

INTRODUCTION

The County of Sonoma (County) has determined that a program-level environmental impact report (EIR) is required for the proposed Springs Specific Plan Project (Project) pursuant to the requirements of the California Environmental Quality Act (CEQA).

This EIR has been prepared as a Program EIR pursuant to CEQA Guidelines Section 15168. The program-level analysis considers the broad environmental effects of the Springs Specific Plan. CEQA Guidelines Section 15168 states that a program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- 1) Geographically;
- 2) As logical parts in the chain of contemplated actions;
- 3) In connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program; or
- 4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The program-level analysis considers the broad environmental effects of the proposed Springs Specific Plan. The EIR examines all phases of the Project including planning, construction and operation. The program-level approach is appropriate for the Springs Specific Plan because it allows comprehensive consideration of the reasonably anticipated scope of development plan; however, not all aspects of the future development are known at this stage in the planning process. Development projects in the Specific Plan Area that require further discretionary approvals will be examined in light of this EIR to determine whether additional environmental documentation must be prepared.

PROJECT DESCRIPTION

The following provides a brief summary and overview of the Project. Chapter 2.0 of this EIR includes a detailed description of the Project, including maps and graphics. The reader is referred to Chapter 2.0 for a more complete and thorough description of the components of the Project.

The Springs Specific Plan area (Plan area) is defined as the approximately 180-acre area in the southeastern portion of Sonoma County that is located within the proposed Springs Specific Plan boundary. The Springs is an unincorporated community located in central Sonoma Valley immediately north of the City of Sonoma. The Springs includes portions of the unincorporated communities of Agua Caliente, Feters Hot Springs, and Boyes Hot Springs, as well as the Donald Street and Verano Avenue neighborhood north of the City of Sonoma. The Plan area is bounded by Agua Caliente Road at the north and Verano Avenue at the south and is bisected by the Highway 12 commercial corridor.

The 'L'-shaped Plan area has several distinct settings: the 1.6-mile stretch of mixed use along the Highway 12 corridor that forms the vertical stroke of the 'L', the residential neighborhoods just east and west of the highway, and the residential area that forms the base of the 'L' to the east along Donald and Verano Streets. Agua Caliente Creek crosses the Plan area south of Encinas Lane. In 2016, the Springs population was estimated to be 1,803.

The Plan area currently includes the following uses, as identified by the Sonoma County Assessor's office: 78.5 acres of single-family residential, 21.6 acres of multi-family residential (including duplexes

through fourplexes), 15.74 acres of commercial, 2.77 acres of office, 1.47 acres of industrial, 3.35 acres of mixed use, and 3.59 acres of public uses and 15.6 acres of vacant land.

The overall purpose of the Project is to identify the community's vision for the future growth, development, and community resources within the Specific Plan area in a manner consistent with the quality of life desired by residents and businesses. The proposed Springs Specific Plan contains detailed development standards, design guidelines, distribution of uses, infrastructure requirements, and goals and policies for the development of a specific geographic area.

These zoning designations, development standards, and regulations are critical components of a specific plan, since it is through these standards that the goals and policies of the General Plan are implemented.

The Specific Plan is similar in nature to the countywide zoning ordinance because it deals with implementation through the use of development regulations. Unlike the zoning ordinance however, the specific plans is targeted to a specific planning area. This allows for greater flexibility and provides an opportunity to focus regulations and standards on the goals of this specific geographic area. This is the primary purpose of a specific plan, which provides a mechanism to target implementation measures toward a specific planning area. In addition, detailed, project-level environmental review can provide streamlining benefits for future development within the respective specific plan area.

Under the Specific Plan, full buildout of the Plan area could accommodate up to 685 dwelling units and up to 356,903 square feet, including 120 hotel rooms, of non-residential uses.

