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PROPOSED
Mitigated Negative Declaration

Publication Date:	July 13, 2020
Public Review Period:	July 13 – August 12, 2020
State Clearinghouse Number:	
PERMIT Sonoma File Number:	**PLP18-0031**
Prepared by:	Sou Garner, Project Planner
Phone:	(510) 845-7549

Pursuant to Section 15071 of the State CEQA Guidelines, this proposed Mitigated Negative Declaration and the attached Initial Study, including the identified mitigation measures and monitoring program, constitute the environmental review conducted by the County of Sonoma as lead agency for the proposed project described below:

Project Name:	**PLP18-0031**
Project Applicant/Operator:	Ajaib Bhadare
Project Location/Address:	792 Todd Road, Santa Rosa
APN:	134-161-045
General Plan Land Use Designation:	Limited Commercial
Zoning Designation:	Neighborhood Commercial District (C1), and Valley Oak Habitat Combining District (VOH)
Decision Making Body:	Permit and Resources Management Director
Appeal Body:	Sonoma County Planning Commission
Project Description:	See Item III, below

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation" as indicated in the attached Initial Study and in the summary table below.

Table 1. Summary of Topic Areas

Topic Area	Abbreviation	Yes	No
Aesthetics	VIS		No
Agricultural & Forest Resources	AG		No
Air Quality	AIR	Yes	
Biological Resources	BIO	Yes	
Cultural Resources	CUL	Yes	
Energy	ENE		No
Geology and Soils	GEO		No
Greenhouse Gas Emission	GHG		No
Hazards and Hazardous Materials	HAZ		No
Hydrology and Water Quality	HYDRO		No
Land Use and Planning	LU		No
Mineral Resources	MIN		No
Noise	NOISE	Yes	
Population and Housing	POP		No
Public Services	PS		No
Recreation	REC		No
Transportation	TRANS		No
Tribal Cultural Resources	TCR		No
Utility and Service Systems	UTL		No
Wildfire	WILD		No
Mandatory Findings of Significance			No

RESPONSIBLE AND TRUSTEE AGENCIES

The following lists other public agencies whose approval is required for the project, or who have jurisdiction over resources potentially affected by the project.

Table 2. Jurisdictional Agencies

Agency	Activity	Authorization
U.S. Fish and Wildlife Service	Incidental Take Permit	Federal Endangered Species Act
U.S. Army Corps of Engineers	Wetland fill	Clean Water Act (Section 404)
State Water Resources Control Board	General construction Permit	National Pollutant Discharge Élimination System (NPDES)

ENVIRONMENTAL FINDING:

Based on the evaluation in the attached Initial Study, I find that the project described above will not have a significant adverse impact on the environment, provided that the mitigation measures identified in the Initial Study are included as conditions of approval for the project and a Mitigated Negative Declaration is proposed. The applicant has agreed in writing to incorporate identified mitigation measure into the project plans.

7/13/20

Name Date

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County of Sonoma
Permit & Resource Management Department

Initial Study

I. INTRODUCTION:

The applicant proposes to construct a temple and community religious assembly space with a detached residence. The request is for a Use Permit to establish a 150-person temple for prayer services and special events for a maximum of 300 people and 3-bedroom residence for priests. The assembly building will consist of an assembly (Dewan) space, a dining hall (Langar), as well as a kitchen, offices and classrooms. The assembly space for dining and occasional religious events (mainly weddings), is approximately 11,776 square feet. Of that 11,776 square feet, 947 square feet will be designated for the kitchen area, 880 square feet will be designated for separate men's and women's restroom, 352 square feet will be designated for office space and 1,037 square feet will be designated for classrooms for religious instruction. The applicant also requests to allow special events with up to 300 people in attendance under this Use Permit.

This report is the Initial Study required by the California Environmental Quality Act (CEQA). Information on the project was provided by the applicant (Ajaib Bhadare) and Adobe Associates, Inc. Other reports, documents, maps and studies referred to in this document are available for review at the Permit and Resource Management Department (PERMIT Sonoma).

Please contact Sou Garner, Contract Planner, at (510) 845-7549 for more information.

II. EXISTING SETTING

The parcel is approximately 3.73 acres and is located at 792 Todd Road on the southeast corner of the intersection between Todd Road and Stony Point Road. The project is located in unincorporated Sonoma County, south of Santa Rosa and north of Rohnert Park. Surrounding uses include a variety of residential, commercial, and other services, including the Casa Del Mar restaurant, and nightclub (Thursdays through Saturday nights), Doss Flatbed Freight and truck yard, Michael Ellis School for Dog Trainers, a Medical Office, and some residential uses, and an existing church facility (St. Olga) to the north approximately 2,450 feet (Figure 1). The parcel is zoned C1 (Neighborhood Commercial District). There are two seasonal wetlands at the north end of the property along Todd Road and a roadside ditch at the western project boundary along Stony Point Road.

III. PROJECT DESCRIPTION

Existing Uses: The property is currently vacant but has been previously developed; the buildings were demolished approximately in 2008 (Figure 2). Previous uses included a feed store and a drive-up coffee shop.

Topography and Drainage: The site is relatively flat with slopes ranging from 0 percent (no slope) to 4 percent generally sloping from the northeast to the southwest.

Vegetation: The current site includes low lying vegetation consisting primarily of non-native plants. There are few native plant species on the site. The existing on-site seasonal wetlands include both native and non-native species.

Proposed Buildings and Uses: The project proposes to construct a new 150-person temple for prayer, religious instruction, communal lunches for members of the temple and a maximum of 52 special events(mainly weddings) annually, for up to 300 guests and a 3-bedroom residence for resident and visiting priests.

Parking: Parking is proposed to be provided on site for a total of 160 parking stalls and 32 bicycle parking spaces. The following list details the designated parking stalls: (a) 9 ADA parking stalls; (b) 31 8'-wide ("compact") parking stalls; (c) 119 9'-wide ("standard") parking stalls; and (d) 1 delivery space. In addition, there would be 2 covered residential parking spaces (reserved for the residence) in a garage.

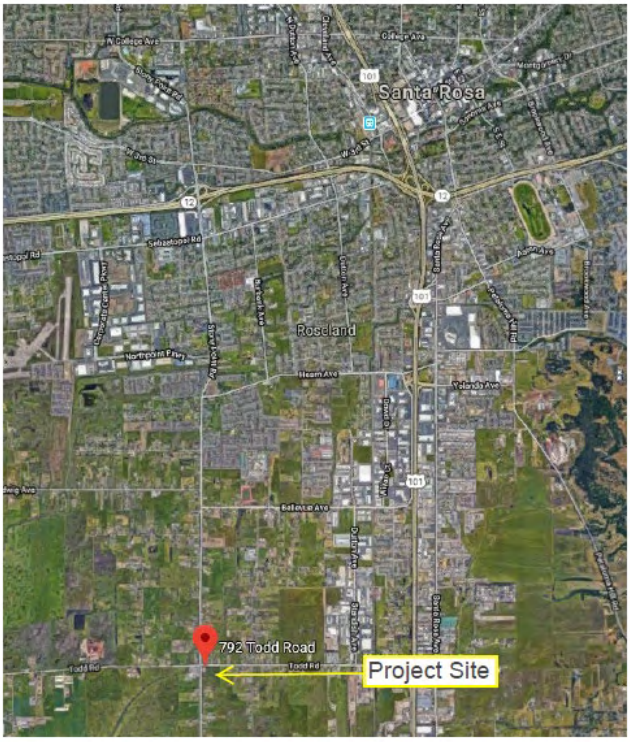

Figure 1. Project Vicinity
(Source: Google Maps)

Figure 2. Project Site
(Source: Google Maps)

Access: Access to the site would be provided from the north via two proposed driveways on Todd Road.

Domestic wastewater disposal: The site contains an existing engineered mound sewage disposal system that was constructed in 2007 and is permitted for a daily flow of up to 1,426 gallons. The project proposes a 4,000 gallon septic tank, 5,000 gallon grease interceptor, and a 5,000 gallon equalization tank are proposed to supplement the existing system. The existing mound on-site sewage disposal system was installed under Septic Permit SEP06-0912 and approved under an Operational Permit monitoring program with PRMD (OPR07-4576). Once the church use is operating, the Operational Permit program would require annual monitoring of the mound sewage disposal system by the owner and the PRMD staff

Water supply: The project is located in a Zone 1 Water Availability Zone. A new domestic well (already permitted by the County; permit WEL19-0402) will be constructed to serve the project and will require a Well Completion Report to be submitted to the State. The project is located in a Zone 1 Water Availability Zone.

Grading: The project proposes a cut maximum of 1,563 CY and a fill maximum of 1,601 CY, for a net of 38 CY of fill.

IV. SETTING

Detailed Project Description: The request is for a Use Permit to establish a 150-person temple for religious worship and 3-bedroom residence for resident and visiting priests. Special events with a maximum of 300 persons in attendance are proposed with this Use Permit. The developed site would result in some demolition of existing asphalt concrete from a previous use. The proposed community building or temple space would consist of: (1) an assembly (Dewan) space; (2) an assembly dining hall (Langar); (3) a commercial kitchen: (4) offices to manage and operate the religious facility; and (5) classrooms for religious instruction (Figure 3).

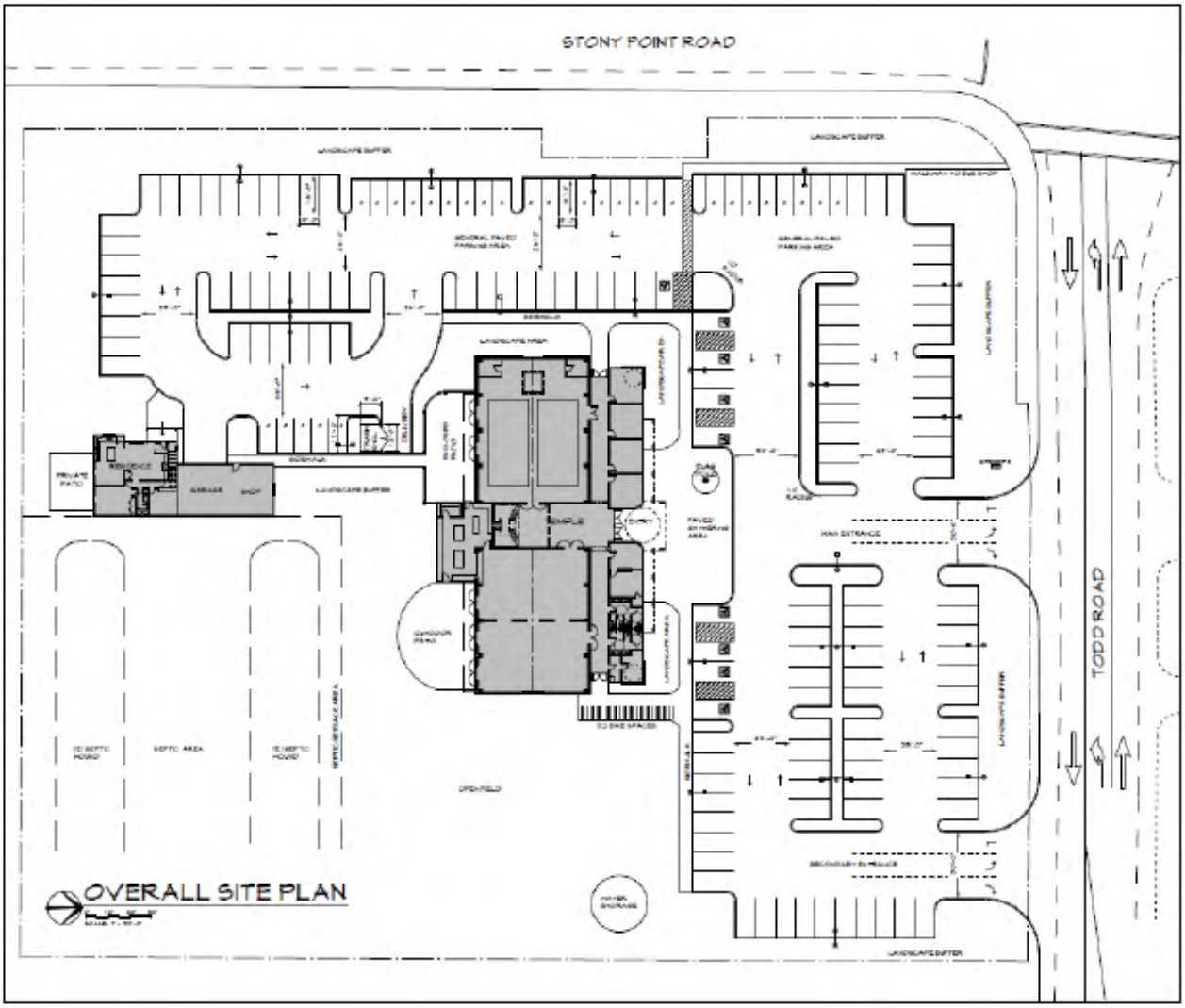

Figure 3. Site Plan
(Source: Chuck Peterson Architect)

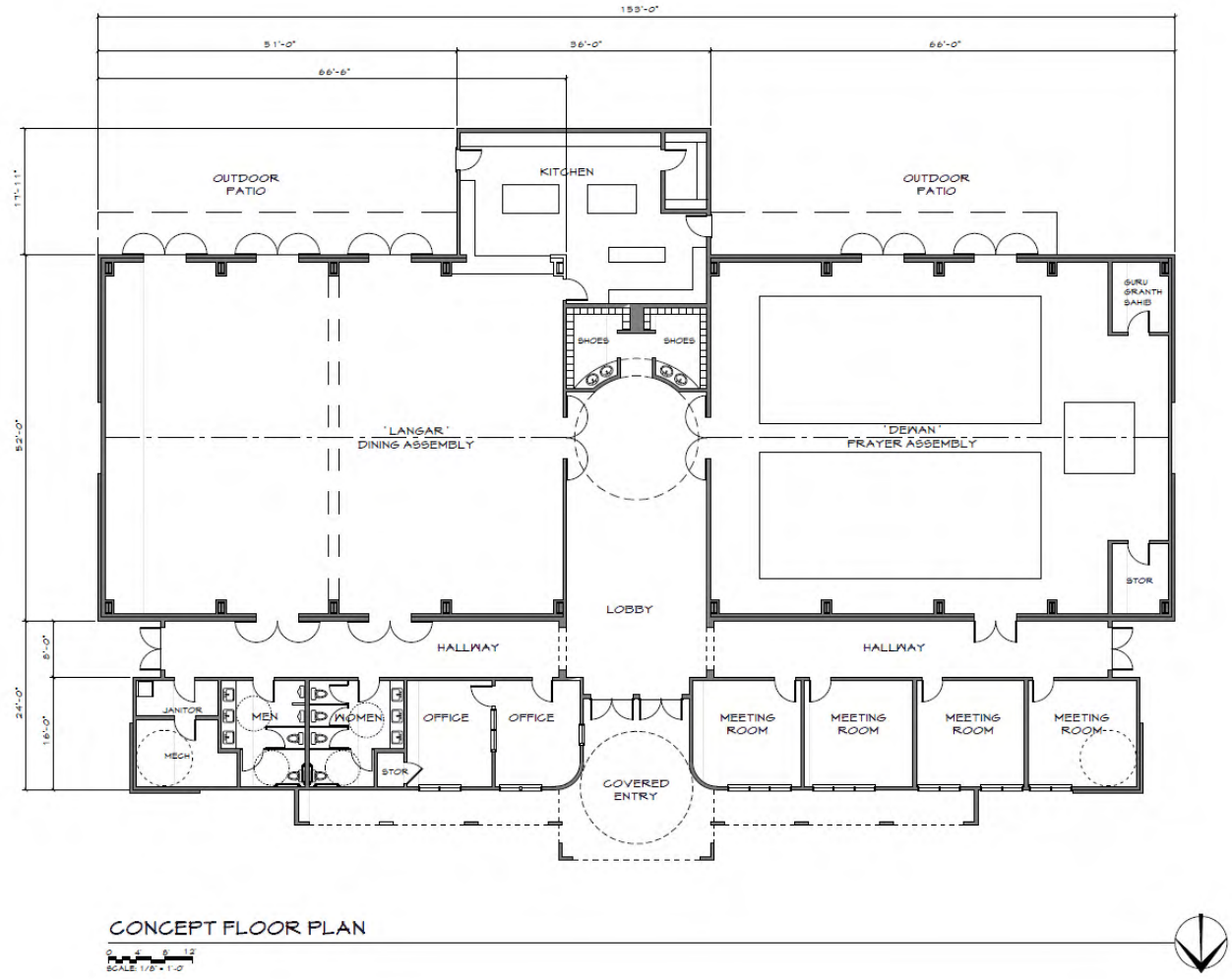

Figure 4. Concept Floor Plan
(Source: Chuck Peterson Architect)

The assembly space would be approximately 11,776 square feet including 947 square feet designated for the kitchen area, 880 square feet for separate men's and women's restroom, 352 square feet for office space and 1,037 square feet for classrooms. The temple and community building would be a stucco exterior with a metal roof. There would be one main dome at the entrance with two symmetrical smaller cupola domes at each corner of the building. The colors of the building would be earth tone walls with a bronze metal roof. The domes would be light tan. The overall height of this building would be approximately 26 feet for the building and 34 feet at the main dome.

