development; however, it would annex into the City three occupied single-family housing units that currently exist. The people living in these homes would be included as new residents of Petaluma. The project site 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, the existing housing stock would transfer from the County to the City.

Population and Housing Impact Analysis:

4.14 (a) (Substantial Unplanned Growth) No Impact: The project would not induce unplanned growth. The proposed annexation and rezoning of five parcels to low-density and very low-density residential uses makes the zoning consistent with the residential land use designated by the General Plan for the Project site. Additionally, the project would not result in the extension of any physical feature (e.g., roadway, utility) with the potential to induce growth. The potential impacts of growth within the project site 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, the project would have no impact under this criterion.

4.14 (b) (Housing or Persons 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. The existing single-family homes would remain, and only jurisdictional boundaries would change in line with what has already been anticipated under the General Plan, and the Corona Ely Specific Plan, since the subject project site is located within the UGB. Therefore, no impacts would occur due to the displacement of people or housing.

Population and Housing Mitigation Measures: None required.

4.15. PUBLIC SERVICES:

	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Petaluma General Plan 2025 and EIR. Sonoma County Urban Service Areas.

Public Services Setting: The Project site is located outside of the Petaluma City limits and within Petaluma’s Urban Growth Boundary and Urban Service Area. Public services are provided to the Project site by the County of Sonoma, the Rancho Adobe Fire Protection District, and Petaluma Joint Union High School District and the Waugh School District. After annexation, public services provided to the Project site would be transferred to the City of Petaluma.

City of Petaluma charges one-time impact fees on new private development to offset the cost of improving or expanding City facilities to accommodate the demand generated by new development. Impact fees are used to fund the construction or expansion of capital improvements. Petaluma also collects impact fees for open space, parkland, and other amenities. Development impact fees are necessary to finance public facilities and service improvements and to pay for new developments fair share of the costs of the City planned public facilities and service improvements identified to accommodate buildout of the General Plan.

Public Services Impact Analysis:

4.15 (a-b, d-e) (Fire & Police Protection, Parks, Other) No Impact: The project would not result in the need for the provision of new public services (e.g., fire, police, parks, other) nor physically alter any existing services as there is no land development included in the Project. Furthermore, the Project site was included in build-out of the 2025 General Plan and already analyzed in the General Plan EIR which determined that the City had sufficient fire, police, and parks to service the site. When and if the City of Petaluma were to be in receipt of a land use application to develop the Project site, it would be subject to its own project-level environmental review under CEQA where individual site characteristics and project impacts would be analyzed, including any potential need for the provision of expanded public services. Therefore, the project would have no impact under these environmental topics.

4.15 (c) (Schools) Less than Significant Impact: The project would have no direct effect on schools as existing students residing within the project site would continue to attend the same schools and no new development is proposed with the subject annexation and prezone. Furthermore, 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 no impact on schools.

Public Services Mitigation Measures: None required.

4.16. 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"/>
2025 General Plan and EIR.				

Recreation Setting: The City of Petaluma offers several passive and active recreation opportunities within the UGB with approximately 18% of land (1,300 acres) devoted to parks and open space. Parkland development and open space acquisition impact fees are required to offset the costs of accommodating the increase demand for parks and open space generated by development projects.

Recreation Impact Analysis:

4.16 (a-b) (Park Deterioration and Recreation Facilities) No Impact: The project would not result in a direct impact to the increased use of parks since the project does not involve physical changes to the environment. The Petaluma General Plan does not identify proposed park land within the Project site 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.

The existing residents onsite are expected to continue using surrounding recreational facilities and therefore no change in parkland use is anticipated. Additionally, the General Plan EIR analyzed potential impacts associated with parks and recreational facilities since the project site 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.

Recreation Mitigation Measures: None required.

4.17. TRANSPORTATION

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

Sources: City of Petaluma General Plan and EIR; City of Petaluma Bicycle and Pedestrian Plan 2008; City of Petaluma Safe Routes to School Plan; and Technical Advisory on Evaluating Transportation Impact in CEQA, prepared by the California Office of Planning and Research, December 2018.

Transportation Setting: The City of Petaluma is bisected by Highway 101, which serves as the primary route between San Francisco and Marin and Sonoma Counties. Highway 101 accommodates over 90,000 vehicles per day, through 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 roadway system also includes a growing bicycle network, sidewalks, and off-street trails along many of the city’s streams. The SMART rail corridor provides passenger rail service connecting Petaluma’s Downtown Station and planned North Petaluma Station to Larkspur Landing in Marin County to the south and to the Charles M. Schulz-Sonoma County Airport in Santa Rosa. Expansion plans for service include the eventual service north to Cloverdale. The planned North Petaluma SMART Station is a quarter mile southwest of the project site.