The Specific Plan includes six chapters:

- **Introduction.** This chapter provides an overview of the Plan, describes the community outreach and engagement process used to develop the Plan, and identifies the guiding principles that informed preparation of the Plan.
- **Land Use.** The Land Use chapter establishes the General Plan and zoning designations for the Plan area, describes key land use concepts, identifies the Plan's development capacity, and provides the goals and policies to guide future land use.
- **Circulation.** The Circulation chapter provides goals and policies to guide future decisions related to pedestrian, bicycle, vehicle, and transit circulation in the Plan area. This chapter also provides road standards to be used for future development and roadway improvement projects.
- **Design Guidelines.** The Design Guidelines chapter is intended to facilitate well-designed projects that reflect the community's rich history and harmonize with the notable architectural styles found in the Springs. The Design Guidelines provide specific requirements for site design, architectural style, orientation, scale/massing, color, signs, lighting, landscaping, streetscapes, gateways, and development of the Plaza.
- **Infrastructure.** The Infrastructure chapter addresses community services and infrastructure, including water, sewer, storm drainage, dry utilities, and emergency services, needed to support development of the Plan area.
- **Implementation & Financing Plan.** The Implementation & Financing Plan chapter identifies the County department responsible for Plan implementation, provides an action plan identifying specific actions to be taken by the County to implement the Plan, identifies funding sources for Plan implementation, and identifies incentives to encourage development under the Plan.

Refer to Chapter 2.0, Project Description, for a more complete description of the details of the proposed project.

AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

This Draft EIR addresses environmental impacts associated with the proposed Springs Specific Plan Project that are known to the County of Sonoma, were raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. This Draft EIR discusses potentially significant impacts associated with aesthetics, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gases, climate change, and energy, hazards and hazardous materials, hydrology and water quality, land use, noise, population and housing, public services and recreation, transportation/circulation, wildfire, and utilities.

The County received six written comments on the NOP for the proposed Springs Specific Plan Project Draft EIR. A brief summary of each comment letter is provided in the list below. A copy of each letter is provided in Appendix A of this Draft EIR. A public scoping meeting was held on July 10, 2018 to present the project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR. Oral comments received at the NOP scoping meeting are also included in Appendix A.

Aspects of the proposed Specific Plan that could be of public concern include the following:

- Vehicle trips, travel demand, and multi-modal planning;
- Parking and traffic analysis;
- Cultural resources and historic preservation;
- Biological resources and impacts to Agua Caliente Creek;
- Parks, open space, and community health;
- Zoning decisions and land use assumptions for various parcels in the Plan area.

ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly attain most of the basic objectives of the Project. The alternatives analyzed in this EIR include the following three alternatives in addition to the Project:

- Alternative 1 – No Project
- Alternative 2 – Reduced Growth
- Alternative 3—Low Growth

Alternatives are described in detail in Chapter 5.0, Alternatives to the Project. A comparative analysis of the Project and each of the Project alternatives is provided in Table ES-1. As shown in the table, Alternative 3 (i.e., the Low Growth Alternative) is the environmentally superior alternative. Alternative 1 would reduce 11 impacts and would worsen seven impacts. Alternative 2 would reduce 11 impacts and would not significantly worsen any impacts. Alternative 3 would reduce 12 impacts and would worsen one impact.