The 2,137 square-foot two-story residence would include a one-bedroom apartment on the ground floor for the resident priest and the second floor would include a small kitchen and 2 bedrooms for short stay priests. Two people would be located on site throughout the week. The residence would have a wood, board and batt siding, with a dark composition roof.

The use of the facilities would be primarily on Sunday mornings for prayer with no set times for service and religious instruction, and the sharing of food prepared on site for up to 250 guests. For events of over 250

and a maximum of 300 people, food will be catered. Food will not be sold onsite. Normal hours of operation will be 6am to midnight daily. Special events will be held from 7am to 10pm, generally on Saturdays, with a maximum of 300 people and a maximum allowance of 52 events annually.

Parking Lot and Landscaping

The landscape concept is to provide an attractive, durable, low water consuming landscape that requires only routine maintenance. Large shrubs and trees would be used along the edges of the site to soften the visual impacts of both Stony Point Road and Todd Road on the interior of the project. Mixes of both native and non-native trees and shrubs are proposed to provide a landscape that is aesthetically appealing to people and provide habitat for birds and pollinators. The seasonal wetlands would be filled as part of the project; the project would be required to acquire all required permits from jurisdictional agencies and purchase mitigation credits in accordance with permit requirements to offset the loss of wetlands. and suitable habitat for listed species as approved by the respective resource agencies.

Stormwater Management

Stormwater currently flows across the project site to the southwest. On the western boundary of the property (adjacent to Stony Point Road) a ditch receives water off the concrete parking area and compacted, graveled pad. Water from the concrete parking area also flows into a drain inlet on the east side of the parking area. The drain inlet conveys water to the Sonoma County stormwater system.

The project includes a Low Impact Development (LID) plan that would create stormwater management features designed to capture 100% of the runoff of a storm event (up to 1 inch in 24 hours) attributable to the project development. The project would include four bio-retention facilities where all runoff from impervious surfaces would be directed.

V. ISSUES RAISED BY THE PUBLIC OR AGENCIES

A referral packet was drafted and circulated to inform and solicit comments from relevant local and state agencies; and to special interest groups that were anticipated to take interest in the project.
As of May 7, 2020, the project planner received responses to the project referral from the following Sonoma County departments: Department of Transportation and Public Works (DTPW), Department of Health Services, Permit and Resource Management Department (PRMD) Project Review Section, PRMD Grading and Storm Water Section, PRMD Natural Resources Geologist, and Regional Parks. The referral responses also included several requests for further information and project use permit conditions of approval. The project planner did not receive referral responses from any state or federal agencies. Letters were also received from tribal entities.

VI. EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts of this project based on the criteria set forth in the State CEQA Guidelines and the County's implementing ordinances and guidelines. For each item, one of four responses is given:

> **No Impact: The project would not have the impact described.** The project may have a beneficial effect, but there is no potential for the project to create or add increment to the impact described.
>
> **Less Than Significant Impact**: The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.
>
> **Potentially Significant Unless Mitigated:** The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will

reduce the impact to a less than significant level.

Potentially Significant Impact: The project would have the impact described, and the impact could be significant. The impact cannot be reduced to less than significant by incorporating mitigation measures. An environmental impact report must be prepared for this project.

Each question was answered by evaluating the project as proposed, that is, without considering the effect of any added mitigation measures. The Initial Study includes a discussion of the potential impacts and identifies mitigation measures to substantially reduce those impacts to a level of insignificance where feasible. All references and sources used in this Initial Study are listed in the Reference section at the end of this report.

The project applicant has agreed to accept all mitigation measures listed in this Initial Study as conditions of approval for the proposed project, and to obtain all necessary permits. A Mitigation Measure Agreement signed by the project applicant can be found in the project file at PERMIT Sonoma.

1. AESTHETICS:

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista?

Comment:
A scenic vista is a view from a particular location or composition of views along a roadway or a trail. Scenic vistas often describe views of natural undisturbed land, but may also compose of natural and developed areas, or even developed and unnatural areas such as the scenic view of a rural historic town and surrounding agricultural lands.

The project is not in an area designated as a visually sensitive by the Sonoma County General Plan (i.e., Scenic Landscape Unit, Scenic Corridor, Community Separator). The nearest Scenic Landscape Unit is adjacent to Todd Road, approximately 800 feet to the east of the project site, and does not afford views of the project site due to intervening trees, vegetation and an existing industrial freight yard.

The applicant is proposing a rigorous planting plan to provide adequate vegetation screening from the two roads. There would be trees planted along Stony Point Road to prevent the project site from being seen from the Scenic Landscape Unit approximately 800 feet to the south.

As required by Sonoma Development Code and as a condition of approval, the applicant is required to attend a Final Design Review Committee hearing for approval of final building and site design development plans. Building shape, colors, textures, and materials (including proposed fencing) is required to be consistent with the surrounding environment. Screening vegetation shall be sufficient in quantity, type, size (height), and location.

Significance Level: No Impact

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Comment:
The parcel is not located on a site visible from a state scenic highway. Officially designated state scenic highways in Sonoma County are Highway 116 from Highway 1 to the Sebastopol city limits,

and Highway 12 from Danielli Avenue east of Santa Rosa to London Way in Agua Caliente. [1] Highway 116 is over 2 miles away from the project. Therefore, the project would not substantially damage scenic resources.

Significance Level: No Impact

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?

Comment:
The project site is located at the intersection of Todd Road and Stony Point Road with rural properties on all sides of the project parcel. The existing visual character of the site and its surroundings is rural, with a mixture of some residential, limited commercial including a restaurant across Todd Road and a freight yard directly across from Stony Point Road. To the east of the project are rural residential properties. In the project vicinity, Todd Road is a local connector road with a width of approximately 22 feet and no sidewalks. Stony Point Road is a throughway with a width of approximately 50 feet and no sidewalks. There is a bike lane on the far side (west side) of the road, not adjacent to the project site.

The proposed project is subject to the South Santa Rosa Area Plan. The South Santa Rosa Area Plan (pp. 21) includes the following standards related to visual amenities:

1. *Protect and maintain open scenic areas essential for defining the urban form of Santa Rosa through use of scenic conservation easements.*

2. *Protect the scenic areas within the study district which one is important for visual and psychological relief from Santa Rosa urban environment.*

3. *. Protect visually vulnerable landscapes, such as ridgelines and foothills.*

4. *Use the established Design Review process for development of all lands east of Petaluma Hill Road.*

5. *Require building and grading setbacks from riparian corridors to preserve ecological, agricultural and aesthetic values.*

In addition, the zoning code Article 30: C1 Neighborhood Commercial District Sec. 26-30-030: Building intensity and development criteria states:

b. Maximum Building Height is Thirty-five feet (35').

The maximum height of the project would be 34 feet with the highest point being the prayer flag pole (Figure 4).

[1] Caltrans, Scenic Highways, http://www.dot.ca.gov/design/lap/livability/scenic-highways/, accessed 3/4/19

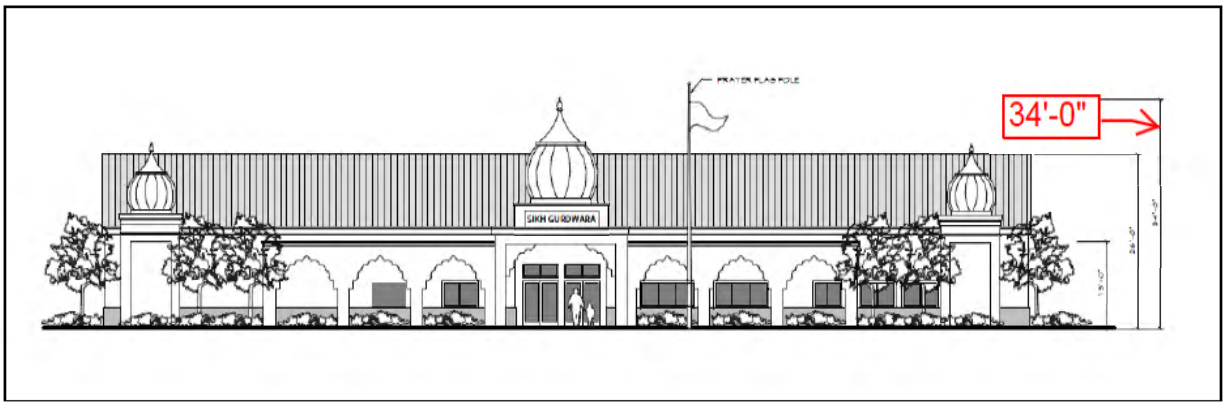

Figure 4. Building Elevation (from Todd Road).
(Source: Chuck Peterson Architect)

Due to the height of the building, the project site would be visible from public view points on Todd Road and Stony Point Road. Viewpoints from the scenic landscape unit which is located 800 feet east of the project site would be either partially or fully obstructed by the mix of existing vegetation. Public viewpoints where the project is generally visible from several locations are listed below. (See Figures 5, 6, 7, 8, and 9.) However, the project planting plans indicate that approximately 26 trees would be planted along the project frontages on Stony Point Road and Todd Road to aid in vegetative screening, plus shrubs and perennials. Additional landscaping would occur on the southern and eastern property boundaries. The proposed Temple would be located on the north east corner of the site, which would be visible from Todd Road. The proposed project would not be visible from the north east section of Todd Road due to natural vegetation screening.

Following County "Visual Assessment Guidelines," [2] public viewpoints were considered to determine the project's visibility to the public. Based on the County "Visual Assessment Guidelines," the project site sensitivity would be considered "Moderate" because:

> *"The site or portion thereof is within a rural land use designation or an urban designation that does not meet the criteria above for low sensitivity, but the site has no land use or zoning designations protecting scenic resources. The project vicinity is characterized by rural or urban development that may include historic resources or be considered a gateway to a community. This category includes building or construction sites with visible slopes less than 30 percent or where there is significant natural features of aesthetic value that is visible from public roads or public use areas (i.e. parks, trails etc.)."*[3]

[2] Sonoma County Permit and Resources Management Department, "Visual Assessment Guidelines," (undated).
[3] Ibid., Table 1 - Site Sensitivity, page 3

Figure 5. View along Stony Point Road, east of project site.
(Google Maps Street View)

Figure 6. View along Todd Road, about 600 feet northwest of project site.
(Google Maps street view)

Figure 7. View along Todd Road, about 700 feet northeast of project site. (Google Maps street view)

Figure 8. View along Todd Road, north of project site. (Google Maps street view)

Figure 9. View along Stony Point Road, 400 feet south of the project site. (Google Maps street view)

When visible, project structures could attract attention due to their size, form, color, and texture, and overall would represent a visually distinctive change to the site particularly because the current project site is vacant. Based on County "Visual Assessment Guidelines," the project's visual dominance would be considered 'Co-Dominant" because:

> *"Project elements are moderate – they can be prominent within the setting but attract attention equally with other landscape features. Form, line, color, texture, and night lighting are compatible with their surroundings."*[4]

The project's visual effect on the visual character or quality of the site and its surroundings was determined based on County "Visual assessment Guidelines" Table 3 – Thresholds of Significance for Visual Impact Analysis[5]:

Table 3
Thresholds of Significance for Visual Impact Analysis

Sensitivity	Visual Dominance			
	Dominant	***Co-Dominant***	***Subordinate***	***Inevident***
Maximum	Significant	Significant	Significant	Less than significant
High	Significant	Significant	Less than significant	Less than significant

[4] Ibid., Table 2 - Visual Dominance, page 4.
[5] Ibid., Table 3 - Thresholds of Significance for Visual Impact Analysis, page 6.

Moderate	Significant	Less than significant	Less than significant	Less than significant
Low	Less than significant	Less than significant	Less than significant	Less than significant

Considering the project's "Moderate" visual sensitivity and the project's "Co-Dominant" visual dominance, the project would be considered to have a "Less than Significant" effect on the existing visual character or quality of the site and its surroundings. Directly to the north, across Todd Road, is an existing restaurant with a large parking lot and minimal landscaping to help screen the building or parking areas. Directly to the west, across Stony Point Road is Doss's freight and trucking yard with several semi-truck and trailers parked on the site and several cargo containers stored on the site. Directly opposite of the intersection of Todd Rd and Stony Point Road, is an older building that abuts up close to the roadway frontage. There are unobstructed views of commercial building and uses from the road and public right of ways.

Significance Level: Less than Significant Impact

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Comment:
The proposed new structures would introduce new sources of exterior light and possible glare. Lighting of these structures, and especially lighting of parking areas and security and safety lighting, could affect nighttime views, which could be noticeable from nearby residences with unobstructed sight lines.

The project proposes exterior lighting around the building perimeter utilizing 16-foot tall Philips Urbanscape LED fixtures. These would be pendant-type lights with a flat lens, and would be downward casting, shielded, and low-mounted to reduce light pollution with 0% uplight. Additionally, wall pack down lights are proposed in the rear courtyard areas and on the west and east sides of the assembly hall, main entrance and the private patio of the residential unit.

Overall, lighting incorporated into the project's design would minimize lighting effects on nighttime view in the area. However, as a condition of approval, the project would be required to comply with Zoning Regulation Section 26.82.030 (g) pertaining to lighting: *"The color, size, height, lighting and landscaping of appurtenant signs and structures shall be elevated for compatibility with local architectural motif and the maintenance of view and vistas of natural landscapes, recognized historic landmarks, urban parks or landscaping."* In addition, section 26.82.030 (n) provides: *"All lighting in parking areas shall be arranged to prevent direct glare or illumination onto adjacent properties." Standard Conditions of Approval require that* an exterior lighting plan shall be submitted prior to issuance of building permits to ensure that (1) exterior lighting is low mounted, downward casting, and fully shielded to prevent glare; (2) lighting does not wash out structures or any portions of the site; (3) light fixtures will not be located at the periphery of the property and will not spill over onto adjacent properties or into the sky; (4) flood lights would not be used; (5) all parking lot and street lights will be full cut-off fixtures; (6) lighting will shut of automatically after closing; and (7) security lighting will be motion-sensor activated.

The effects of these new sources of light or glare would be reduced to a less-than-significant level due to compliance with standard County Code requirements.

Significance Level: Less than Significant Impact

2. AGRICULTURE AND FOREST RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

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?

Comment:
According to the Sonoma County Important Farmlands Map[6], the project site is designated as Farmland of Local Importance and Urban and Built-up Land. The project site currently contains a vacant lot with a small concrete fill in the northeast corner. Approximately half of the parcel is Urban and Built-up Land (west) while the other half is Farmland of Local Importance (east). The project parcel and zoning do not currently support agricultural operations. The project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural use.

Significance Level: No Impact

b) Conflict with existing zoning for agricultural use, or Williamson Act Contract?

Comment:
The project site is zoned C1-Neighborhood Commercial District and has a General Plan Land Use designation of LC-Limited Commercial District, which allows community centers and associated uses on the site with a use permit. The project site is not under a Williamson Act Contract. The site currently does not have any agricultural uses. No change in the land use or zoning is proposed. Therefore, the proposed project would not conflict with agricultural zoning or a Williamson Act Contract.

Significance Level: No Impact

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)?

Comment:
The project site is not in a Timberland Production zoning district nor would it cause a rezoning of forest land; therefore, there is no impact.

