

1.0 INTRODUCTION

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1.1 PURPOSE of EIR

This Environmental Impact Report (EIR) addresses the potential environmental effects of a proposed mixed-use development on an existing 35.7-acre site (39.5 including the Riverfront Park). Approximately 19 acres will be developed with residential, commercial and office uses, with approximately 13 acres for right-of-way dedication and 3.7 acres for parks and civic spaces. The project would allow for future development of a mix of land uses, including 273 residential units (134 single-family, 39 townhome and 100 apartment units), 90,000 square feet of commercial space, a 120-room hotel, approximately 4.0 acres of onsite parks, a system of multi-use trails, and a community boathouse adjacent to the Petaluma River. The project also includes an emergency access route and the development of a 3.5-acre riverfront park. The City is processing a rezone based on the 2003 SmartCode, a Tentative Subdivision Map to create 144 lots and four parcels and a Master Site Plan and Architectural Review for the entire project site. The project will be developed in phases and each phase will require individual phase-specific Site Plan and Architectural Review (SPAR) approval in the future. A full description of the project is presented in the PROJECT DESCRIPTION (3.0) section of this document.

This EIR has been prepared for the Community Development Department of the city of Petaluma (City). The City is the lead agency for the project. This EIR has been prepared in accordance with the current California Environmental Quality Act (CEQA) and the State CEQA Guidelines, which are found in Title 14 of the California Code of Regulations, commencing with section 15000. As stated in the CEQA Guidelines section 15002, the basic purposes of CEQA are to:

- Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.
- Identify the ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

Pursuant to State CEQA Guidelines section 15121, an EIR is an informational document which will inform public agency decision-makers and the public of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency. While the information in the EIR does not control the ultimate decision on the project, the agency must consider the information in the EIR and respond to each significant effect identified in the EIR by making findings at the time of project approval as further explained below in section 1.2.

As indicated above, the focus of the environmental review process is upon significant environmental effects. As defined in the CEQA Guidelines, a “significant effect on the environment” is:

...a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether a physical change is significant.

CEQA Guidelines section 15064(e) further indicates that economic and social changes resulting from a project shall not be treated as significant effects on the environment, although they may be used to determine that a physical change shall be regarded as a significant effect on the environment. Where a physical change is caused by economic or social effects of a project, the physical change may be regarded as a significant effect in the same manner as any other physical change resulting from the project.

1.2 EIR PROCESS

An Initial Study and Mitigated Negative Declaration (IS-MND) were prepared in June 2013 and circulated for a 30-day public review period from June 6 through July 5, 2013. The review period was extended to July 25, 2013 upon consideration of a public request for extension. Upon the close of the public review period, the City reviewed comments received on the IS-MND and determined that an EIR should be prepared to address potentially significant impacts. A revised Initial Study was prepared that identifies the topics to be further reviewed in an EIR. The revised Initial study is included in Appendix A of this EIR, and issues addressed in this EIR are summarized in the following section (1.3).

A Notice of Preparation (NOP) for this EIR was circulated on September 17, 2013, which is included in Appendix B. The NOP was circulated to: the State Clearinghouse; local, regional

and federal agencies; and interested organizations and individuals. In response to the NOP, letters of comment were received from the California Department of Fish and Wildlife (CDFW), the California Department of Transportation (Caltrans), and the California State Lands Commission, which are also included in Appendix B. No other responses to the NOP were received.

A scoping meeting was conducted on October 29, 2013. The meeting was attended by two members of the public and a representative for the Applicant. City staff reviewed project history and timeline, and conditions. No environmental issues or comments on the EIR were raised by the attendees.

The Draft EIR will be published and circulated for review and comment by the public and other interested parties, agencies and organizations for a 45-day review period. The public review period is from December 19th, 2013 through February 3rd, 2014. Written comments on the Draft EIR may be submitted to the City of Petaluma at the address below or submitted by email to Olivia Ervin at overvin@ci.petaluma.ca.us, by 5:00 pm on February 3rd, 2014.

City of Petaluma Community Development Department
Attention: Olivia Ervin
11 English Street
Petaluma, CA, 94952-2610

The Final EIR will include written responses to any significant environmental issues raised in comments received during the public review period in accordance with the State CEQA Guidelines, section 15088. The Final EIR will then be presented to the Planning Commission to consider before making a recommendation on the project to the City Council. Prior to taking action on the project, the City Council must ultimately certify that it has reviewed and considered the information in the EIR, that the EIR has been completed in conformity with the requirements of CEQA, and that the document reflects the City's independent judgment pursuant to the State CEQA Guidelines, Section 15090.

Pursuant to sections 21002, 21002.1 and 21081 of CEQA and sections 15091 and 15093 of the state CEQA Guidelines, no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant effects unless one or more findings are made:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been or can and should be, adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

Additionally, when a lead agency approves a project which will result in the occurrence of significant effects that cannot be avoided or substantially lessened, the agency shall state reasons to support the action in a “statement of overriding considerations” that is supported by substantial evidence in the record (State CEQA Guidelines section 15093).