ES EXECUTIVE SUMMARY

TABLE ES-1: COMPARISON OF ALTERNATIVE PROJECT IMPACTS TO THE PROPOSED SPECIFIC PLAN

TABLE 5.0-15: COMPARISON OF ALTERNATIVE PROJECT IMPACTS TO THE PROJECT

ENVIRONMENTAL ISSUE / IMPACT	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
<i>AESTHETICS AND VISUAL RESOURCES</i>			
Impact 3.1-1 (Scenic Vista and Visual Character)	Less	Slightly Less	Slightly Less
Impact 3.1-2 (Scenic Resources)	Equal	Equal	Equal
Impact 3.1-3 (Light and Glare)	Equal	Equal	Equal
<i>AIR QUALITY</i>			
Impact 3.2-1 (Air Quality Plan and Criteria Pollutants)	Equal	Equal	Equal
Impact 3.2-2 (TACs)	Less	Equal	Equal
Impact 3.2-3 (Odors)	Equal	Equal	Equal
<i>BIOLOGICAL RESOURCES</i>			
Impact 3.3-1 (Species)	Worse	Equal	Equal
Impact 3.3-2 (Wetlands)	Equal	Equal	Equal
Impact 3.3-3 (Riparian Habitat and Sensitive Natural Communities)	Equal	Equal	Equal
Impact 3.3-4 (Wildlife Movement)	Equal	Equal	Equal
Impact 3.3-5 (Policies and Ordinances)	Equal	Equal	Equal
Impact 3.3-6 (Habitat Conservation Plan and Natural Community Conservation Plan)	Equal	Equal	Equal
<i>CULTURAL AND TRIBAL RESOURCES</i>			
Impact 3.4-1 (Historical Resources)	Worse	Equal	Equal
Impact 3.4-2 (Archaeological Resources)	Equal	Equal	Equal
Impact 3.4-3 (Human Remains)	Equal	Equal	Equal
<i>GEOLOGY AND SOILS</i>			
Impact 3.5-1 (Faults)	Equal	Equal	Equal
Impact 3.5-2 (Erosion and Loss of Topsoil)	Equal	Equal	Equal
Impact 3.5-3 (Unstable Soils)	Equal	Equal	Equal
Impact 3.5-4 (Expansive Soils)	Equal	Equal	Equal
Impact 3.5-5 (Septic Tanks)	Equal	Equal	Equal
Impact 3.5-6 (Paleontological Resources)	Worse	Equal	Equal
<i>GREENHOUSE GASES AND ENERGY</i>			
Impact 3.6-1 (GHG Policies)	Worse	Equal	Less
Impact 3.6-2 (GHG Generation)	Worse	Equal	Less
Impact 3.6-3 (Energy)	Less	Less	Less
<i>HAZARDS AND HAZARDOUS MATERIALS</i>			
Impact 3.7-1 (Hazardous Materials)	Equal	Equal	Equal
Impact 3.7-2 (Government Code Section 65962.5)	Equal	Equal	Equal
Impact 3.7-3 (Schools)	Equal	Equal	Equal
Impact 3.7-4 (Emergency Response and Evacuation)	Equal	Equal	Equal
Impact 3.7-5 (Wildland Fires)	Equal	Equal	Equal
Impact 3.7-6 (Airports and Airstrips)	Equal	Equal	Equal
<i>HYDROLOGY AND WATER QUALITY</i>			
Impact 3.8-1 (Water Quality Standards)	Equal	Equal	Equal
Impact 3.8-2 (Groundwater Supplies and Recharge)	Equal	Equal	Equal
Impact 3.8-3 (Drainage and Runoff)	Equal	Equal	Equal
Impact 3.8-4 (Flood Hazards)	Equal	Equal	Equal
Impact 3.8-5 (Water Quality Control Plan and Sustainable Groundwater Management Plan)	Equal	Equal	Equal
<i>LAND USE</i>			
Impact 3.9-1 (Established Community)	Equal	Equal	Equal
Impact 3.9-2 (Land Use Plan, Policy, and Regulation)	Equal	Equal	Equal
Impact 3.9-3 (Habitat Conservation Plan and Natural Community Conservation Plan)	Equal	Equal	Equal
<i>NOISE</i>			
Impact 3.10-1 (Ambient Noise)	Less	Slightly Less	Less
Impact 3.10-2 (Groundborne Vibration and Noise)	Equal	Equal	Equal
<i>POPULATION AND HOUSING</i>			
Impact 3.11-1 (Population Growth)	Less	Less	Less
Impact 3.11-2 (Displacement)	Equal	Equal	Equal
<i>PUBLIC SERVICES AND RECREATION</i>			