Significance Level: No Impact

[6] Sonoma County Important Farmlands Map, https://www.conservation.ca.gov/dlrp/fmmp/Pages/Sonoma.aspx, accessed 3/4/19

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Comment:
There is no forest land on the project parcel, and the proposed project would not convert forest land. As discussed in section 2.c, the project site would not result in loss of forest land or conversion of forest land to non-forest use.

Significance Level: No Impact

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?

Comment:
As discussed in section 2.a, the project site is designated as Farmland of Local Importance and Urban and Built-up Land. However, current development of the project site is located on the Urban and Built-up Land. The proposed project would not extend beyond the scope and the remainder of the parcel would be open fields. Therefore, the project would not involve other changes in the environment that could result in conversion of farmland to non-agricultural use or forest land to non-forest use.

Significance Level: Less than Significant Impact

3. AIR QUALITY:

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Comment:
The project is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), which is currently designated as a nonattainment area for state and federal ozone standards, the state PM_{10} standard, and the state and federal $PM_{2.5}$ standard. On April 29, 2017, the BAAQMD adopted its *Spare the Air-Cool the Climate 2017 Clean Air Plan*. The 2017 CAP updates the most recent Bay Area ozone plan, the 2010 Clean Air Plan, in fulfillment of state ozone planning requirements. Over the next 35 years, the Plan will focus on the three following goals:

- Attain all state and national air quality standards;
- Eliminate disparities among Bay Area communities in cancer health risk from toxic air contaminants; and
- Reduce Bay Area GHG Emissions to 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050.

The 2017 Clean Air Plan includes increases in regional construction, area, mobile, and stationary source activities and operations in its emission inventories and plans for achieving attainment of air quality standards. Chapter 5 of the 2017 Clean Air Plan contains the BAAQMD's strategy for achieving the plan's climate and air quality goals. This control strategy is the backbone of the Clean Air Plan. It identifies 85 distinct control measures designed to comply with state and federal air quality standards and planning requirements, protect public health by reducing emissions of ozone precursors, PM, and TACs, and reduce greenhouse gases (GHG) emissions. The 85 control measures identified in the 2017 Clean Air Plan are grouped by nine economic-based "sectors":

Agriculture, Buildings, Energy, Natural and Working Lands, Stationary Sources, Super GHGs, Transportation, Waste, and Water. Most of the 85 control measures implemented at the local and regional level by municipal government and the BAAQMD and thus are not directly applicable to the proposed project. The proposed project would not conflict with or obstruct implementation of the BAAQMD's 2017 Clean Air Plan because: 1) it does not include significant sources of ozone precursor emissions, PM, or TACs (see discussion b) and c) below); 2) it would not exacerbate or increase disparities in cancer risks from TAC emissions (see discussion c) below); and 3) it would not result in GHG emissions that interfere with state GHG reduction goals (see Section 8, Greenhouse Gas Emissions, in this Initial Study).

Significance Level: Less than Significant Impact

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?

Comment:
The federal and state governments have established ambient air quality standards for "criteria" pollutants considered harmful to the environment and public health. National Ambient Air Quality Standards (NAAQS) have been established for carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO_2), ozone (O_3), fine particulate matter (particles 2.5 microns in diameter and smaller, or $PM_{2.5}$), inhalable coarse particulate matter (particles between 2.5 and 10 microns in diameter, or PM_{10}), and sulfur dioxide (SO_2). California Ambient Air Quality Standards (CAAQS) are more stringent than the national standards for the pollutants listed above and include the following additional pollutants: hydrogen sulfide (H_2S), sulfates (SO_X), and vinyl chloride. In addition to these criteria pollutants, the federal and state governments have classified certain pollutants as hazardous air pollutants (HAPs) or toxic air contaminants (TACs), such as asbestos and diesel particulate matter (DPM).

The proposed project would generate short-term construction and long-term operational emissions of regulated air pollutants. Project construction and operational emissions were modeled using the California Emissions Estimator Model (CalEEMod), Version 2016.3.2 and evaluated against BAAQMD's CEQA thresholds of significance. Criteria air pollutant emissions were estimated for all project components, including:

- Construction of the proposed temple, including demolition (asphalt removal), site preparation, grading, building construction, paving, and architectural coating activities; and
- Operation of the proposed temple with associated residence and parking areas. For the purposes off this air quality impact analysis, the temple was assumed to hold one wedding or special event per week with 300 guests (generating 150 trips in total per event).

Construction Emissions
Project construction activities would include demolition (asphalt removal), site preparation, grading, building construction, paving, and architectural coating. Ground disturbing activities, such site preparation, grading, as well as on- and off-site travel would generate the highest level of dust and particulate matter. CalEEMod default assumptions for construction phases, duration, equipment, and deliveries were used in the modeling, with the following project-specific modifications:

- Default construction equipment was reduced during the project's demolition phase to account for the fact that project demolition would involve asphalt removal only (i.e., no building demolition).

The project's estimated construction emissions, evaluated against the BAAQMD CEQA thresholds, are presented in Table 4.

Table 4.
Project Construction Emissions

Emissions Source	Pollutant Emissions (Average Pounds Per Day)[A]					
	ROG	NO_X	PM_{10}		$PM_{2.5}$	
			Dust[B]	Exhaust	Dust[B]	Exhaust
Average Daily Construction Emissions	2.9	19.4	0.9	1.0	0.4	1.0
BAAQMD Significance Threshold	54	54	BMPs	82	BMPs	54
Exceeds BAAQMD Significance Threshold?	No	No	No	No	No	No

Source: MIG 2019 (see Appendix A)

(A) Average daily emissions assumes 252 active construction days

(B) For all projects, the BAAQMD recommends incorporation of a set of standard best management practices (BMPs). These BMPs have been incorporated into the project as Mitigation Measure AIR-1.

As shown in Table 4, potential project construction emissions would be below all BAAQMD significance thresholds; however, for all projects, the BAAQMD recommends implementation of eight "Basic Construction Mitigation Measures" to reduce construction fugitive dust emissions level. These basic measures are also used to meet the BAAQMD's best management practices (BMPs) threshold of significance for construction fugitive dust emissions (i.e., the implementation of all basic construction measures renders fugitive dust impacts to less than significant impact). The County would implement these BMPs and other standard County requirements for controlling dust through Mitigation Measure AIR-1.

Operational Emissions

Following construction, operational activities would generate air pollutant emissions from the following sources: mobile (i.e., vehicle trips), energy (building electricity and natural gas usage), and area (consumer products, periodic architectural coating, and landscape maintenance activities). Similar to the construction emissions modeling conducted for the project, default parameters contained in CalEEMod were used to estimate operational emissions. The project's unmitigated operational emissions are summarized below in Table 5.

Table 5.
Daily Unmitigated Operational Emissions

Emissions and Thresholds	Pollutant Emissions (Tons per Year)			
	ROG	NO_X	PM_{10}	$PM_{2.5}$
Total Operation	0.13	0.28	0.13	0.04
BAAQMD Significance Threshold	10	10	82	82
Exceeds BAAQMD Significance Threshold?	No	No	No	No
Source: MIG 2019 (see Appendix A)				

As shown in Table 5, proposed project operational emissions would be below the BAAQMD's recommended CEQA significance thresholds and would thus represent a less than significant impact.

Cumulative Impacts

As discussed in section a), the San Francisco Bay Area Air Basin is an area of non-attainment for national and state ozone, state PM_{10}, and national and state $PM_{2.5}$ air quality standards. Regarding cumulative impacts, the BAAQMD's CEQA Air Quality Guidelines state (BAAQMD 2017c, pg. 2-1):

"SFBAAB's non-attainment status is attributed to the region's development history. Past, present,

and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Therefore, additional analysis to assess cumulative impacts is unnecessary."

As discussed, in section a) and shown in Tables 4 and 5, the proposed project does not conflict with the BAAQMD's 2017 Clean Air Plan and would not result in construction or operational emissions that exceed BAAQMD construction or operational screening criteria. Since the proposed project would not individually exceed any BAAQMD CEQA significance thresholds with application of Mitigation Measure AIR-1, the project's cumulative air quality impact would be less than significant with mitigation incorporated.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation Measure AIR-1:

a. The following County dust control measures shall be included in the project specifications on all grading and building plans:
    1) Water or alternative dust control shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
    2) Trucks hauling soil, sand and other loose materials over public roads shall cover their loads or keep the loads at least two feet below the level of the sides of the container or wet the load sufficiently to prevent dust emissions.
    3) Paved roads shall be swept as needed to remove soil that has been carried from the project site.

b. The following BAAQMD Best Management Practices (BMPs) shall be included in the project:
    1) Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions.
    2) Cover all haul trucks transporting soil, sand, or other loose materials off the project site.
    3) Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent roads (dry power sweeping is prohibited) during construction of the proposed project.
    4) Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour.
    5) Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used.
    6) Minimize idling time of diesel-powered construction equipment to five minutes and post signs reminding workers of this idling restriction at all access points and equipment staging areas during construction of the proposed project.
    7) Maintain and properly tune all construction equipment in accordance with manufacturer's specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site.
    8) Post a publicly-visible sign with the name and telephone number of the construction contractor and County staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall

also include the contact phone number for the BAAQMD to ensure compliance with applicable regulations.

Monitoring:
Mitigation Monitoring AIR-1: County (PERMIT Sonoma) staff shall ensure that the construction period air quality measures are listed on all site alteration, grading, building and improvement plans prior to issuance of grading and building permits. PERMIT Sonoma inspection staff shall verify that air quality control measures are implemented during construction.

c) Expose sensitive receptors to substantial pollutant concentrations?

Comment:
Some people are more affected by air pollution than others. The BAAQMD defines sensitive receptors as "facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly and people with illnesses" (BAAQMD 2017). In general, children, senior citizens, and individuals with pre-existing health issues, such as asthmatics, are considered sensitive receptors. Both CARB and the BAAQMD consider schools, schoolyards, parks and playgrounds, daycare facilities, nursing homes, hospitals, and residential areas as sensitive air quality land uses and receptors (BAAQMD 2017, CARB 2005).

There are several sensitive receptors located within 1,000 feet of the proposed project. The closest include the single-family residences approximately 100 feet north of the project site, across Todd Road. Approximately 20 other residential receptors situated along Todd Road and Stony Point Road are also within approximately 1,000 feet of the project site. The closest schools (New Direction and Bellevue Elementary) school are located approximately ¾ of a mile to one mile from the project site. The proposed use is for religious assembly facility that includes religious instruction and education; therefore, it is not expected to generate pollutants that are harmful to people.

Project-related construction activities would emit $PM_{2.5}$ and PM_{10} from equipment and vehicle exhaust. Although project construction would emit criteria and hazardous air pollutants, these emissions would not result in substantial pollutant concentrations that could generate substantial adverse health risks to on-site receptors for several reasons.

First, as shown in Table 4, the proposed project's construction emissions would be below all BAAQMD construction emission thresholds. Second, project construction activities and associated DPM emissions would occur intermittently during the daytime weekday period; i.e., they would not be a continuous source of emissions. The intermittent nature of project construction activities would provide time for emitted pollutants to disperse on an hourly and daily basis according to the local wind patterns. Third, nearby residential receptors would not be subjected to prolonged exposure to intermittent construction emissions. Construction activities would be short in duration, lasting less than approximately one year or less. This means nearby receptors would be exposed to construction emissions for a duration that is substantially less than the 70-year lifetime exposure duration used by the Office of Environmental Health Hazard Assessment to estimate adverse health risks from air pollutants (OEHHA, 2015). For these reasons, the proposed project would not generate substantial pollutant concentrations that could impact sensitive receptors. This impact would be less than significant.

Significance Level: Less than Significant Impact

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

Comment:
The project's construction activities could generate odors from the following sources and activities:

- Evaporation of gasoline, oil, and other equipment fluids that can escape from pumps, hoses, and tanks in construction equipment.
- Evaporation of volatile compounds from paints and coatings when applied to surfaces.
- Off-gassing of volatile compounds from concrete and asphalt surfaces.
- Exhaust emissions from equipment and vehicle exhaust pipes.

Odors generated by short-term, intermittent construction activities are common throughout Bay Area and project area. The release of odorous compounds from vehicle fluids, paints and coatings, asphalt and concrete, and earth moving activities is associated with many residential and commercial operations and applications. The proposed construction activities would not result in the release of unusual odors, nor would potential construction-related odors impact a substantial amount of people.

The BAAQMD has established odor screening thresholds for land uses that have the potential to generate substantial odor complaints, including wastewater treatment plants, landfills or transfer stations, composting facilities, confined animal facilities, food manufacturing, and chemical plants. The proposed project does not include any of these sources and, once operational, would not generate intermittent or sustained odors that could impact a substantial number of people.

The onsite food preparation could generate cooking odors, but these types of odors are routinely controlled by a standard ventilation system required with a commercial kitchen.

Significance Level: Less than Significant Impact

4. BIOLOGICAL RESOURCES:

This section of the MND discusses existing biological resources within and surrounding the 3.73-acre project site and evaluates potential impacts to these resources in accordance with Appendix G of the 2019 CEQA Guidelines. A *Biological Resources Study* (Report) was prepared on February 13, 2019 by Monk & Associates (M&A) for the project applicant. The purpose of the report was to provide a description of existing biological resources on the project site and to identify potentially significant impacts that could occur to sensitive biological resources from the construction of a temple with a priest's residence on site and associated parking and infrastructure. Based on information and data collected for the biological resource assessment, mitigation measures were provided to minimize and/or avoid potentially significant impacts. The report was reviewed by MIG biologists to verify its adequacy, completeness, and accuracy for use as the basis of the following impact analysis.

Would the project:

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 or U.S. Fish and Wildlife Service?

Regulatory Framework

The following discussion identifies federal, state and local environmental regulations that serve to protect sensitive biological resources relevant to the California Environmental Quality Act (CEQA) review process.

Federal

Federal Endangered Species Act (FESA)
FESA establishes a broad public and federal interest in identifying, protecting, and providing for the

recovery of threatened or endangered species. The Secretary of the Interior and the Secretary of Commerce are designated in FESA as responsible for identifying endangered and threatened species and their critical habitat, carrying out programs for the conservation of these species, and rendering opinions regarding the impact of proposed federal actions on listed species. The U.S. Fish and Wildlife Service (USFWS) and the National Oceanic and Atmospheric Administration's National Marine Fisheries Service (NOAA Fisheries) are charged with implementing and enforcing the FESA. USFWS has authority over terrestrial and continental aquatic species, and NOAA Fisheries has authority over species that spend all or part of their life cycle at sea, such as salmonids. Section 9 of FESA prohibits the unlawful "take" of any listed fish or wildlife species. Take, as defined by FESA, means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such action." USFWS's regulations define harm to mean "an act which actually kills or injures wildlife." Such an act may include "significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR § 17.3). Take can be permitted under FESA pursuant to sections 7 and 10. Section 7 provides a process for take permits for federal projects or projects subject to a federal permit, and Section 10 provides a process for incidental take permits for projects without a federal nexus. FESA does not extend the take prohibition to federally listed plants on private land, other than prohibiting the removal, damage, or destruction of such species in violation of state law.

Critical Habitat
Critical habitat is a term defined in the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are currently unoccupied by the species but which are needed for the species' recovery are protected by the prohibition against adverse modification of critical habitat.

Santa Rosa Plain Conservation Strategy And Programmatic Biological Opinion
The Santa Rosa Plain is located in central Sonoma County, bordered on the south and west by the Laguna de Santa Rosa, on the east by the foothills, and on the north by the Russian River. The Plain and adjacent areas are characterized by vernal pools, seasonal wetlands, and associated grassland habitat, which support – among other flora and fauna – the threatened California tiger salamander (*Ambystoma californiense*; CTS) and four endangered plant species: Burke's goldfields (*Lasthenia burkei*), Sonoma sunshine (*Blennosperma bakeri*), Sebastopol meadowfoam (*Limnanthes vinculans*), and many-flowered navarretia (*Navarretia leucocephala* ssp. *plieantha*). These listed plants grow only in seasonal wetlands; CTS uses seasonal wetlands for breeding, and the surrounding uplands for dispersal, feeding, growth, maturation and maintenance of the juvenile and adult population (upland habitat).