SB 743, signed into law in 2013, changed how transportation impacts are evaluated under CEQA, shifting the focus from impacts to drivers experiencing delay under a Level of Service (LOS) metric to the vehicle miles traveled (VMT) metric, which is a measure of automobile travel. Under SB 743, lead agencies are required to evaluate transportation impacts of a project using a VMT metric which focuses on balancing the needs of congestion management with statewide goals related to infill development, promotion of public health through increased active transportation facilitated by closer proximity to alternative travel modes, and reductions in greenhouse gas emissions.

In June 2021, the Petaluma City Council adopted Vehicle Miles Traveled Implementation Guidelines establishing VMT thresholds of significance, screening criteria, and mitigation options (Resolution 2021-112 N.C.S.). Projects that are exempt from conducting a detailed VMT analysis include small projects (defined as those that generate or attract fewer than 110 trips per day), projects within ½ mile of an existing or planned high-quality transit corridor or transit stop, and certain affordable housing projects, among other criteria.

The Project site is along Corona Road which serves as an arterial for traffic and is one of the two bridges crossing over US highway 101 in the northern portion of the city of Petaluma. Petaluma General Plan Figure 5-2 shows future roadway improvements to Corona Road include the designation of a Class II bicycle lane spanning from Adobe Road to Petaluma Boulevard North.

Transportation Impact Analysis:

4.17 (a) (Conflicts with Plans, Policies, Ordinances) No Impact: The Corona Annexation and prezone project does not propose any physical changes. The 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, no change to VMT, 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 and rezoning project.

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.

4.17 (b) (Conflict with 15064.3(b) VMT) No Impact: As an annexation and rezoning project, the proposed project will not generate an increase in vehicle miles travels (VMTs). The project was reviewed under the City's screening thresholds for small projects as it would result in the generation of fewer than 110 vehicle trips per day. For projects that generate or attract fewer than 110 daily trips, it can generally be assumed that impact to VMT would be less than significant. Because the proposed project would not result in any development and thus would generate fewer than 110 daily trips, no potential impacts with Section 15604.3(b) will occur.

4.17 (c-d) (Geometric 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.

Transportation Mitigation Measures: None required.

4.18. TRIBAL CULTURAL RESOURCES

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

Sources: City of Petaluma General Plan 2025 and EIR.

Tribal Cultural Resources Setting: Petaluma’s tribal cultural resources contribute to the City’s unique character and identifiable sense of place. The City is named after a group of native Americans called the Petalumas whose main village was at the base of Sonoma Mountain east of the Petaluma River. The city and adjacent areas contain resources that date to the inhabitation of these people as part of the larger Coastal Miwok Tribe. Several resources visibly chronicle the evolution of the city from early settlement through present day including buildings, structures, landscapes, sites, and objects. Petaluma’s historical resources are preserved and encouraged through policies and programs that serve to maintain the historic character.

The proposed project site consists of approximately 12 acres of relatively flat land that contains several buildings associated with early twentieth century homes. All existing homes and structures will remain under the proposed project.

Tribal Cultural Resources Impact Analysis:

4.18 (ai - aii) (Listed or Eligible for Listing) No Impact: The project consists of the annexation and rezoning of 12.12 acres and will not result in any physical disturbance to the site. The five parcels proposed for annexation, are not known to contain any tribal cultural resources. On December 2, 2019, in response to notice the City provided in accordance with AB 52, the Federated Indians of Graton Rancheria stated that it has no comments to provide on the Project. Therefore, the project would not directly or indirectly cause a substantial adverse change in the significance of a tribal cultural resource. No impact would result under this criterion.

Tribal Cultural Resources Mitigation Measures: None required.

4.19. UTILITIES AND SERVICE SYSTEMS

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

Sources: City of Petaluma General Plan 2025 and EIR; Sonoma County Zoning and Parcel Reports for Corona Annexation parcels 470, 496, 498, 520, and 522 Corona Road (APNs: 137-061-011, 010, -009, -008, and -007), 2019. Corona Annexation Existing Conditions Exhibit, prepared by Steven J. Lafranchi & Associates, October 2, 2019; Petaluma Resolution 8955, Annexation Policy for Developed Residential Areas, September 11, 1980.

Utilities and Service Systems Settings: The City of Petaluma requires public utility infrastructure in annexed residential areas to be brought up to City standards, including streets and sidewalks, sanitary sewers, storm drainage, and water supply (Resolution 8955 NCS). Street and sidewalk improvements can have reduced standards for residential areas with a density of two dwellings per acre or less. All existing dwellings in the annexation are required to connect to the City's sewer system within ten years of annexation approval. Storm drain improvements are required as needed by the new service area. Annexing residences will pay the necessary annexation impact charges.