ENVIRONMENTAL ISSUE / IMPACT	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Impact 3.12-1 (Governmental Facilities and Public Services)	Less	Slightly Less	Slightly Less
Impact 3.12-2 (Park and Recreation Facilities)	Less	Slightly Less	Slightly Less
Impact 3.12-3 (Schools)	Less	Slightly Less	Slightly Less
<i>TRANSPORTATION AND CIRCULATION</i>			
Impact 3.13-1 (VMT)	Worse	Slightly Less	Worse
Impact 3.13-2 (Hazards Due to a Design Feature)	Equal	Equal	Equal
Impact 3.13-3 (Emergency Access)	Equal	Equal	Equal
Impact 3.13-4 (Multi-Modal)	Equal	Equal	Equal
<i>UTILITIES</i>			
Impact 3.14-1 (Wastewater)	Less	Slightly Less	Slightly Less
Impact 3.14-2 (Water)	Less	Slightly Less	Slightly Less
Impact 3.14-3 (Solid Waste)	Less	Slightly Less	Slightly Less
<i>TRIBAL CULTURAL RESOURCES</i>			
Impact 3.15-1 (Tribal Cultural Resources)	Worse	Equal	Equal
<i>WILDFIRE</i>			
Impact 3.16-1 (Emergency Responses/Evacuation Plan)	Equal	Equal	Equal
Impact 3.16-2 (Wildfire)	Worse	Equal	Equal

SUMMARY OF IMPACTS AND MITIGATION MEASURES

The environmental impacts of the Project, the impact level of significance prior to mitigation, the proposed mitigation measures and/or adopted policies and standard measures that are already in place to mitigate an impact, and the impact level of significance after mitigation are summarized in Table ES-2.

ES EXECUTIVE SUMMARY

TABLE ES-2: SPECIFIC PLAN IMPACTS AND PROPOSED MITIGATION MEASURES

<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
AESTHETICS AND VISUAL RESOURCES			
Impact 3.1-1: Project implementation could result in a substantial adverse effect on a scenic vista, or could substantially degrade the existing visual character of the site and its surroundings	S	Impact reduced to extent feasible by Specific Plan components as discussed in Chapter 3.6 under Impact 3.6-2; no further mitigation available.	SU
Impact 3.1-2: Project implementation could result in substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway	LS	None required	--
Impact 3.1-3: Project implementation could result in the creation of new sources of nighttime lighting and daytime glare which could adversely affect day or nighttime views in the area	LS	None required	--
AIR QUALITY			
Impact 3.2-1: Implementation of the Project would not conflict with or obstruct implementation of the applicable air quality plan, or result in a cumulatively considerable net increase of criteria pollutants	LS	None required.	--
Impact 3.2-2: Implementation of the Project would not cause health risks associated with toxic air contaminants	LS	None required.	--

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
Impact 3.2-3: Implementation of the Project would not create objectionable odors or other emissions that would adversely impact a substantial number of people	LS	None required.	--
BIOLOGICAL RESOURCES			
Impact 3.3-1: Implementation of the Project could have a substantial adverse effect, either directly or through habitat modifications, on a species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	LS	None required.	--
Impact 3.3-2: Implementation of the Project could result in a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means	LS	None required.	--
Impact 3.3-3: Implementation of the Project may result in 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 or U.S. Fish and Wildlife Service	LS	None required.	--
Impact 3.3-4: Implementation of the Project may result in interference with the movement of any native resident or migratory fish or wildlife species or with established native	LS	None required.	--

CC – cumulatively considerable

PS – potentially significant

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<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites			
Impact 3.3-5: Implementation of the Project may result in conflicts with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	LS	None required.	--
Impact 3.3-6: Implementation of the Project may result in conflicts with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan	LS	None required.	--
CULTURAL AND TRIBAL RESOURCES			
Impact 3.4-1: Implementation of the Project has the potential to cause a substantial adverse change to a significant archaeological or historical resource, as defined in CEQA Guidelines Section 15064.5, or a significant tribal cultural resource, as defined in Public Resources Code Section 21074	LS	None required.	--
Impact 3.4-2: Implementation of the Project has the potential to directly or indirectly destroy a unique paleontological resource	LS	None required.	--
Impact 3.4-3: Implementation of the Project has the potential to disturb human remains, including those interred outside of dedicated cemeteries	LS	None required.	--