The Santa Rosa Plain Conservation Strategy (Conservation Strategy)[7] was developed to create a long-term conservation plan to mitigate for the potential adverse impacts of future development on federally-listed plants and animals in the Santa Rosa Plain. The Conservation Strategy protects and contributes to the recovery of Burke's goldfields, Sonoma sunshine, Sebastopol meadowfoam, and CTS; and provides the biological framework upon which the Programmatic Biological Opinion (PBO)[8]

[7] USFWS et al. 2005. Final Santa Rosa Plain Conservation Strategy. Sacramento Office of the U.S. Fish and Wildlife Service, California Department of Fish and Game, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, North Coast Regional Water Quality Control Board, County of Sonoma, Cities of Cotati, Rohnert Park, and Santa Rosa, Laguna de Santa Rosa Foundation. December 1, 2005.
[8] USFWS. 2007. Programmatic Biological Opinion (Programmatic) for U.S. Army Corps of Engineers Permitted Projects that Affect the California Tiger Salamander and Three Endangered Plant Species on the Santa Rosa Plain, California (Corps File No.

is based. Under the Conservation Strategy and PBO, vernal pools and most other seasonal wetlands on the Santa Rosa Plain are considered to be suitable habitat for Burke's goldfields, Sonoma sunshine, and Sebastopol meadowfoam. Loss of such habitat is considered an adverse impact to all three species, regardless of whether or not the species are actually present, because the habitat may retain a remnant seed bank for the species.

Projects that require U.S. Army Corps of Engineers (USACE) permit approval (such as the proposed project) can be appended to the PBO, and thereby provided individual take authorization, if the projects apply the PBO's mitigation ratios and adhere to all applicable avoidance and minimization measures in the PBO. The PBO potentially allows appendage of all projects on the Santa Rosa Plain, regardless of size or extent of impact, with the exception of projects that would affect occupied Burke's goldfields or Sonoma sunshine habitat with populations of 2,000 or greater plants. However, the final decision to allow appendage rests with USFWS which reserves the right to require a separate Section 7 consultation for any project based on the level of impacts, avoidance, and minimization or mitigation measures. The Corps and USFWS have also followed a policy to apply the PBO only to those projects with 3.0 acres or less of impacts to seasonal wetlands; larger projects typically require individual consultations with USFWS.

The Conservation Strategy identifies eight conservation areas for listed plants and CTS, one listed plant and CTS preserve system, and one listed plant conservation area. Conservation areas are lands where recovery and mitigation efforts should be directed to best protect and expand populations of the listed species. The Conservation Strategy also encourages the establishment of preserves within these areas; translocation of listed species; habitat improvement through wetland creation, restoration and enhancement; and mitigation measures to reduce and compensate for impacts. Projects on the Santa Rosa Plain that potentially affect these federally-listed species should evaluate those impacts and implement mitigation measures based on recommendations in the Conservation Strategy.

Under the Conservation Strategy, this project site is located within an area described as "Within 1.3 miles of known breeding habitat for California tiger salamander" and an area that supports rare or endangered plant species. The Conservation Strategy and the associated PBO contain specific mitigation requirements applicable to these species.

USFWS Recovery Plan for the Santa Rosa Plain

In December 2016, USFWS adopted a formal Recovery Plan for the Santa Rosa Plain (Recovery Plan)[9] addressing recovery efforts necessary to protect and otherwise eventually recover the federally listed Sonoma County Distinct Population Segment of CTS and three vernal pool plants: Sonoma sunshine, Burke's goldfields, and Sebastopol meadowfoam. All four species are confined almost entirely to the Santa Rosa Plain. The Recovery Plan and its objectives are implemented through cooperative CEQA lead agencies, and through federal agency (e.g., USACE) with USFWS via Section 7 of the FESA. Any federal nexus agency that consults with USFWS pursuant to Section 7 will obtain a letter of no effect or a Biological Opinion that provides or denies "incidental take authority." Any conditions of a Biological Opinion issued to the USACE for a pending project are to become conditions of CWA Section 404 permit authorization.

Pursuant to the FESA incidental take includes loss of listed species' habitat or harm that could occur to a federal listed species. An Incidental Take Permit allows an otherwise legally sanctioned activity to proceed even if there could be a collateral impact to a federal listed species. Similarly, any Section 10 FESA consultation with USFWS, which is allowed for in the FESA for all non-federal entities, that results in Incidental Take authority granted by USFWS to the non-federal entity, would otherwise

223420N). November 9, 2007. 41 pp. w/ Enclosures.

[9] USFWS. 2016. Recovery Plan for the Santa Rosa Plain: Blennosperma bakeri (Sonoma sunshine); Lasthenia burkei (Burke's goldfields); Limnanthes vinculans (Sebastopol meadowfoam); California Tiger Salamander Sonoma County Distinct Population Segment (Ambystoma californiense). U.S. Fish and Wildlife Service, Pacific Southwest Region, Sacramento, California. vi + 128 pp. June 20, 2016. Federal Register. Pages: 39945-39946.

include provisions for compliance with the objectives of the Recovery Plan. The USFWS has segmented the Santa Rosa Plain into "Core" and "Management Areas" where species preservation, and habitat enhancement and management must occur to recover these four listed species. Core areas comprise the heart of the species historical (and current) range and represent central blocks of contiguously occupied habitat that function to allow for dispersal, genetic interchange between populations, and metapopulation dynamics. Management areas are occupied habitat peripheral to the species' Core areas.

Migratory Bird Treaty Act of 1918 (MBTA)
The Federal Migratory Bird Treaty Act (MBTA) (16 USC. 703 et seq.), Title 50 Code of Federal Regulations (CFR) Part 10, prohibits taking, killing, possessing, transporting, and importing of migratory birds, parts of migratory birds, and their eggs and nests, except when specifically authorized by the Department of the Interior. As used in the act, the term "take" is defined as meaning, "to pursue, hunt, capture, collect, kill or attempt to pursue, hunt, shoot, capture, collect or kill, unless the context otherwise requires." With a few exceptions, most birds are considered migratory under the MBTA. Disturbances that cause nest abandonment and/or loss of reproductive effort or loss of habitat upon which these birds depend would be in violation of the MBTA.

State

California Endangered Species Act (CESA)
Provisions of CESA protect state-listed threatened and endangered species. The California Department of Fish and Wildlife (CDFW) is charged with establishing a list of endangered and threatened species. CDFW regulates activities that may result in "take" of individuals (i.e., "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill"). Habitat degradation or modification is not expressly included in the definition of "take" under the California Fish and Game Code, but CDFW has interpreted "take" to include the killing of a member of a species which is the proximate result of habitat modification.

California Fully Protected Species and Species of Special Concern
The classification of California "fully protected" (CFP) was the CDFW's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds, and mammals. Most of the species on these lists have subsequently been listed under CESA and/or FESA. The Fish and Game Code sections (fish at §5515, amphibians and reptiles at §5050, birds at §3503 and §3511, and mammals at §4150 and §4700) dealing with "fully protected" species state that these species "…may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected species," although take may be authorized for necessary scientific research. This language makes the "fully protected" designation the strongest and most restrictive regarding the "take" of these species. In 2003, the code sections dealing with "fully protected" species were amended to allow the CDFW to authorize take resulting from recovery activities for state-listed species.

California Species of Special Concern (CSC) are broadly defined as animals not listed under the FESA or CESA, but which are nonetheless of concern to the CDFW because they are declining at a rate that could result in listing or because they historically occurred in low numbers and known threats to their persistence currently exist. This designation is intended to result in special consideration for these animals by the CDFW, land managers, consulting biologist, and others, and is intended to focus attention on the species to help avert the need for costly listing under FESA and CESA and cumbersome recovery efforts that might ultimately be required. This designation also is intended to stimulate collection of additional information on the biology, distribution, and status of poorly known at-risk species, and focus research and management attention on them. Although these species generally have no special legal status, they are given special consideration under the CEQA during project review.

Nesting Birds
Nesting birds, including raptors, are protected under California Fish and Game Code Section 3503, which reads, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." In addition, under California Fish and Game Code Section 3503.5, "it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto". Passerines and non-passerine land birds are further protected under California Fish and Game Code 3513. As such, CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "take" by CDFW.

Non-Game Mammals
Sections 4150-4155 of the California Fish and Game Code protects non-game mammals, including bats. Section 4150 states "A mammal occurring naturally in California that is not a game mammal, fully protected mammal, or fur-bearing mammal is a nongame mammal. A non-game mammal may not be taken or possessed except as provided in this code or in accordance with regulations adopted by the commission". The non-game mammals that may be taken or possessed are primarily those that cause crop or property damage. Bats are classified as a non-game mammal and are protected under California Fish and Game Code.

Other Special-Status Plants – California Native Plant Society
The California Native Plant Society (CNPS), a non-profit plant conservation organization, publishes and maintains an Inventory of Rare and Endangered Vascular Plants of California in both hard copy and electronic version (http://www.cnps.org/cnps/rareplants/inventory/).

The Inventory employs the California Rare Plant Ranking (CRPR) to assign plants to the following categories:

1A Presumed extinct in California

1B Rare, threatened, or endangered in California and elsewhere

2 Rare, threatened, or endangered in California, but more common elsewhere

3 Plants for which more information is needed – A review list

4 Plants of limited distribution – A watch list

Additional endangerment codes are assigned to each taxon as follows:

1 Seriously endangered in California (over 80% of occurrences threatened/high degree of immediacy of threat)

2 Fairly endangered in California (20-80% occurrences threatened)

3 Not very endangered in California (<20% of occurrences threatened, or no current threats known)

CRPR 1A, 1B, and 2 plants consist of individuals that may qualify for listing by state and federal agencies. As part of the CEQA process, such species should be fully considered, as they meet the definition of threatened or endangered under the NPPA and Sections 2062 and 2067 of the CFGC. CRPR 3 and 4 species are considered to be plants about which more information is needed or are uncommon enough that their status should be regularly monitored. Such plants may be eligible or may become eligible for state listing, and CNPS and CDFW recommend that these species be evaluated for consideration during the preparation of CEQA documents.

Native Plant Protection Act
The Native Plan Protection Act (NPPA) was created in 1977 with the intent to preserve, protect, and enhance rare and endangered plants in California (California Fish and Game Code sections 1900 to 1913). The NPPA is administered by CDFW, which has the authority to designate native plants as endangered or rare and to protect them from "take." CDFW maintains a list of plant species that have been officially classified as endangered, threatened or rare. These special-status plants have special protection under California law and projects that directly impact them may not qualify for a categorical exemption under CEQA guidelines.

Comment:

Vegetation Communities

The project site is primarily composed of ruderal herbaceous habitat. Ruderal (weedy) communities are assemblages of non-native plants that thrive in waste areas, roadsides and other sites that have been disturbed by human activity. Owing to site disturbance from the construction of the existing septic system, concrete parking area and compacted and graveled pad, very few native, herbaceous species remain on the project site. Dominant non-native grasses observed on the project site include (but are not limited to): Italian rye grass (*Festuca perennis*), soft chess (*Bromus hordaceous*), ripgut brome (*Bromus diandrus*), hare barley (*Hordeum murinum* ssp. *leporinum*), slender wild oats (Avena barbata), and Harding grass (*Phalaris aquatica*). Dominant non-native forbs observed on the project site include common vetch (*Vicia sativa*), purple vetch (*Avena barbata*), Harding grass (*Phalaris aquatica*), wild radish (*Raphanus sativus*), and bristly ox-tongue (*Helminthotheca echioides*). Native species found in the ruderal community include summer cottonweed (*Epilobium brachycarpum*), telegraph weed (*Heterotheca grandiflora*), shining peppergrass (*Lepidium nitidum*) and bicolored lupine (*Lupinus bicolor*). Animals observed or expected to occur in ruderal habitats are typically those species adapted to human disturbance such as the following species observed on the project site: European starling (*Sturnus vulgaris*), Northern flicker (*Colaptes auratus*), turkey vulture (*Cathartes aura*), killdeer (*Charadrius vociferus*), black phoebe (*Sayornis nigricans*), American crow (*Corvus brachyrhynchos*), European starling (*Sturnus vulgaris*) and Brewer's blackbird (*Euphagus cyanocephalus*).

The project site contains a few seasonal wetlands interspersed throughout the ruderal vegetation on the project site. The seasonal wetlands are dominated primarily by native and non-native wetland species. Non-native wetland species included Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), hyssop loosestrife (*Lythrum hyssopifolia*), prostrate knotweed (*Polygonum aviculare*), Italian ryegrass, fiddle dock (*Rumex pulcher*), curly dock (*Rumex crispus*), English plantain (*Plantago lanceolata*), rabbit's foot grass (*Polypogon monspeliensis*), bristly ox-tongue and red sand spurrey (*Spergularia rubra*). Native wetland species included meadow barley (*Hordeum brachyantherum*), tall flatsedge (*Cyperus eragrostis*), dense sedge (*Carex densa*), semaphore grass (*Pleuropogon californicus* ssp. *californicus*), toad rush (*Juncus bufonius*), downingia (*Downingia concolor* ssp. *concolor*) and water starwort (*Callitriche* sp.). Seasonal wetlands provide wildlife with a seasonal water source that allows animals to drink and forage during the winter and spring months; however, the shallow, highly disturbed and ephemeral nature of the seasonal wetlands on the project site create habitat that is unsuitable for most wildlife species through most of the year.

Special Status Species

Prior to the site visit and report preparation, M&A researched the most recent version of CDFW's Natural Diversity Database (CNDDB) for historic and recent records of special-status plant and animal species known to occur in the region of the project site. M&A also searched the 2018 electronic version of the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants of California for records of special- status plants known in the region of the project site. M&A examined all known record locations for special-status species to determine if special-status species could occur on the project site and within surrounding areas of potential affect. Rare plant surveys were additionally conducted in 2017 and 2018 as stated in the Report prepared by M&A on February 13, 2019. Special-status species with potential to occur within the project site are described further below.

Burke's Goldfields (*Lasthenia burkei*)
Burke's goldfields is a federally and state-listed endangered species protected pursuant to the FESA and the CESA respectively. It is also a CNPS Rank 1B.1 species. The Recovery Plan designates the project site within the Lasthenia burkei Management Area. This small, slender annual member of the sunflower family is found in meadows, seeps, and vernal pools. The yellow flowers of the Burke's goldfields bloom from April through June. This species is known only from southern portions of Lake and Mendocino counties, the western portion of Napa County, and from northeastern Sonoma County (the Santa Rosa Plain). From north to south in the Santa Rosa Plain, the species occurs from north of the community of Windsor to east of the city of Sebastopol. It is threatened by agriculture, urbanization, development, grazing, road widening, road maintenance, and non-native plants. The closest CNDDB record for Burke's goldfields is located 1.3 mile west of the project site (Occurrence No. 40). Burke's goldfields have not been detected historically on the project site and were not detected during two consecutive years of appropriately timed rare plant surveys conducted in 2017 and 2018. As such, no direct impacts are expected to occur to this federally and state-listed plant species from the proposed project.

Sebastopol Meadowfoam (*Limnanthes vinculans*)
Sebastopol meadowfoam is a federally and state-listed endangered species. It is also a CNPS Rank 1B.1 species. The Recovery Plan designates the project site within the Limnanthes vinculans Southern Core Area. This annual member of the meadowfoam family blooms April through May, and is found in meadows and seeps, seasonally wet grasslands, and vernal pools. It is threatened by urbanization, agriculture, grazing, non-native plants, and vehicles. The only known natural occurrences of this species have been recorded in Sonoma County. The CNDDB has a 1987 record for Sebastopol meadowfoam on the project site (Occurrence No. 26[10]). This population of 10 plants was reported in a disturbed seasonal wetland on the west side of the project site. This population was extirpated from the project site over 25 years ago when the occupied seasonal wetland was developed/paved over as part of the historic Four Corners development of the west side of the project site. This all occurred well before the property was purchased by the current owner in 2015. Formal rare plant surveys were conducted on the project site in 2017 by Ms. Valerius, consulting botanist and by M&A in 2018; no Sebastopol meadowfoam plants were identified anywhere on the project site during these surveys. Due to the absence of Sebastopol meadowfoam during the two years of rare plant surveys and the historic removal (over 25 years ago) of the seasonal wetland habitat where Sebastopol meadowfoam was observed, the proposed project is not expected to directly impact this federally and state-listed vernal pool plant species.

