

Notice of Availability of a Draft SEIR for the SOMO Village Project

A draft Supplemental Environmental Impact Report (SEIR) has been prepared for the SOMO Village Project (proposed project), in compliance with the California Environmental Quality Act (CEQA). The City of Rohnert Park is the Lead Agency for the SEIR. The main project site (SOMO site) is located in the southernmost part of the City of Rohnert Park and is bounded by Bodway Parkway on the east, Camino Colegio on the north, the Sonoma-Marin Area Rail Transit ("SMART") right-of-way on the west, and vacant land on the south. An off-site water tank (referred to as the "relocated water tank") is proposed to be relocated northeast of the SOMO site at 6626 Petaluma Hill Road in unincorporated Sonoma County.

In 2010, the City approved the Sonoma Mountain Village project (prior approved project) and certified the 2010 EIR (SCH No. 20070521116). In 2016, the developer initiated changes to the prior approved project. The proposed project is a mixed-use development including residential and commercial uses similar to what was approved as part of the prior approved project with a total of 1,694 single-family residences and multi-family apartments plus 56 accessory dwelling units on 176 acres. The proposed project would retain nonresidential development in the existing buildings and accommodate an additional 123,000 square feet of non-residential structures. A total of 254 residential units would be designated as affordable housing. Proposed nonresidential uses include retail shops, restaurant space, a grocery store, a childcare facility, a health club, and fire station. Approximately 38 acres would be set aside for parks and open space. The proposed project includes a relocated water tank to help with water supply and flow rate.

The SEIR analyzes new potential significant impacts in addition to instances where the proposed project may contribute to prior impacts of greater severity than previously identified in the 2010 EIR. The SEIR evaluates technical issue areas, including Aesthetics and Urban Design, Biological Resources, Cultural Resources, and Transportation. Mitigation measures are included in the SEIR to reduce impacts to less-than-significant levels; however, significant and unavoidable impacts would still remain for traffic at intersections outside of the City's jurisdiction, similar to the prior approved project. The site is not on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others.

The SEIR is being circulated for public review and comment for a period of 45 days, beginning December 13, 2019. Your views and comments on this project are welcomed. Written comments should be submitted no later than January 27, 2019 to the following address: Jeffrey Beiswenger, Planning Manager, City of Rohnert Park, Development Services Department, 130 Avram Avenue, Rohnert Park, CA 94928. Questions or comments can also be submitted by email to jbeiswenger@rpcity.org.

The SEIR document may be reviewed at the following locations during their respective business hours: City of Rohnert Park, 130 Avram Avenue, Rohnert Park, California; Rohnert Park-Cotati Regional Library, 6250 Lynne Conde Way, Rohnert Park, California. A full copy of all project documents can also be found on the City's website: <http://www.rpcity.org>.

No public meetings or hearings are currently scheduled for the proposed project.

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