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
GEOLOGY AND SOILS			
Impact 3.5-1: Project implementation has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides	LS	None required.	--
Impact 3.5-2: Project implementation has the potential to result in substantial soil erosion or the loss of topsoil	LS	None required.	--
Impact 3.5-3: Project implementation has the potential to result in development 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, lateral spreading, subsidence, liquefaction or collapse	LS	None required.	--
Impact 3.5-4: Project implementation has the potential to result in development on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property	LS	None required.	--
Impact 3.5-5: Project implementation has the potential to result in development on soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems	LS	None required.	--

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GREENHOUSE GASES AND ENERGY			
Impact 3.6-1: Implementation of the Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases	S	Impact reduced to extent feasible by Specific Plan components as discussed in Chapter 3.6 under Impact 3.6-1; no further mitigation available.	SU
Impact 3.6-2: Implementation of the Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	S	Impact reduced to extent feasible by Specific Plan components as discussed in Chapter 3.6 under Impact 3.6-2; no further mitigation available.	SU
Impact 3.6-3: Project implementation would not result in the inefficient, wasteful, or unnecessary use of energy resources	LS	None required.	--
HAZARDS AND HAZARDOUS MATERIALS			
Impact 3.7-1: Implementation of the Project has the potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	LS	None required.	--
Impact 3.7-2: Implementation of the Project has the potential to have projects located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5	LS	None required.	--
Impact 3.7-3: Implementation of the Project has the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-	LS	None required.	--

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
quarter mile of an existing or proposed school			
Impact 3.7-4: Implementation of the Project has the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	LS	None required.	--
Impact 3.7-5: Implementation of the Project has the potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires	LS	None required.	--
Impact 3.7-6: Implementation of the Project has the potential to result in a safety hazard or excessive noise for people residing or working in the project are due to proximity to a private airstrip or public airport	LS	None required.	--
HYDROLOGY AND WATER QUALITY			
Impact 3.8-1: Implementation of the Project could result in a violation of water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality	LS	None required.	--
Impact 3.8-2: Implementation of the Project could result in decreased groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin	LS	None required.	--

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ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
Impact 3.8-3: Implementation of the Project could alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on- or off-site, increase the rate or amount of surface runoff which would result in flooding, 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 impede or redirect flood flows	LS	None required.	--
Impact 3.8-4: Implementation of the Project could result in flood hazards or risk release of pollutants due to 100-year flood hazard, tsunami, or seiche zones	LS	None required.	--
Impact 3.8-5: Implementation of the Project may conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan	LS	None required.	--
LAND USE			
Impact 3.9-1: Implementation of the Project would not physically divide an established community	LS	None required.	--
Impact 3.9-2: Implementation of the Project may conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted to avoid or mitigate an environmental effect	LS	None required.	--

<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
Impact 3.9-3: Implementation of the Project may conflict with an applicable habitat conservation plan or natural community conservation plan	LS	None required.	--
NOISE			
Impact 3.10-1: Implementation of the Project has the potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of applicable standards	PS	Impact reduced by Specific Plan components as discussed in Chapter 3.10 under Impact 3.10-1; no further mitigation available.	SU
Impact 3.10-2: Implementation of the Project has the potential to generate excessive groundborne vibrations or groundborne noise	LS	None required.	--
POPULATION AND HOUSING			
Impact 3.11-1: Implementation of the Project would not induce substantial population growth	LS	None required.	--
Impact 3.11-2: Implementation of the Project would not displace substantial numbers of people or existing housing	LS	None required.	--
PUBLIC SERVICES AND RECREATION			
Impact 3.12-1: Implementation of the Project could result in adverse physical impacts on the environment associated with governmental facilities and the provision of public services	LS	None required.	--

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Impact 3.12-2: Implementation of the Project may result in adverse physical impacts associated with the deterioration of existing parks and recreation facilities or the construction of new parks and recreation facilities	LS	None required.	--
Impact 3.12-3: Implementation of the Project may increase demand for schools and result in the need to construct new schools	LS	None required.	--