[10] If you refer to CNDDB Occurrence No. 26, this historic population of Limnanthes vinculans on the project site has been merged with two other populations found across Todd Road at the Gobbi II mitigation bank. Robust numbers of Limnanthes vinculans have been observed at the Gobbi II mitigation bank in 1995, 1998, 2003, 2008, 2009, 2010 and 2012. Thus, while CNDDB Occurrence No. 26 states that Limnanthes vinculans is "extant" in this location, the location the occurrence is referring to is the Gobbi II mitigation bank and not the project site. The project population was extirpated decades ago.

Even with two years of negative rare plant surveys, wetlands on the Santa Rosa Plain are considered suitable habitat for listed vernal pool plant species by the USFWS and mitigation credits must be obtained by the project in accordance with all applicable resource agency permits.

Fragrant Fritillary (*Fritillaria liliacea*)
Fragrant fritillary is a CNPS Rank 1B.2 plant. This plant has no federal or state status. This perennial member of the lily family is found in cismontane woodlands, coastal prairie, coastal scrub and valley and foothill grasslands, often in serpentine soils. Fragrant fritillary is an early bloomer, flowering between February and April. It is threatened by grazing, agriculture, urbanization, and non-native plants. The closest CNDDB record for fragrant fritillary is located on the project site (Occurrence No. 49). This record dates from a 1936 herbarium collection and is listed as possibly extirpated by the CNDDB. The location where fragrant fritillary was recorded in 1936 has since been developed/paved over as part of the historic development of the project site dating from 1916 (Origer 2019). The annual grassland habitat that historically supported fragrant fritillary was removed long before the property was purchased by the current owner. Fragrant fritillary was not detected on the project site during appropriately timed rare plant surveys conducted in 2017 and 2018. As such, pursuant to the CEQA, no impacts to this special-status plant are anticipated from the proposed project.

Pursuant to the FESA, USFWS regulates impacts to "suitable habitats" of listed vernal pool plants in the Santa Rosa Plain. In the Santa Rosa Plain, most seasonal wetlands are regarded by USFWS as "suitable habitat" for listed vernal plants known from the Santa Rosa Plain. Prior to authorizing a Section 404 Clean Water Act permit for placement of fill in seasonal wetlands as a result of project development, USACE will initiate FESA Section 7 consultation with USFWS. As part of the USFWS/USACE Section 7 consultation, USFWS can be expected to prepare a Biological Opinion for USACE with conditions that require the applicant to provide mitigation for impacts to suitable federally listed Sonoma sunshine, Burke's goldfields, and Sebastopol meadowfoam habitat. The USACE will incorporate USFWS' conservation measures from the Biological Opinion into the conditions of any authorized Clean Water Act permit. As such, pursuant to the CEQA, the proposed project may result in significant impacts to habitat for federally and state-listed vernal pool plant species known to occur in the Santa Rosa Plain. Implementation of Mitigation Measure BIO-1 will be required to reduce these impacts to a less than significant level.

Based upon the location of the impacts to rare plant habitats, a Recovery Plan should specify geographic areas where rare plant mitigation must occur. Also, plans note that while seasonal wetlands on the project site are considered suitable seasonal wetlands for listed rare plants, only one species of rare plant is required to be mitigated. Ultimately, the Recovery Plan provides details on which species of listed plants can be used to meet mitigation requirements for impacts to occupied and suitable listed vernal pool plant species. See Measure Bio 1.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation Measure BIO-1: Federally Listed Vernal Pool Plant Suitable Habitat

Per the USFWS' 2007 PBO, the applicant shall purchase vernal pool conservation credits for Sebastopol meadowfoam to mitigate for impacts to "suitable habitat at 1: 1 occupied or established habitat ratio (any combination) with success criteria met prior to groundbreaking at the project site and 0.5:1 established habitat ratio with success criteria met prior to groundbreaking at the project site" or as otherwise specified by the USFWS. Pursuant to the USFWS' PBO and the Recovery Plan, the applicant shall be required to provide proof to the resource agencies and to Sonoma County conservation credits (required at a 1.5:1 mitigation to impacts ratio) from a USFWS approved Conservation Bank for Sebastopol meadowfoam (or other vernal pool species as otherwise allowed by USACE/USFWS) have been purchased from a USFWS approved Conservation Bank within the Sebastopol meadowfoam and/or Sonoma sunshine Core Areas as shown in the USFWS' Recovery

Plan for the Santa Rosa Plain. Per the PBO, for impact sites with occupied or suitable vernal pool plant habitat that are south of Santa Rosa Creek, such as the proposed project site, the mitigation site must support Sebastopol meadowfoam or Sonoma sunshine.

In summary, the following mitigation to impacts ratios are required for the proposed project as necessary to adhere to the mitigation requirements in the USFWS' PBO for proposed project impacts to seasonal wetlands that are regarded as suitable listed vernal pool plant species habitat.

Sebastopol Meadowfoam
- Impacts to Suitable Habitat: 1:1 occupied or established habitat AND 0.5:1 established habitat.

Sonoma Sunshine
- Impacts to Suitable Habitat: 1:1 occupied or established habitat AND 0.5:1 established habitat

Burke's Goldfields
- Impacts to Suitable Habitat: 1:1 occupied or established habitat AND 0.5:1 established habitat.

Mitigation Monitoring:
Mitigation Monitoring BIO-1:

Prior to issuing a grading permit, the applicant shall be required to provide proof to the resource agencies and to Sonoma County that conservation credits for Sebastopol meadowfoam have been purchased at a 1.5:1 ratio from an USFWS-approved Conservation Bank located within the Sebastopol meadowfoam Southern Core Area, or the Sonoma sunshine Core Area.

Special Status Wildlife Species

Special-status wildlife species include those species listed as endangered or threatened under the FESA or CESA; candidates for listing by USFWS or CDFW; California fully protected and species of special concern; non-game mammals protected by Sections 4150-4155 of the CFGC; and nesting birds protected by the CDFW under CFGC Sections 3503 and 3513.

No special-status animal records have ever been mapped on or adjacent to the project site. A total of six (6) special-status animal records are known to occur within the three-mile search area of the project site. However, as previously discussed, the project site falls within the Santa Rosa Plain, which is a conservation area that supports specific state and federally listed animal species and there are resource agency rules/regulations that govern how projects must evaluate impacts to wetlands and listed animal habitat. One wildlife species with potential to occur on the project site and one Santa Rosa Plain federally and state-listed animal species are discussed below in further detail.

California Tiger Salamander (*Ambystoma californiense*)
The project site is located within the known range of the Sonoma County "Distinct Population Segment" (DPS) of the California tiger salamander. Under the FESA, USFWS designated revised critical habitat for the Sonoma County DPS. In total, approximately 47,383 acres (19,175 hectares) of land were designated as critical habitat for the Sonoma County DPS of CTS under the revised Final Rule (USFWS 2011). The project site is within this mapped critical habitat. CTS is also state-listed as a threatened species under the CESA. Proposed projects may not impact CTS without incidental take authority from both USFWS and CDFW.

CTS occur in grasslands and open oak woodlands that provide suitable aestivation and/or breeding habitats. CTS spend most of their lives underground. Stock ponds, seasonal wetlands, and deep vernal pools typically provide most of the breeding habitat used by CTS. In most of the range of CTS, seasonal wetlands that are used for breeding typically must hold water into the month of May to allow enough time for larvae to fully metamorphose. Typically, in Sonoma County, pools that are 16 inches

or deeper in the peak winter months will remain inundated long enough to provide good breeding conditions for CTS. In dry years, seasonal wetlands, especially shallower pools, may dry too early to allow enough time for CTS larvae to successfully metamorphose. Under such circumstances, desiccated CTS larvae are often found in dried pools. In addition, as pools dry down to very small areas of inundation, CTS larvae become concentrated and are very susceptible to predation.

CTS typically only emerge from their subterranean refugia for a few nights each year during the rainy season to migrate to breeding ponds. While 1.3 miles is typically considered the maximum migration distance of CTS to/from their breeding pools to upland over-summering habitat, there is literature suggesting that CTS could migrate up to 1.5 miles from their breeding pools. In Sonoma County, CTS emerge during the first heavy, warm rains of the year, typically in late November and early December. In most instances, larger movements of CTS do not occur unless it has been raining hard and continuously for several hours. Typically, for larger movements of CTS to occur, nighttime temperatures also must be above 48° F. Other factors that encourage larger movements of CTS to their breeding ponds include flooding of refugia as occurs after significant rainfall events. During the spring, summer, and fall months, most known populations of CTS throughout this species range in California predominately use California ground squirrel (*Spermophilus beechyi*) burrows as over-summering habitat. However, in Sonoma County where California ground squirrel populations are scarce to non-existent, subterranean refugia likely include Botta's pocket gopher (*Thomomys bottae*) burrows, deep fissures in desiccated clay soils, and debris piles (e.g., downed wood, rock piles).

On the project site, there are two seasonal wetlands that M&A inspected in the winter of 2017 and the spring of 2018. These seasonal wetlands do not pool water deeper than three to four inches deep, filling and draining/drying throughout the winter months in accordance with the frequency of large storm events. No wetland on the project site is deep enough or has sufficient ponding duration to support breeding CTS; hence, no impacts to CTS breeding and larval development habitat is expected from the proposed project. Further, on April 18, 2003, wildlife biologist Dr. Michael Fawcett, PhD, surveyed the approximately 2-acre western portion of the project site that had been previously developed/graded for any aquatic habitat suitable for CTS breeding. As detailed in the attached Biological Assessment of the 4-Corners Feed Project Site by Golden Bear Biostudies dated May 2, 2003, Dr. Fawcett determined that the previously-developed, 2-acre portion of the project site did not provide suitable CTS breeding or over-summering habitat as the entire existing pad consists of level hardpack gravel with no burrows or fissures etc. such as would make this area habitable to California tiger salamander.[11]

The project site is in an area of the Santa Rosa Plain that is designated in the USFWS' Conservation Strategy as "Areas within 1.3 miles of Known Breeding Habitat." However, the project site is not within 500 feet of a known and extant CTS breeding pond/pool; the closest known adult record as well as breeding record for CTS is located 0.2-miles west of the project site (Occurrence No. 900) at the Gobbi Ranch and Gobbi II Conservation Banks. There are other CTS breeding records within 0.5 mile that are southeast of the project site from/to which CTS could migrate to/over the project site. However, the project site is small, and since it is at the intersection of Todd Road and Stony Point Road, these roads present migration challenges to CTS that are readily killed while migrating over heavily trafficked roads.

Regardless of the low likelihood of CTS migrating over the project site, a remote possibility of such migration cannot be ruled out. Thus, incidental take authority under the FESA must be obtained for the proposed project. As the project will impact waters of the U.S., the project proponent will be required to obtain a permit from USACE for the proposed project. As the proposed project may affect CTS and as the project site is in formally designated CTS Critical Habitat, USACE will be required to initiate FESA Section 7 consultation with USFWS prior to the time it can authorize a permit for the proposed project.

[11] Golden Bear Biostudies. 2003. Biological Assessment of 4-Corners Feed Project Site, Letter to Ken Porter, KIMCO, dated May 2, 2003, signed by Marco Waaland, Wetlands Ecologist.

For projects that may affect CTS, mitigation requirements will apply to the entire project area, except the portions of the project site that are covered with existing hardscape. In addition, as per the PBO, "projects and other activities will incorporate measures to minimize their potential direct and indirect effects on CTS. Minimization measures may vary based on environmental factors and site location as determined by USFWS and [CDFW]."

The USFWS PBO and the Recovery Plan for the Santa Rosa Plain establish required mitigation for projects that impact CTS habitat. Mitigation requirements are based upon the distance of a proposed project site to the closest known breeding or adult record for CTS. The closest known breeding record to the project site is 0.2-miles (~1,056 feet) west of the project site (Occurrence No. 900) at the Gobbi Ranch and Gobbi II mitigation ponds. Proposed projects that are between 500 and 2,200 feet of a known and extant CTS breeding pond/pool are required to compensate for impacts to suitable migration habitat at a 2:1 ratio, or for each foot of suitable CTS habitat 2 square feet of CTS credits (on a pro-rata basis) must be purchased from a USFWS- approved CTS conservation bank. As there is an assumption that the proposed project could impact CTS, a FESA Incidental Take Permit must be acquired from USFWS for the proposed project through USACE permitting process for this project since there are proposed impacts to waters of the U.S.

Based on an applicant-commissioned formal record of survey of the project site, previously approved project cutouts, improvements, and dedications to the County, the portion of the project site acreage subject to mitigation is 3.73 acres, pending approval by USFWS. In accordance with the PBO, this 3.73-acre project area is comprised of migration habitat for CTS greater than 500 feet and within 2,200 feet of a known breeding site and/or is further than 2,200 feet from a known breeding site, but within 500 feet of an adult occurrence. Therefore mitigation would be required at a 2:1 replacement to impacts ratio, again pending USFWS approval of acreages. Approximately 1.50-acres of the project site is currently developed with paved or hard-packed, gravel-impregnated pad/parking area and approximately 0.68-acre consists of an existing septic system/setback area. These hardscaped areas are unlikely to require mitigation, pending USFWS approval.

With the proposed CTS mitigation incorporated into the project, it is likely that USFWS will allow the proposed project to be appended to the USFWS/Corps PBO for the Santa Rosa Plain. This will provide FESA Incidental Taking Authority allowing USACE to authorize a permit for the proposed project. Please note that the current 2007 PBO is under revision by USFWS and Corps to incorporate the elements of the Recovery Plan. The revised PBO has not been released to the public at this time. Accordingly, mitigation requirements for impacts to CTS may change with the release of a revised PBO. If an updated PBO is released by USFWS and it requires Incidental Take Authority for project impacts to the California tiger salamander, then the revised mitigation requirements in the updated PBO shall supersede those set forth in this mitigation measure.

White-Tailed Kite (*Elanus caeruleus*)
The white-tailed kite is a "Fully Protected" species under Section 3511 of the CFGC. Fully protected species may not be "taken" or possessed (i.e., kept in captivity) at any time. It is also protected under the Federal Migratory Bird Treaty Act (50 CFR 10.13). The white-tailed kite is typically found foraging in grassland, marsh, or cultivated fields where there are dense-topped trees or shrubs for nesting and perching. Although the surrounding terrain may be semiarid, kites often reside near water sources, where prey is more abundant. The particular characteristics of the nesting site do not appear to be as important as its proximity to a suitable food source. Kites primarily hunt small mammals, with California meadow voles (*Microtus californicus*) accounting from between 50-100% of their diet. The nearest CNDDB record for this species is located 2.0 miles northeast of the project site (Occurrence No. 77). The project site provides marginally suitable hunting grounds for white-tailed kites, and the trees on and immediately adjacent to the project site provide potentially suitable nesting habitat. Accordingly, impacts to white-tailed kite are regarded as potentially significant pursuant to the CEQA. Implementation of Mitigation Measure BIO-3 shall be implemented to reduce potential impacts to less than significant.

Other Nesting Birds
Vegetation in the project site has the potential to provide nesting habitat for bird species that are protected by the Migratory Bird Treaty Act of 1918 and the California Fish and Game Code Sections 3503 and 3513 including raptors and other songbird species while nesting. The silver wattles (*Acacia dealbata*) present on the project site provide suitable nesting habitat for raptors (birds of prey) and passerine (perching) birds. In addition, the grassland on the project site provides suitable nesting habitat for ground-nesting birds. Development of the project site is not expected to harm adult birds capable of flight. However, nesting birds are susceptible to take through disturbance that disrupts parental care of eggs or young, or through direct harm of eggs or young. Destruction of or disturbance to an active nest is prohibited. Construction activities including site mobilization, vegetation clearing and grubbing, grading, and noise and vibration from the operation of heavy equipment have the potential to result in direct (i.e., death or physical harm) and indirect (i.e., nest abandonment) significant impacts to nesting birds. With the implementation of Mitigation Measure BIO-3, the project will result in a less-than-significant impact to avian species of special concern known to occur in the regional vicinity (e.g., white-tailed kite) and nesting birds protected under the MBTA and CFGC.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation Measure BIO-2: California Tiger Salamander

In consideration of the already-developed surfaces that do not constitute CTS habitat on the project site, to compensate for impacts to 1.55-acres of CTS habitat that would occur from development of the project site, the PBO requires that applicant purchase 3.10-acres of CTS mitigation credits from a USFWS (and CDFW) approved Conservation Bank. In accordance with the Recovery Plan, the applicant shall secure credits from the Llano Crescent-Stony Point Core CTS area or any other area approved in writing by the USFWS. Any conservation credits purchased for the project shall be approved by USFWS and CDFW prior to the purchase of the credits. In lieu of conservation bank credits, the applicant may preserve extant occupied CTS habitat in the Llano Crescent-Stony Point Core CTS area or any other area approved by the USFWS, accomplished via recordation of a perpetual conservation easement as approved by the CDFW and USFWS.