Water Supplies

The City's water supply is sourced from the Russian River Water System and supplemented with local groundwater. Water from the Russian River Water System is obtained via the Petaluma Aqueduct through a contract with the Sonoma Water Agency. The City's Water Resource and Conservation Division (WR&C) provides municipal water service to approximately 20,000 residential, commercial, industrial and institutional accounts and therefore must comply with the Urban Water Management Plan Act, which requires the preparation of an Urban Water Management Plan (UWMP) every five years. In 2020, the City updated its UWMP including a baseline demand analysis in compliance with the 2015 and 2020 Urban Water Use targets, an Urban Water Use target analysis for 2020, projected urban Water Use through the year 2045, and a description of programs to achieve the target demand reductions in the UWMP. To assure that the City of Petaluma has sufficient water supplies to meet increased water demand, the General Plan requires routine

monitoring of water supplies against actual use and evaluation for each new development project (Policy 8-P-4).

Wastewater

The Ellis Creek Water Recycling Facility treats all wastewater generated in the City of Petaluma and the unincorporated Sonoma County community of Penngrove. The collection system is comprised of approximately 195 miles of underground piping and nine pump stations, and the treatment facility has the capacity to treat about 6.7 million gallons per day (average dry weather flow). Approximately five million gallons per day are treated under the existing wastewater generation condition, leaving approximately 1.7 million gallons in available treatment capacity. In the winter, secondary treated wastewater effluent is conveyed to the Petaluma River. During the summer, effluent receives tertiary treatment and the recycled water is used for irrigation of agricultural lands, golf courses, city parks, schools, and landscaped areas of residential and commercial development.

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. Most stormwater is 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 existing and proposed development must adhere to the City's Stormwater Management and Pollution Control Ordinance.

Project Site Utilities

The project site is inside Sonoma County's Urban Service Area designation which is coterminous with the City's Urban Growth Boundary and existing utility infrastructure extends onsite and to the project site vicinity. There are overhead utility lines and municipal water service on the western side of Corona Road. The southeastern corner of the project is adjacent to a municipal utility stub at Monica Way which includes sanitary sewer pipes and an eight-inch municipal water pipe connecting to the City's infrastructure through Andover Way.

Utilities and Service Systems Impact Analysis:

4.19 (a, c) (Relocation/Expansion of Utilities, Sufficient Wastewater Treatment) Less Than Significant Impact: The subject annexation parcels are currently served by electricity and water. 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. The General Plan EIR identifies that the Ellis Creek Recycling Facility will be able to serve all wastewater treatment needs of the entire UGB (which includes the project site) 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.

4.19 (b) (Sufficient Water Supplies) No Impact: The UWMP establishes Demand Management Measures and a Water Shortage Contingency Plan (2020 Updated), which provide a means for water conservation and planning for periods of drought. Additionally, individual development projects are required to comply with the City's Water Conservation Ordinance for interior and exterior water usage, thereby minimizing water demands generated by new development. The UWMP concludes that there are sufficient water supplies to meet water demands projected growth over the next 25 years under all anticipated hydrologic conditions, with demand reduction requirements during dry years.

The project would have no impact concerning water supply since it would not create new demand. Therefore, the project impacts to water supplies and infrastructure would be less than significant.

4.19 (d, e) (Solid Waste Generation/Compliance with Solid Waste Management) No Impact: The amount of solid waste expected to be generated by the project is not expected to change since the solid waste from the existing residence is already being collected. The existing solid waste is processed at disposal facilities owned

and operated by the Sonoma County Department of Transportation and Public Works. Therefore, the project will have no impact due to the disposal of solid waste.

Utilities and Service Systems Mitigation Measures: None Required.

4.20. WILDFIRE

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

Sources: 2025 General Plan and EIR; and CalFire Sonoma County.

Wildfire Setting: Petaluma is susceptible to wildland fires due to the steep topography, abundant fuel load, and climatic conditions, particularly along the edges of the City. The areas most susceptible to fire hazards are located near the wildland urban interface at the City margins. Lands surrounding the City of Petaluma that are within the State Responsibility Area are classified as moderate fire hazard severity zone to the west and south of the City and high and moderate to the east and north. The hills within the southern City limits are classified as Very High Fire Hazard Severity Zone (VHFHSZ) as part of the City’s local responsibility areas determined by the Petaluma Fire Prevention Bureau.