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TRANSPORTATION AND CIRCULATION			
Impact 3.13-1: Implementation of the Project would conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b) concerning significance of transportation impacts in terms of vehicle miles traveled (VMT)	PS	Impact reduced to extent feasible by Specific Plan components as discussed in Chapter 3.13 under Impact 3.13-1; no further mitigation available.	SU
Impact 3.14-2: Implementation of the Project would not substantially increase hazards due to a design feature	LS	None required.	--
Impact 3.14-3: Implementation of the Project would not result in impacts related to emergency access	LS	None required.	--
Impact 3.13-4: Implementation of the Project would not conflict with a program, plans, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities	LS	None required.	--
UTILITIES			
Impact 3.14-1: Implementation of the Project would not result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments, or require or result in the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant	LS	None required.	--

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environmental effects			
Impact 3.14-2: Implementation of the Project would not require or result in the relocation of new or expanded water facilities, and would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years	LS	<i>None required.</i>	--
Impact 3.14-3: The Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals	LS	None required.	--
TRIBAL CULTURAL RESOURCES			
Impact 3.15-1: Implementation of the Project has the potential to cause a substantial adverse change to a tribal cultural resource as defined in CEQA Guidelines Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or to a resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1	LS	None required.	--

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
WILDFIRE			
Impact 3.16-1: Implementation of the Project has the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	LS	None required.	--
Impact 3.16-2: Implementation of the Project has the potential: a) 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; b) 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; or c) 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	LS	None required.	--
OTHER CEQA-REQUIRED TOPICS			
Impact 4.1: Project implementation may contribute to the cumulative degradation of the existing visual character of the region	PS	Impact reduced by Specific Plan components as discussed in Chapter 4.0 under Impact 4.1; no further mitigation available.	CC and SU

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Impact 4.2: Project implementation may contribute to cumulative impacts on the region's air quality	LCC	None required.	--
Impact 4.3: Project implementation may contribute to the cumulative loss of biological resources including habitats and special status species	LCC	None required.	--
Impact 4.4: Project implementation may contribute to cumulative impacts on known and undiscovered cultural resources	LCC	None required.	--
Impact 4.5: Project implementation may contribute to cumulative impacts on geologic and soils characteristics	LCC	None required.	--
Impact 4.6: Project implementation may contribute to cumulative impacts on greenhouse gases and climate change	PS	Impact reduced by Specific Plan components as discussed in Chapter 4.0 under Impact 4.6; no further mitigation available.	CC and SU
Impact 4.7: Project implementation may contribute to cumulative impacts related to hazards and hazardous materials	LCC	None required.	--
Impact 4.8: Project implementation may contribute to cumulative increases in peak stormwater runoff flows from the Plan area	LCC	None required.	--
Impact 4.9: Project implementation may contribute to cumulative impacts related to degradation of water quality	LCC	None required.	--
Impact 4.10: Project implementation may contribute to cumulative impacts on communities and local land uses	LCC	None required.	--

<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
Impact 4.11: Under Future Plus Project condition, implementation of the Project would contribute to the cumulative exposure of existing and future noise-sensitive land uses or to increased noise resulting from cumulative development	PS	Impact reduced by Specific Plan components as discussed in Chapter 4.0 under Impact 4.11; no further mitigation available.	CC and SU
Impact 4.12: Project implementation may contribute to cumulative impacts on population growth and displace substantial numbers of people or existing housing	LCC	None required.	--
Impact 4.13: Project implementation may contribute to cumulative impacts on public services and recreation	LCC	None required.	--
Impact 4.14: Under Future plus Project conditions, implementation of the Project would conflict with transportation and circulation thresholds established by the County of Sonoma	PS	Impact reduced by Specific Plan components as discussed in Chapter 4.0 under Impact 4.14; no further mitigation available.	CC and SU
Impact 4.15: Project implementation may contribute to cumulative impacts on utilities	LCC	None required.	--

CC – cumulatively considerable

PS – potentially significant

LCC – less than cumulatively considerable

B – beneficial impact

LS – less than significant

SU – significant and unavoidable