To ensure that migrating CTS do not end up within the project site while mass grading and other ancillary grading for joint trenches, roadways, and foundation/driveway is underway, the developer shall surround the project site with CTS exclusion fencing while the project is under construction. Openings will allow for ingress and egress from the development site. This fencing shall be inspected daily by a qualified biologist or a trained construction manager daily while grading is occurring, should grading occur from October 1 through March 1. Cover boards consisting of 4 x 4-foot ½ inch plywood shall be placed every 100 feet along both sides of the exclusion fencing and shall be inspected by a USFWS and CDFW approved CTS biologist. If CTS is found trapped against the fence or under cover boards and must be moved, it shall only be moved by a qualified 10(a)(1)(A) federally permitted and a state permitted CTS biologist and as approved by USFWS and CDFW. Any such relocation would take place under measures as permitted by USFWS and CDFW in their Incidental Take Permits issued to the project that address impact to CTS.

Mitigation Monitoring
Mitigation Monitoring (BIO-2 and BIO-3) below.

Mitigation Measure BIO-3: Nesting Bird Avoidance or Conduct Preconstruction Surveys

The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance:

a) To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. Otherwise, see b), c), and d) below.

b) If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist[12] shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than fourteen (14) days prior to initiation of work. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (i.e., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than fourteen (14) days, an additional nesting bird survey shall be performed.

c) If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur until a qualified biologist has established a temporary protective buffer around the nest(s). The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and shall be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. No-work buffers will be placed at the discretion of the qualified biologist, dependent on species' and regulatory requirements. The nest buffer, where it intersects the project site, shall be staked with orange construction fencing or orange lath staking. Monitoring, by a qualified biologist, shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in coordination with CDFW that construction activities would not be likely to adversely affect the nest. The qualified biologist and CDFW may agree upon an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact. Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use (i.e. predation or physical nest failure).

[12] A qualified biologist is an individual who possesses, at a minimum, a bachelor's or advanced degree, from an accredited university, with a major in biology, zoology, wildlife biology, natural resources science, or a closely related scientific discipline, at least two years of field experience in the biology and natural history of local plant, fish, and wildlife resources present at the project site, and knowledge of state and federal laws regarding the protection of sensitive and endangered species.

d) A report of the findings will be prepared by a qualified biologist and submitted to the County prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season. The report shall include recommendations required for establishment of protective buffers as necessary to protect nesting birds. A copy of the report shall be submitted to the County and applicable regulatory agencies prior to the issuance of a grading permit.

Mitigation Monitoring:
Mitigation Monitoring (BIO-2 and BIO-3):

The applicant shall be required to provide to Sonoma County proof that CTS conservation credits have been purchased prior to commencement of grading on the project site. Copies of the USFWS' Biological Opinion (Incidental Take Permit) and of the CDFW's §2081 Incidental Take Permit shall be provided to Sonoma County prior to the commencement of grading on the project site. In addition, the County will not issue permits for ground disturbing activities during the bird nesting season until after the site has been surveyed by a qualified biologist to ensure that no active bird nest disturbance or destruction will occur as a result of the project. If necessary, nest protection buffers will be fenced off and if nest buffers are reduced, active nest monitoring will be initiated during construction as noted in conditions above.

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 or U.S. Fish and Wildlife Service?

Regulatory Framework

California Fish and Game Code Section 1600-1603
Streams, lakes, and riparian vegetation, as habitat for fish and other wildlife species, are subject to jurisdiction by the CDFW under Sections 1600-1616 of the California Fish and Game Code. Any activity that will do one or more of the following: (1) substantially obstruct or divert the natural flow of a river, stream, or lake; (2) substantially change or use any material from the bed, channel, or bank of a river, stream, or lake; or (3) deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into a river, stream, or lake generally require a 1602 Lake and Streambed Alteration Agreement. The term "stream", which includes creeks and rivers, is defined in the California Code of Regulations ("CCR") as follows: "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life". This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). In addition, the term stream can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFW 1994). Riparian vegetation is defined as, "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFW 1994). In addition to impacts to jurisdictional streambeds, removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from the CDFW.

Sensitive Natural Communities
Sensitive natural communities are vegetation communities and habitats that are either unique in constituent components, of relatively limited distribution in the region, or of particularly high wildlife value. These communities may or may not necessarily contain special-status species. Sensitive natural communities are usually identified in local or regional plans, policies or regulations, or by the CDFW (i.e., CNDDB) or USFWS. The CNDDB identifies a number of natural communities as rare, which are given the highest inventory priority. Impacts to sensitive natural communities and habitats must be considered and evaluated under the CEQA California Code of Regulations (CCR): Title 14, Div. 6, Chap. 3, Appendix G.

California Oak Woodland Statute
In September 2004, State Bill 1334 was passed and added to the State Public Resources Code as Statute 21083.4, requiring Counties to determine in their CEQA documents whether a project in its jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment. In addition, if the County determines that a project may result in a significant impact to oak woodlands, the County shall require one or more of the following mitigation alternatives to mitigate for the impact:

1) Conserving oak woodlands through the use of conservation easements.
2) Plant an appropriate number of trees, including maintaining the plantings and replacing dead or diseased trees; required maintenance of trees terminates seven years after the trees are planted; this type of mitigation shall not fulfill more than half of the mitigation requirement for the project; this type of mitigation may also be used to restore former oak woodlands.
3) Contribute funds to the Oak Woodlands Conservation Fund.
4) Other mitigation measures developed by the County.

The California Fish and Game Code (Section 1361) defines oak woodland habitat as "an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover."

Comment:
The project site does not support riparian habitat or oak woodlands; therefore, no impacts to these sensitive natural communities would occur as a result of project development. However, as previously discussed, the project site supports 0.045-acre of seasonal wetlands (that also represents suitable federally-listed vernal pool plant habitat) that will be filled as a result of project development. With implementation of Mitigation Measures BIO-1 and BIO-4 (see discussion below), impacts to sensitive natural communities would be reduced to a less-than-significant level.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation BIO-1 and BIO-4 as noted above and below.

Mitigation Monitoring:
Mitigation Monitoring BIO-1 and BIO-4

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?

Regulatory Framework

Federal

The Clean Water Act (CWA)
The CWA is the primary federal law regulating water quality. The implementation of the CWA is the responsibility of the U.S. Environmental Protection Agency (EPA). However, the EPA depends on other agencies, such as the individual states and the U.S. Army Corps of Engineers (USACE), to assist in implementing the CWA. The objective of the CWA is to "restore and maintain the chemical, physical, and biological integrity of the Nation's waters." Section 404 and 401 of the CWA apply to activities that would impact waters of the U.S. The USACE enforces Section 404 of the CWA and the California State Water Resources Control Board enforces Section 401.

Section 404. As part of its mandate under Section 404 of the CWA, the EPA regulates the discharge of dredged or fill material into “waters of the U.S.”. “Waters of the U.S.” include territorial seas, tidal waters, and non-tidal waters in addition to wetlands and drainages that support wetland vegetation, exhibit ponding or scouring, show obvious signs of channeling, or have discernible banks and high-water marks. Wetlands are defined as those areas “that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3(b)). The discharge of dredged or fill material into waters of the U.S. is prohibited under the CWA except when it is in compliance with Section 404 of the CWA. Enforcement authority for Section 404 was given to the USACE, which it accomplishes under its regulatory branch. The EPA has veto authority over the USACE’s administration of the Section 404 program and may override a USACE decision with respect to permitting. A Water Quality Certification or waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions (see below).

Section 401. Any applicant for a federal permit to impact waters of the U.S. under Section 404 of the CWA, including Nationwide Permits where pre-construction notification is required, must also provide to the USACE a certification or waiver from the State of California. The “401 Certification” is provided by the State Water Resources Control Board (State Water Board) through the local Regional Water Quality Control Board (RWQCB). The RWQCB issues and enforces permits for discharge of treated water, landfills, storm-water runoff, filling of any surface waters or wetlands, dredging, agricultural activities, and wastewater recycling. The RWQCB recommends the “401 Certification” application be made at the same time that any applications are provided to other agencies, such as the USACE, USFWS, or NOAA Fisheries. The application is not final until completion of environmental review under CEQA. The application to the RWQCB is similar to the pre-construction notification that is required by the USACE. It must include a description of the habitat that is being impacted, a description of how the impact is proposed to be minimized and proposed mitigation measures with goals, schedules, and performance standards. Mitigation must include a replacement of functions and values, and replacement of wetland at a minimum ratio of 2:1, or twice as many acres of wetlands provided as are removed or as specified by the RWQCB. The RWQCB looks for mitigation that is on site and in-kind, with functions and values as good as or better than the water-based habitat that is being removed.

National Pollutant Discharge Elimination System (NPDES)
The NPDES program requires permitting for activities that discharge pollutants into waters of the U.S. This includes discharges from municipal, industrial, and construction sources. These are considered point-sources from a regulatory standpoint. Generally, these permits are issued and monitored under the oversight of the State Water Resources Control Board (SWRCB) and administered by each regional water quality control board. Construction activities that disturb one acre or more (whether a single project or part of a larger development) are required to obtain coverage under the state’s General Permit for Dischargers of Storm Water Associated with Construction Activity ("Construction General Permit"). The activities covered under the Construction General Permit include clearing, grading, and other disturbances. The permit requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of Best Management Practices (BMPs) with a monitoring program. The project will require coverage under the Construction General Permit.

State

Porter-Cologne Water Quality Control Act
The Porter-Cologne Water Quality Act (Porter-Cologne Act) (California Water Code 13260) requires any "person discharging waste, or proposing to discharge waste, within any region that could affect the quality of the waters of the state” to file a report of discharge with the RWQCB through an application for waste discharge. "Waters of the State" are defined by the Porter-Cologne Act as “any surface water or groundwater, including saline waters, within the boundaries of the state.” The RWQCB protects all waters in its regulatory scope, but has special responsibility for isolated wetlands

and headwaters. These water bodies have high resource value, are vulnerable to filling, and may not be regulated by other programs, such as Section 404 of the CWA. If a project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the Water Board has the option to regulate the dredge and fill activities under its state authority through its Waste Discharge Requirements (WDR) program.

Comment:
M&A completed an Aquatic Resources Delineation for the project site and submitted a Request for Preliminary Jurisdictional Determination and a Preliminary Jurisdictional Determination Map to the USACE on April 6, 2018. On April 25, 2018, Ms. Roberta Morganstern of the USACE confirmed federal jurisdiction over 0.052-acre of waters of the U.S. (wetlands and other waters onsite) on the project site which includes 0.045-acre of seasonal wetlands in the northern portion of the project site and 0.007-acre of other waters in a roadside ditch along the western boundary of the project site. Consequently, the proposed project will likely result in the fill of approximately 0.045-acre of jurisdictional seasonal wetland regarded as waters of the U.S. and State subject to regulation by the USACE and the RWQCB pursuant to the Clean Water Act. Impacts to potential waters of the U.S. and/or State will be reduced to a less-than- significant level with implementation of Mitigation Measure BIO-4.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation Measure BIO-4: Waters of the U.S. and State

Any alterations of, or discharges into, waters of the U.S., including Section 404 wetlands must be in conformance with the Sections 404 and 401 of the CWA via certification and permitting prior to any grading or construction that may impact jurisdictional area(s), as applicable. Activities that usually involve a regulated discharge of dredged or fill materials include (but are not limited to) grading, placing of riprap for erosion control, pouring concrete, laying sod, preparing soil for planting (e.g., turning soil over, adding soil amendments), stockpiling excavated material, mechanized removal of vegetation, and driving of piles for certain types of structures. If avoidance of federally protected wetlands is not feasible, securing 404 and 401 permits under the Clean Water Act and compliance with the federal and state “no net loss of wetlands” policy will be required in accordance with USACE and RWQCB regulations.

Prior to initiation of ground disturbance activities within waters of the U.S. or Waters of the State, the applicant shall submit a jurisdictional delineation to the USACE in order to request a formal verification of the limits of their jurisdiction and to identify potential impacts to waters of the U.S. If the USACE considers the project site to be outside of their regulatory jurisdiction, then no further action is required with the USACE. If the USACE determines that jurisdictional waters of the U.S. will be impacted by the project, the appropriate CWA Section 404 permit shall be acquired by the applicant for the construction of the proposed project. In addition, the applicant will be required to submit a request to the RWQCB for either (a) a Section 401 Water Quality Certification (if the USACE asserts regulatory jurisdiction), and/or (b) Waste Discharge Requirements (WDR’s). These permits will be acquired, and all conditions will be agreed to prior to project construction. The project applicant will be responsible for complying with all conditions outlined in the applicable USACE and RWQCB permits.

The applicant shall compensate for the permanent loss of wetlands via the purchase of wetland credits from a Corps- and RWQCB-approved wetland mitigation bank. The applicant is proposing to mitigate for project-related impacts to waters of U.S./State via the purchase of wetland mitigation “creation” credits from a Corps and RWQCB approved Wetland Conservation Bank (a 2:1 replacement to impacts ratio). The quantity of mitigation credits purchased will be based upon the USACE and RWQCB issuance of permits stating how much wetland will be impacted and what mitigation ratio would apply to the project.

Mitigation Monitoring:
Mitigation Monitoring BIO-4: PERMIT Sonoma will not issue grading permits until all regulatory permits are obtained from the appropriate agencies and all permit provisions have been met, including impact avoidance and mitigation requirements. Proof of the purchase of wetland mitigation credits and resource agency approval shall be provided to Sonoma County before PERMIT Sonoma will issue site development permits.

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?

Comment:
Wildlife corridors are linear and/or regional habitats that provide connectivity between or to other naturally vegetated open spaces. In the area of the project site, remaining open spaces are fractured by urbanization and other developments that include landscaping or that are otherwise actively used by humans. Wildlife corridors have several functions: 1) they provide avenues along which wide-ranging animals can travel, migrate, and breed, allowing genetic interchange to occur; 2) populations can move in response to environmental changes and natural disasters; and 3) individuals can recolonize habitats from which populations have been locally extirpated.[13] All three of these functions can be met if both regional and local wildlife corridors are accessible to wildlife. Regional wildlife corridors provide foraging, breeding, and retreat areas for migrating, dispersing, immigrating, and emigrating wildlife populations. Local wildlife corridors provide access routes to food, cover, and water resources typically within restricted habitats that are typically used by small numbers of resident wildlife species that have restricted home ranges. Migrant birds that usually are adapted to higher levels of disturbance may also temporarily perch or feed in these restricted habitats.

The project site is immediately south of Todd Road and east of Stony Point Road, both of which are busy roads and that constitute hazardous impediments to terrestrial wildlife movements. Stony Point Road, in particular, is a main thoroughfare through southern Santa Rosa to the surrounding residential and commercial areas extending southward towards Cotati while Todd Road connects the area to Highway 101 approximately 1.24 miles east of the project site. The project site is bordered to the south and east by grazed ruderal lots and ranchette style housing. To the west of the property, across Stony Point Road, is Doss Flatbed Freight Delivery while the Casa Del Mar restaurant is located north, just beyond Todd Road. The project site does not have regional context between other open spaces and there virtually is nowhere that wildlife could be moving to/from except developed areas. While the project site may provide movement habitat for local wildlife, the site is relatively small and most resident wildlife that could be expected to use the project site would be those species highly adapted to living in concert with development, such as Virginia opossums (*Didelphis virginianus*) and striped skunk (*Mephitis mephitis*). Migratory birds that temporarily stop on the project site would not be affected by the project. They would continue to stop on the project site or fly over the project site, using other available areas for resting/perching/foraging. There would be no significant effect on migratory birds from the construction of the project. The development of the project site would not adversely impact any significant local or regional wildlife movement corridor. Thus, pursuant to the CEQA, the proposed project would not result in significant impacts to wildlife corridor habitat.