In October 2017, the Tubbs Fire (Central LNU Complex) burned approximately 36,807 acres in Sonoma County. In October 2019, the Kincadee Fire burned approximately 77,758 acres in Sonoma County. Residents were exposed to direct effects of the wildfire, such as the loss of a structure, and to the secondary effects of the wildfire, such as smoke and air pollution. Smoke generated by wildfire consists of visible and invisible emissions that contain particulate matter (soot, tar, water vapor, and minerals) and gases (carbon monoxide, carbon dioxide, nitrogen oxides). Public health impacts associated with wildfire include difficulty in breathing, odor, and reduction in visibility.

Wildfire Impact Analysis:

4.20 (a-d) (Impair Emergency Plan, Expose Occupants to Wildfire Pollutants, Require Infrastructure, Pose Wildfire Related Risks) No Impact: The project site is categorized as a Non-Very High Fire Hazard Zone by CalFire and by Petaluma’s Fire Prevention Bureau. The project site is located over 1.2 miles from state responsibility areas. The closest Very High Fire Hazard Severity Zone is located over 2.75 miles west of the site. The surrounding area includes developed land to the east, north, and south, is generally flat with limited tree cover. The project would not substantially impair an adopted emergency response plan or emergency evacuation plan. There are no factors, such as steep slopes, prevailing winds, or the installation/maintenance of new infrastructure, that would exacerbate fire risk or expose project occupants to the uncontrolled spread of a wildfire, pollutant concentrations from a wildfire, post-fire slope instability, or post-fire flooding. Additionally,

there will be no physical changes to the existing five lots proposed for inclusion in the annexation and rezoning. Therefore, the project would have no impacts related to wildfire risks.

Wildfire Mitigation Measures: None required.

4.21. 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 Incorporated	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Mandatory Findings Discussion:

4.21 (a-b) (Degrade or Cumulatively Affect the Environment) No Impact: The project is proposing to annex 12.12 acres into the City of Petaluma and rezoning the Project site R1 and R2, consistent with the General Plan land use designation for the site. The site is within the City of Petaluma’s UGB adjacent to established residential uses on three sides and Corona Road in the fourth side and was analyzed under the 2025 General Plan EIR.

The project does not propose any physical changes to the environment (e.g., development of any above or below ground structures, alteration of existing drainage patterns or contribution of additional stormwater runoff, removal of any vegetation, introduction of any new animal or plant species) and therefore, it would have no direct or indirect impacts on the environment.

When and if the City of Petaluma were to be in receipt of a land use application, it would be subject to its own project-level environmental review under CEQA at which time individual site characteristics and project impacts would be analyzed.

At this time, the proposed project is limited to annexation and rezoning, consistent with the identified General Plan land use designation. Therefore, the Project would not degrade the environment.

4.21 (c) (Substantial Adverse Effect on Humans) No Impact: The project does not propose any physical changes to the environment and therefore it will not have any adverse effect on humans.

Mitigation Measures: None required.

5. REFERENCE DOCUMENTS:

5.1. TECHNICAL APPENDICES

- A. Site Plan and for the Proposed Annexation of 470, 496, 498, 520 & 522 Corona Road, prepared October 2, 2019.

5.2. OTHER DOCUMENTS REFERENCED

1. City of Petaluma, General Plan 2025 and EIR.
2. City of Petaluma Municipal Code and Implementation Zoning Ordinance.
3. City of Petaluma Local Hazard Mitigation Plan, June 2020 Section 4.3.3.
4. BAAQMD 2017 Bay Area Clean Air Plan, prepared by the Bay Area Air Quality Management District, April 2017.
5. California Environmental Quality Act Air Quality Guidelines, prepared by the Bay Area Air Quality Management District, May 2017.
6. California Department of Conservation Farmland Mapping and Monitoring Program.
7. City of Petaluma 2020 Urban Water Management Plan, prepared June 2021.
8. 2008 Energy Action Plan Update, prepared by the California Energy Commission, <http://www.energy.ca.gov/2008publications/CEC-100-2008-001/CEC-100-2008-001.PDF>, accessed April 3, 2018.
9. 2011 Energy Efficiency Strategic Plan, prepared by the California Energy Commission, http://www.energy.ca.gov/ab758/documents/CAEnergyEfficiencyStrategicPlan_Jan2011.pdf, accessed April 3, 2018.
10. California Scenic Highway Mapping System, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, accessed March 2019.
11. 2016 California Green Building Standards Code (CALGreen), Effective January 1, 2017
12. Corona Annexation Map, 151806 Annexation Binder for 470, 496, 498, 520, and 522 Corona Road (APNs: 137-061-011, 010, -009, -008, and -007), prepared February 2019
13. Property Ownership Metroscan Sheets for Corona Annexation Parcels, Old Republic Title.
14. State of the Art on Agricultural Preservation, California Association of Local Agency Formation Commissions, February 2018
15. Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code §56301)
16. Petaluma Resolution 8955, Annexation Policy for Developed Residential Areas, September 11, 1980.