1.3 EIR ISSUES

A Revised Initial Study, included in Appendix A, identifies potentially significant impacts and discusses issues that were found to result in no impacts or less-than-significant impacts. Based on the analyses in the Initial Study and responses to the Notice of Preparation, this EIR focuses on evaluation of potentially significant impacts to:

- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Traffic Circulation /Transportation

1.4 REPORT ORGANIZATION

The Draft EIR is organized with the following sections.

- SUMMARY OF ENVIRONMENTAL IMPACTS: This section provides a summary of all impacts, level of significance, and mitigation measures identified for the project, as well as a summary of alternatives. The summary includes impacts identified and evaluated in the Initial Study. An overview of the project, issues of concern, and alternatives also are provided.

- **PROJECT DESCRIPTION:** A full description of all elements of project development is provided.
- **ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES:** Each topical section in this EIR presents an “Environmental Setting” section that provides a general overview of the existing conditions on and adjacent to the project site. Local, state and federal regulations are also identified and discussed, when relevant.

The “Environmental Impacts and Mitigation Measures” subsection provides an outline of the criteria used to evaluate whether an impact is considered significant based on standards identified in the California Environmental Quality Act (CEQA), State CEQA Guidelines, and City and other agency standards. This section first identifies issues for which no impacts have been identified. The section then evaluates and analyzes significant or potentially significant project impacts. Any project feature or element that may cause direct or indirect impacts, as well as those that may serve to eliminate or reduce impacts, will be identified. The level of impact significance will be identified, and mitigation measures are presented for identified significant impacts. For impacts found to be less-than-significant, mitigation measures are not required.

- **CEQA CONSIDERATIONS:** This section evaluates the topics required to be included in an EIR including unavoidable impacts, growth inducement, cumulative impacts, and project alternatives.
- **REFERENCES:** This section identifies all agencies contacted and references consulted.
- **FIGURES:** All EIR figures are located in one section at the end of the document for ease of reference as some figures are referenced in multiple sections.

1.5 LIST OF ACRONYMS

Acronym	Definition
ACOE	Army Corps of Engineers
ADT	Average Daily Traffic
ASTM	American Society for Testing and Materials
AUL	Activity and Use Limitation
BCC	Birds of Conservation Concern
bgs	Below ground surface
BMP	Best Management practices
BTEX	Benzene, Toluene, Ethylbenzene, and Xylene
Cal/EPA	California Environmental Protection Agency
Cal/OSHA	California Occupational Safety and Health
CBC	California Building Code
CCR	California Code of Regulation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CHRIS	California Historic Resource Information System
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CPSP	Central Petaluma Specific Plan
CPUC	California Public Utilities Commission
CRHR	California Register of Historic Resources
CUPA	Consolidated Unified Protection Agency
CWA	Clean Water Act
DTSC	Department of Toxic Substance Control
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESL	Environmental Screening Level
EVA	Emergency Vehicle Access
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FIRM	Flood Insurance Rate Map
FRA	Federal Railroad Administration
FTA	Federal Transit Administration
GHG	Greenhouse Gases
HHWE	Household Hazardous Waste Element
HOV	High Occupancy Vehicle
IS-MND	Initial Study-Mitigated Negative Declaration
Leq	Equivalent Continuous Noise Level

Acronym	Definition
LOS	Level of Service
MBTA	Migratory Bird Treat Act
MHHW	Mean Higher High Water
MM	Mitigation Measure
NAAQS	National Ambient Air Quality Standard
NB	Northbound
NCRA	North Coast Railroad Authority
NFIP	National Flood Insurance Program
NO ₂	Nitrogen Dioxide
NOP	Notice of Preparation
NO _x	Oxides of Nitrogen
NPDES	Nation Pollutant Discharge Elimination System
NWPR	Northwest Pacific Railroad
O ₃	Ozone
PAH	Polynuclear Aromatic Hydrocarbons
PCB	Polychlorinated Byphenyl
PM ₁₀	Particulate Matter
PM _{2.5}	Particulate Matter
PPV	Peak Particle Velocity
PRG	Preliminary Remediation Goal
PSCC	Petaluma Small Craft Center
RMP	Risk Management Plan
ROG	Reactive Organic Gas
ROW	Right of Way
RSL	Residual Screening Level
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SB	Southbound
SCWMA	Sonoma County Water Management Agency
SHMA	Seismic Hazards Mapping Act
SMART	Sonoma Marin Area Rail Transit
SO ₂	Sulfur Dioxide
SPAR	Site Plan and Architectural Review
SPHA	Special Flood Hazard Area
SRRE	Source Reduction and Recycling Element
SWPPP	Storm Water Pollution Prevention Program
TDML	Total maximum Daily Load
TNW	Traditional Navigable Water
TPH	Total Petroleum Hydrocarbons
TPH-d	Total Petroleum Hydrocarbons as diesel
TPH-mo	Total Petroleum Hydrocarbons as motor oil
TTLc	Total Threshold Limit Concentrations

Acronym	Definition
TV	Threshold Value
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
v/c	Volume to capacity ratio
VdB	Vibrational Decibels
VOC	Volatile Organic Compound
WDR	Waste Discharge Requirements
XP SWMM	City Storm Water Model