Significance Level: Less than Significant

e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

[13] Beier, P. and Loe, S. (1992). A checklist for evaluating impacts to wildlife movement corridors. Wildlife Society Bulletin. 20: 434-440 pps.

Regulatory Framework

Sonoma County General Plan

The *Sonoma County General Plan 2020* (Sonoma County 2008) Land Use Element and Open Space & Resource Conservation Element both contain goals, objectives, and policies to protect natural resource lands including, but not limited to, biotic areas, special status species habitat, marshes and wetlands, sensitive natural communities, and habitat connectivity corridors summarized below.

Biotic Habitat Areas

The 2020 General Plan defines the Biotic Habitat Areas designated on Figures OSRC 5a through 5i of the Plan as those whose locations are known and considered important for protection at this time. However, the policies below provide for protection of biotic habitats both within and outside the designated areas. Currently available information on the location and value of native habitats and sensitive resources is incomplete and changes over time as sites are assessed, new occurrences are reported, and additional locations are identified. As more habitat mapping information becomes available in the future, changes in designations will be considered along with possible policy changes. Regular collection and updating of reliable information and refinement of best management practices are necessary to protect the County's biotic resources over the long term.

Special-Status Species Habitat

Special-status species are plant and animals which are listed or candidate species under the Federal or State Endangered Species Acts and other species considered rare enough to warrant special consideration. Reported occurrences of special-status species are compiled by the California Natural Diversity Data Base (CNDDB) of the CDFW and are routinely updated as new information becomes available. Detailed surveys are typically necessary to confirm the presence or absence of special-status species.

Marshes and Wetlands

Wetlands are transitional areas between aquatic and terrestrial habitats and include marshes, vernal pools, seeps, springs, and portions of riparian corridors with wetland vegetation. Wetlands are recognized for their high fish and wildlife habitat values, occurrences of unique plant and animal species, and importance in water recharge and filtration. Wetlands meeting certain criteria are subject to regulations of USACE, USFWS, or CDFW. Wetland areas mapped as part of the National Wetlands Inventory and other sources include the Laguna de Santa Rosa, vernal pools, San Pablo Bay and Petaluma marshes, coastal and tidal marshes, and such freshwater marshes as the Pitkin, Kenwood, Cunningham, and Atascadero Marshes. Detailed delineations are typically necessary to confirm the presence and extent of any jurisdictional wetlands.

Sensitive Natural Communities

CDFW has identified certain natural habitats as sensitive natural communities which are rare and vulnerable to further loss. Sensitive natural communities identified in Sonoma County include coastal salt marsh, brackish water marsh, freshwater marsh, freshwater seeps, native grasslands, several types of forest and woodland (including riparian, valley oak, Oregon white oak, black oak, buckeye, Sargent cypress and pygmy cypress), old growth redwood and Douglas fir forest, mixed serpentine chaparral, and coastal scrub, prairie, bluff, and dunes. Many of these communities support populations of special-status species and are important to native wildlife.

Habitat Connectivity Corridors

Maintaining and improving opportunities for habitat connectivity throughout the County is essential for protecting biodiversity and sustaining native plant and animal populations. Linkages and corridors are needed to allow movement across the landscape and to connect wetlands and other important habitat areas to undeveloped lands and permanent open space. Important linkages and corridors include lands south of Glen Ellen connecting Sonoma Mountain and the Mayacamas Range and lands connecting the Laguna de Santa Rosa to agricultural areas south of Highway 116. It should be noted that riparian corridors also provide habitat connectivity.

Riparian Corridors
Sonoma County General Plan Policies OSRC-8a through 8n protect streamside conservation areas along designated riparian corridors. Areas along streams that naturally support native vegetation and wetlands are referred to as "Riparian Corridors." The abundant vegetation in the streamside environment provides food and water and creates breeding, egg deposition, and nesting areas for insects, fish, amphibians, reptiles, birds and mammals. The diversity of plant and animal species in riparian areas is among the highest of Sonoma County's natural landscapes. The dense vegetation provides protective cover and shade and contributes woody debris to stream channels, providing critically important habitat for salmon, steelhead, freshwater shrimp, and other protected freshwater fisheries and aquatic species.

Riparian vegetation contributes to water quantity and quality in several ways. Vegetation filters sediment and pollutants in stormwater runoff, slows flood flows, provides erosion protection for streambanks, and facilitates groundwater recharge. Elimination of natural plant communities along streams can increase surface run-off and siltation, contribute to water temperatures too warm for steelhead, salmon, and other fish, and reduce long term water availability. The protection of riparian areas can create conflicts with agricultural and urban uses. Riparian corridors often contain prime soils for crops, provide water and shade for livestock, and provide a source of irrigation water and locations for agricultural wells. Riparian areas may support agricultural uses. In turn, vegetation removal, mowing, fencing, spraying, disking and other agricultural practices can reduce the habitat supporting functions of nearby riparian areas. In urban areas, streamside areas provide natural open space and opportunities for recreation, education, and aesthetic appreciation, but these areas and their habitat value are often restricted by buildings, yards, landscaping, fencing, and trails.

Specifically, Policy OSRC-8b establishes the following streamside conservation areas along both sides of designated Riparian Corridors as follows, measured from the top of the higher bank on each side of the stream as determined by PRMD:

1. Russian River Riparian Corridor: 200'
2. Flatland Riparian Corridors: 100'
3. Other Riparian Corridors: 50'

<u>Sonoma County Ordinances</u>

Riparian Corridor Combining Zone
The RC combining zone is established to protect biotic resource communities, including critical habitat areas within and along riparian corridors, for their habitat and environmental value, and to implement the provisions of the General Plan Open Space and Resource Conservation and Water Resources Elements. These provisions are intended to protect and enhance riparian corridors and functions along designated streams, balancing the need for agricultural production, urban development, timber and mining operations, and other land uses with the preservation of riparian vegetation, protection of water resources, floodplain management, wildlife habitat and movement, stream shade, fisheries, water quality, channel stability, groundwater recharge, opportunities for recreation, education and aesthetic appreciation and other riparian functions and values.

Valley Oak Habitat (VOH) Combining District
The VOH combining district is established to protect and enhance valley oaks and valley oak woodlands and to implement the provisions of *Sonoma County General Plan 2020* Resource Conservation Element section 5.1. Design review approval may be required of projects in the VOH, which would include measures to protect and enhance valley oaks on the project site, such as requiring that valley oaks to comprise a minimum of fifty percent (50%) of the required landscape trees for the development project.

Tree Protection
The Sonoma County Tree Protection Ordinance (Sonoma County Code of Ordinances, Chapter 26, Article 88, Sec. 26-88-010 [m]) establishes policies for protected tree species in Sonoma County. Protected trees are defined (Chapter 26, Article 02, Sec. 26- 02-140) as the following species: big leaf maple (*Acer macrophyllum*), black oak (*Quercus kelloggii*), blue oak (*Quercus douglasii*), coast live oak (Quercus *agrifolia*), interior live oak (*Quercus wislizenii*), madrone (*Arbutus menziesii*), oracle oak (*Quercus morehus*), Oregon oak (*Quercus garryana*), redwood (*Sequoia sempervirens*), valley oak (*Quercus lobata*), California bay (*Umbellularia californica*), and their hybrids.

Comment:
With implementation of Mitigation Measures BIO-1 through BIO-4, the project would be consistent with Sonoma County General Plan 2020 Land Use Element and Open Space & Resource Conservation Element's goals, policies, and objectives to protect natural resource lands including, but not limited to watershed, fish and wildlife habitat, biotic areas, and habitat connectivity corridors. The project is not located in a Riparian Corridor Combining Zone. While the site is located within a Valley Oak Habitat Combining District, no valley oak (*Quercus lobata*) woodland is present and therefore no impacts will occur. In addition, the project site does not contain trees that are protected under the Sonoma County Tree Protection Ordinance.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4

Mitigation Monitoring:
Mitigation Monitoring BIO-1, BIO-2, BIO-3, and BIO-4

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?

Comment:
Overall Consistency with the Santa Rosa Plain Conservation Strategy and Programmatic Biological Opinion

There are no adopted habitat conservation plans or natural community conservation plans covering the project site. However, as discussed in section 4.a, the project site is located in the Santa Rosa Plain, which is protected by a long-term conservation program designed to mitigate potential adverse effects on species such as CTS and listed plant species as a result of development in the area.

The Conservation Strategy provides guidance as to USFWS's policies for reviewing projects that affect listed species on the Santa Rosa Plain. The Conservation Strategy provides the biological framework upon which the PBO is based, and provides avoidance/minimization measures and required mitigation ratios for CTS and listed plants that are specifically incorporated into the PBO. Projects that will require Corps permit approval (such as the proposed project) may be appended to the PBO and thereby be provided individual take authorization, if the projects do the following: (1) apply the PBO's interim mitigation ratios, and (2) adhere to all applicable avoidance and minimization measures in the PBO. The proposed project would not affect any currently occupied habitat for listed plant species and therefore potentially qualifies for appendage to the PBO. However, the final decision to allow appendage rests with USFWS which reserves the right to require a separate Section 7 consultation for any project based on the level of impacts, avoidance, minimization, or mitigation measures.

Under the Conservation Strategy, the project site is situated within the mapped area designated as "Within 1.3 miles of known breeding habitat for California tiger salamander" and an area that supports rare or endangered plant species, although not within a conservation area. The project would be

developed in accordance with the guidelines applicable to this mapped area of the Conservation Strategy through implementation of Mitigation Measure BIO-1, BIO-2, and BIO-4 which requires the applicant to obtain incidental take authorization for listed species and regulatory permits for impacts to jurisdictional wetlands, as well as purchasing compensatory mitigation credits for CTS, listed plants, and seasonal wetlands.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation Measures BIO-1, BIO-2, and BIO-4.

Mitigation Monitoring:
Mitigation Monitoring BIO-1, BIO-2, and BIO-4.

5. CULTURAL RESOURCES:

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Comment:
PERMIT Sonoma staff referred the project application to the Northwest Information Center - Sonoma State University (NWIC) for review and recommendations. The NWIC noted (September 4, 2018) that *"The proposed project area contained an early 20th-century complex including a store with apartments on the second floor, a barn, and a small shed, all formally recorded in 2003 (P-49-002781, Four Corners Feedstore). … It is recommended that a qualified professional assess the current status of the resource, update the resource record, and provide project-specific recommendations."*

A Cultural Resources Study was prepared for the project by Tom Origer & Associates on February 15, 2019.[14] There are no buildings or structures located on the site. The Origer Study noted (p. 16) that the buildings *"appearing on early maps and mid-20th century aerial photographs were evaluated in 2003* [by Tom Origer & Associates]*"* and were *"found ineligible for inclusion on the California Register… Subsequent to the evaluation the buildings were demolished and removed from the property."* Therefore, there are no historic properties on the project site.

Significance Level: No Impact

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Comment:
In August 2018, PERMIT Sonoma staff referred the project application to Native American Tribes within Sonoma County, and the following tribes responded:

- The Middletown Rancheria of Pomo Indians (8/21/18) had no comments at this time but requested that work stop immediately if evidence of human habitation was found and also requested to be notified in that event.

[14]Tom Origer & Associates. February 15, 2019. Cultural Resources Study of the Property at 792 Todd Road, Santa Rosa, Sonoma County, California ("Origer Study").

- The Kashia Band of Pomo Indians of the Stewarts Point Rancheria (8/22/18) had no comments or concerns at this time.

- The Cloverdale Rancheria of Pomo Indians (9/4/18) requested that construction should stop if archaeological remains or resources were discovered and also requested that the appropriate agency and/or local tribe be notified in that event.

- The Lytton Rancheria of California (9/11/18) requested a Phase 1 archaeological survey. The County sent the Origer Study for their review, and the Lytton Rancheria replied that they are satisfied with the standard cultural/archaeological conditions for the project (see Mitigation Measure CULT-1).

In January 2019, Origer & Associates contacted the Native American Heritage Commission and area tribes, and received the following responses:

- The Native American Heritage Commission (2/13/19) replied that no information about the presence of Native American cultural resources on the project site was contained in the Sacred Lands Files.

- The Middletown Rancheria (2/4/19) had no comments at this time but requested that work stop immediately if evidence of human habitation was found and also requested to be notified in that event.

- The Lytton Rancheria (2/13/19) requested a Phase 1 archaeological survey. The County sent the Origer Study for their review, and the Lytton Rancheria replied that they are satisfied with the standard cultural/archaeological conditions for the project (see Mitigation Measure CULT-1).

In addition, the Origer Study (April 26, 2019) included a records search conducted at the Northwest Information Center (NWIC) and an archaeological field survey, which included three (3) auger test excavations (boring) to a depth of 150 centimeters. Based on archival research, the field survey, and factors related to geology, topography, historical hydrology, and other environmental factors, the Origer Study determined that *"there is a moderate possibility of encountering buried resources; however, auger borings revealed no buried deposits."*

The proposed project would be required to comply with the County grading ordinance (County Code Chapter 11, Sec. 11-14-050), which includes provisions for the protection of human remains and archaeological resources during grading activities. However, although no buried deposits were uncovered during the auger borings, the Origer Study concluded that due to the moderate sensitivity for buried resources, a training session for the construction crew conducting excavation would be necessary to ensure that the impact of uncovering cultural resources during construction would be less than significant.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation Measure CUL-1: Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by the qualified professional archeologist. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.

Mitigation Monitoring:
Mitigation Monitoring CUL-1: Prior to grading activities, the archaeologist shall submit to PERMIT Sonoma the Archaeological Sensitivity Training program for review and approval.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Comment:
As discussed in section b), the Origer Study identified no burial sites in the vicinity of the project area.[15] However, the site would be disturbed by grading and construction activities, which could uncover undocumented materials. Sonoma County Code Section 11-14-050 provides procedures for protection of human remains, including notifying the county coroner and complying with all state law requirements (Health and Safety Code section 7050.5 and Public Resources Code section 5097.98) to ensure proper disposition of the human remains or suspected human remains, including those identified to be Native American remains. Implementation of this standard County policy would ensure that this impact would be less than significant.

As required by State law and County Code, if human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated, and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.

Significance Level: Less than Significant Impact

6. ENERGY

Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Comment:
Energy would be consumed during construction and operation of the proposed project. Energy in the form of gasoline and diesel fuel would be required during construction of new facilities (e.g., the community building, the two-story residence, the landscaping and the parking lot and access driveways). The energy required for these activities is a necessary component of construction and would not be used in an inefficient manner. Construction would consume energy from gasoline and diesel fuels, and the proposed project would include measures that would reduce the amount of fuel consumption during construction, such as minimizing idling time of diesel-powered construction equipment (see Mitigation AIR-1 in section 3, Air Quality). Due to the relatively small size of this project, construction would not be expected to result in a significant impact for demand on Bay Area suppliers of gasoline and diesel fuels, and therefore energy impacts would be less than significant.

The proposed community building, two-story residence and surrounding lights would also consume energy during its year-round operation. Operation of the proposed project would increase energy usage relative to existing conditions in Sonoma County. However, the structures would be subject to Part 11 of the Title 24 Building Standards Code (referred to as the California Green Building Standards Code; CAL Green Code). The CAL Green Code and California Energy Code require

[15] Tom Origer & Associates, February 15, 2019.

implementation of minimum energy efficiency standards that reduce wasteful consumption. The project proposes to use LED lights to reduce energy consumption and would incorporate energy-efficient designs for windows and doors. The project would not result in a significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources.

Significance Level: Less than Significant Impact

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Comment:
There are no state or local plans applicable to the proposed project. As described in section a) above, the project would comply with the Title 24 Building Standards Code and Sonoma County Ordinance 7D2-1, which pertain to energy efficiency, and would include design features that would reduce unnecessary consumption of energy.

Significance Level: No Impact

7. GEOLOGY AND SOILS

Would the project:

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 Special Publication 42.

Comment:
The project site is not within a fault hazard zone as defined by the Alquist-Priolo fault maps.[16] The site is approximately over 3 miles west of the Rogers Creek Fault Zone. As such, the Project is located in an area that has potential for earthquake damage. However, adherence to the seismic design guidelines of the California Building Code (CBC) would ensure that impacts related to earthquakes would remain less than significant.

Significance Level: Less than Significant Impact

ii. Strong seismic ground shaking?

Comment:
All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rodgers Creek, and other faults. The design and construction of new structures are subject to engineering standards of the California Building Code (CBC) and/or California Residential Code (CRC), which take into account soil properties, seismic shaking and foundation type. Application of geotechnical evaluation techniques and appropriate engineering practices would reduce risks of potential injury and damage resulting from seismic activity. Project conditions of approval require that building permits be obtained for all construction and that all construction activities, including earthwork, grading, trenching, backfilling and compaction operations, shall be

[16] Sonoma County General Plan 2020, Public Safety Element, Figure PS-1b, Earthquake Fault Hazard Areas, https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety--Earthquake-Fault-Hazard-Areas/, accessed 3/19/19.

conducted in accordance with Sonoma County Code Chapter 11 to ensure that the project meets standard seismic and soil test/compaction requirements. As a matter of practice and state law, all construction activities would be required to meet the California Building Code regulations for seismic safety, including designing all earthwork, cuts and fills, drainage, pavements, utilities, foundations and structural components in conformance with the specifications and criteria contained in the project final geotechnical report, which shall be completed and submitted to PERMIT Sonoma prior to project approval. Standard County development procedures include review and approval of construction plans prior to the issuance of a building/grading permit.

In addition, as required by the building code, the geotechnical engineer would be required to submit an approval letter for the engineered grading plans prior to issuance of the grading permit; prior to final issuance of the grading permit, the geotechnical engineer would be required to inspect the construction work and certify to PERMIT Sonoma, prior to the acceptance of the improvements or issuance of a certificate of occupancy, that the improvements have been constructed in accordance with the geotechnical specifications. All work would be subject to inspection by PERMIT Sonoma for conformance with all applicable code requirements and approved improvement plans.

Based on this uniformly applied regulatory process, the project would not expose people to substantial risk of injury from seismic shaking, and therefore, potential impacts would be reduced to less than significant.

Significance Level: Less than Significant Impact

iii. Seismic-related ground failure, including liquefaction?

Comment:
Strong ground shaking can result in liquefaction, which is the sudden loss of sheer strength in saturated sandy material, resulting in ground failure. Areas of Sonoma County most at risk of liquefaction are along San Pablo Bay and in alluvial valleys. According to the General Plan Public Safety Element Figure PS-1c (Liquefaction Hazard Areas), the project site is classified as having very low Susceptibility to liquefaction.[17] Regardless, all structures would be required to meet building permit requirements, including seismic safety standards and soil test/compaction requirements.

Significance Level: Less than Significant Impact

iv. Landslides?

Comment:
Steep slopes characterize much of Sonoma County, particularly the northern and eastern portion of the County. Where these areas are underlain by weak or unconsolidated earth materials landslides are a hazard. According to General Plan Public Safety Element, Figure PS-1d (Deep-seated Landslide Hazard Areas), the project site is located in a Class 0 Landslide Hazard Area, which means the area is not highly susceptible to landslides.[18] Regardless, all structures would be required to meet County building permit requirements, including seismic safety standards and soil test/compaction requirements.

Significance Level: Less than Significant Impact

[17] Sonoma County General Plan 2020, Public Safety Element, Figure PS-1c, Liquefaction Hazard Areas, http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Liquefaction-Hazard-Areas/, accessed 3/19/19.
[18] Sonoma County General Plan 2020, Public Safety Element, Figure PS-1d, Deep-Seated Landslide Hazard Areas, http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Deep-seated-Landslide-Hazard-Areas/, accessed 3/19/19.

b) Result in substantial soil erosion or the loss of topsoil?

Comment:
The project includes grading activities which require the issuance of a grading permit. The project proposes a cut maximum of 1,563 CY and a fill maximum of 1,601 CY, for a net of 38 CY of fill. Improper grading, both during and post construction, has the potential to increase the volume of runoff from a site which could have adverse downstream flooding and further erosional impacts, and increase soil erosion on and off site which could adversely impact downstream water quality.

Erosion and sediment control provision of the Drainage and Storm Water Management Ordinance (Chapter 11, Sonoma County Code) and Building Ordinance (Chapter 7, Sonoma County Code) requires implementation of flow control best management practices to reduce runoff. The Ordinance requires treatment of runoff from the two-year storm event. Required inspection by PERMIT Sonoma staff ensures that all grading and erosion control measures are constructed according to the approved plans. These ordinance requirements and adopted best management practices are specifically designed to maintain potential water quantity impacts at a less than significant level during and post construction.

In regards to water quality impacts, County grading ordinance design requirements, adopted County grading standards and best management practices (such as silt fencing, straw wattles, construction entrances to control soil discharges, primary and secondary containment areas for petroleum products, paints, lime and other materials of concern), mandated limitations on work in wet weather, and standard grading inspection requirements, are specifically designed to maintain potential water quality impacts at a less than significant level during project construction.

For post construction water quality impacts, adopted grading permit standards and best management practices require that storm water to be detained, infiltrated, or retained for later use. Other adopted water quality best management practices include storm water treatment devices based on filtering, settling or removing pollutants. These construction standards are specifically designed to maintain potential water quality grading impacts at a less than significant level post construction.

The County adopted grading ordinances and standards and related conditions of approval which enforce them are specific, and also require compliance with all standards and regulations adopted by the State and Regional Water Quality Control Board, such as the Standard Urban Stormwater Mitigation Plan (SUSMP) requirements, Low Impact Development and any other adopted best management practices. Therefore, no significant adverse soil erosion or related soil erosion water quality impacts would be expected given the mandated conditions and standards that need to be met. For further discussion of related water quality issues, please see Section 10, Hydrology and Water Quality.

If project construction occurs during wet weather, it is possible that stormwater could carry soil offsite into local storm drains. Standard construction erosion control measures at the project site (ABAG, 1995), which would be required as conditions of approval, would minimize this effect.

In addition, as a condition of project approval, the applicant would be required to submit an Erosion and Sediment Control Plan prepared by a registered professional engineer as an integral part of the grading plan. The plan would be required to contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout, and would be required to show best management practices to be implemented, limits of disturbed areas/total work, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment, such as temporary erosion control measures to be used during construction of cut and fill slopes, excavation for foundations, and other grading operations at the site to prevent discharge of sediment and contaminants into the drainage system. The Erosion and Sediment Control Plan would also be required to include the following measures, as applicable, which should be printed on applicable building, grading, and improvement

plans:

a. Throughout the construction process, ground disturbance should be minimized, and existing vegetation should be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) should minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes.
b. All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff through the use of silt fences, diversion berms and check dams. Fill slopes shall be compacted to stabilize. All exposed surface areas shall be mulched and reseeded and all cut and fill slopes shall be protected with hay mulch and /or erosion control blankets as appropriate.
c. All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season, but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement.

The Erosion and Sediment Control Plan would be subject to review and approval of the PERMIT Sonoma prior to the issuance of a grading permit. The Applicant would be required to inspect all storm water BMPs annually and submit the results PERMIT Sonoma annually (including but not limited to the Inspection and Maintenance Checklists, photo evidence of BMP existing conditions, and a report of any maintenance activity, remediation, or replacement of BMP features). Application of these conditions of approval would reduce risk of erosion resulting from the project and project construction, and therefore project erosion impacts would be less than significant.

Significance Level: Less than Significant Impact

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?

Comment:
The project site would be subject to seismic shaking and other geologic hazards as described in item 7.a.ii, iii, and iv, above. However, as described in those sections, standard County Code and building requirements, combined with conformance with standard CBC and other applicable State and local regulations (all of which shall be required as conditions of approval for the project), would reduce potential soil stability impacts to less-than-significant.

Significance Level: Less than Significant Impact

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Comment:
Table 18-1-b of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. The project site contains some soils that have moderate to high potential for shrink-swell, which could result in soil expansion. The final geotechnical report required as part of standard County development procedures (see item 7.a.ii) would include an analysis of expansive soil hazards and recommended stabilization measures. With implementation of these measures, combined with conformance with standard CBC and other applicable State and local regulations (all of which shall be required as conditions of approval for the project), potential hazards from expansive soils would be less than significant.

Significance Level: Less than Significant Impact

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste

water disposal systems where sewers are not available for the disposal of waste water?

Comment:
The project site is not served by public sewer. However, the project site contains an existing mound sewage system consisting of two septic mounds previously constructed in 2017 (permit number SEP06-0912) for a daily flow of 1,426 gallons. Project soils of the proposed project consist of alluvial fan and floodplain overbank deposits that date to the Holocene. These deposits are predominately clay with interbedded lenses of coarser alluvium.[19] This soil is known to be permeable. The project proposes an expansion of wastewater generation (a 4,000 gallon septic tank, 5,000 gallon grease interceptor, a 5,000 gallon equalization tank is proposed to supplement the septic system), which is described in Section 19, Utilities and Service Systems.

Significance Level: Less than Significant Impact

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Comment:
Results of the on-line paleontological resources record search through the University of California Museum of Paleontology (UCMP) database indicate that there are no known vertebrate fossil localities that have been previously identified on the project site or within a mile radius. The UCMP database has identified 12 fossil localities that were discovered within the same sedimentary deposits at depths that extend onto the project site.

An examination of the Geological Map of California indicates that the project site consists of surface sediments composed of Quaternary alluvial fan deposits that are underlain by Plio-Pleistocence Non-Marine deposits. These Plio-Pleistocence Non-Marine deposits have the potential to contain significant vertebrate fossils at relatively shallow depth (4-10 feet). Excavations that extend below 4-feet may well uncover significant vertebrate fossil remains and, therefore, should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development. As a result, a mitigation measure is provided to reduce potentially significant impacts to a less-than-significant level regarding previously undiscovered paleontological resources or unique geological features that may be accidentally encountered during project implementation.

Additionally, the proposed project would be required to comply with the County grading ordinance (County Code Chapter 11, Sec. 11-14-050), as discussed in Section 5- Cultural Resources above. This includes provisions for the protection of human remains and archaeological resources during grading activities and paleontological resources in the conditions of approval as part of this project (i.e., cease ground-disturbing activities immediately if paleontological resources are encountered and notify PERMIT Sonoma).

Significance Level: Less than Significant

8. GREENHOUSE GAS EMISSIONS:

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Comment:

[19] Cultural Resources Study of the Property at 792 Todd Road, Santa Rosa, Prepared by Tom Origer & Associates, February 15, 2019, pp. 8.

Gases that trap heat in the atmosphere and affect regulation of the Earth's temperature are known as greenhouse gases (GHGs). Many chemical compounds found in the earth's atmosphere exhibit the GHG property. GHG allow sunlight to enter the atmosphere freely. When sunlight strikes the earth's surface, it is either absorbed or reflected back toward space. Earth that has absorbed sunlight warms up and emits infrared radiation toward space. GHG absorb this infrared radiation and "trap" the energy in the earth's atmosphere. Entrapment of too much infrared radiation produces an effect commonly referred to as "Global Warming", although the term "Global Climate Change" is preferred because effects are not just limited to higher global temperatures.

GHG that contribute to climate regulation are a different type of pollutant than criteria or hazardous air pollutants because climate regulation is global in scale, both in terms of causes and effects. The 1997 United Nations' Kyoto Protocol international treaty set targets for reductions in emissions of four specific GHGs – carbon dioxide, methane, nitrous oxide, and sulfur hexafluoride – and two groups of gases – hydrofluorocarbons and perfluorocarbons. These are the primary GHG emitted into the atmosphere by human activities. Although the U.S. was not a signatory of the Kyoto Protocol, the Protocol established the primary GHG emitted into the atmosphere are and set the basis for future emissions estimation and monitoring methodologies.

The California Air Resources Board (CARB) is the lead agency for implementing Assembly Bill (AB) 32, the California Global Warming Solutions Act adopted by the Legislature in 2006. AB 32 requires the CARB to prepare a Scoping Plan containing the main strategies that will be used to achieve the states GHG emissions reductions targets, which in general are:

- Reduce statewide GHG emissions to 1990 levels by 2020;
- Reduce GHG emissions to 40 percent below 1990 levels by 2030; and
- Reduce GHG emissions to 80 percent below 1990 levels by 2050

CARB prepares an annual statewide GHG emissions inventory using regional, state, and federal data sources, including facility-specific emissions reports prepared pursuant to the State's Mandatory GHG Reporting Program. The statewide GHG emissions inventory helps CARB track progress towards meeting the State's AB 32 GHG emissions target of 431 million metric tons of CO_2 equivalents (MTCO2e), as well as to establish and understand trends in GHG emissions. According to CARB's GHG emissions inventory (2018 edition), GHG emissions have generally decreased over the last decade, with 2016 levels (429 million MTCO2e) approximately 12 percent less than 2005 levels (486 million MTCO2e). The transportation sector (165 million MTCO2e) accounted for more than one-third (approximately 37.5%) of the State's total GHG emissions inventory (440 million MTCO2e) in 2015, while electric power generation accounted for approximately one-fifth (19%) of the State's total GHG emissions inventory.

The County has adopted a Climate Change Action Resolution (May 8, 2018) which resolved to reduce GHG emissions by 40% below 1990 levels by 2030 and 80% below 1990 levels by 2050" and noted twenty strategies for reducing GHG emissions, including increasing carbon sequestration, increasing renewable energy use, and reducing emissions from the consumption of good and services. The County's resolution demonstrates commitment to working towards the RCPA's countywide greenhouse gas (GHG) emissions reduction targets: 40% below 1990 levels by 2030 and 80% below 1990 levels by 2050.

The resolution includes the following goals:

- Increase building energy efficiency
- Increase renewable energy use
- Switch equipment from fossil fuel to electricity
- Reduce travel demand through focused growth
- Encourage a shift toward low-carbon transportation options
- Increase vehicle and equipment fuel efficiency

- Encourage a shift toward low-carbon fuels in vehicles and equipment
- Reduce idling
- Increase solid waste diversion
- Increase capture and use of methane from landfills
- Reduce water consumption
- Increase recycled water and graywater use
- Increase water and waste-water infrastructure efficiency
- Increase use of renewable energy in water and wastewater systems
- Reduce emissions from livestock operations
- Reduce emissions from fertilizer use
- Protect and enhance the value of open and working lands
- Promote sustainable agriculture
- Increase carbon sequestration
- Reduce emissions from the consumption of goods and services

In addition, Sonoma County has the goal of increasing resilience by pursuing local actions that support the following goals:

- Promote healthy, safe communities
- Protect water resources
- Promote a sustainable, climate-resilient economy
- Mainstream the use of climate projections

The project, by implementing current county codes would be consistent with local or state plans, policies, or regulations adopted for the purpose of reducing emissions of greenhouse gases.

The County concurs with and utilizes as County thresholds the BAAQMD recommended GHG significance thresholds. The County concurs that these thresholds are supported by substantial evidence for the reasons stated by BAAQMD staff. For projects other than stationary sources the GHG significance threshold is 1,100 MTCO2e or 4.6 metric tons of CO2e per service population (residents and employees) per year[20]. BAAQMD's staff's analysis is found in the document titled "Revised Draft Options and Justification Report, October 2009," which is a publicly available document that can be obtained from the BAAQMD website or from the County.

The proposed project would generate GHG emissions from the same sources described in Section 3, Air Quality, as well as the following additional sources that are specific to GHG emissions:

- Energy use and consumption includes GHG emissions generated from purchased electricity and natural gas.
- Solid waste disposal includes GHG emissions generated from the transport and disposal of landfilled waste.
- Water/wastewater includes emissions from electricity used to supply water to land uses, and treat the resulting wastewater generated

Project emissions were modeled using CalEEMod, Version 2016.3.2, as described in Section 3. Construction-related GHG emissions were annualized over the lifetime of the proposed project (presumed to be a minimum of 30 years). This normalizes construction emissions so that they can be grouped with operational emissions and compared to appropriate thresholds, plans, etc. The emissions from construction and operation of the proposed project are summarized below in Table 6.

[20] The BAAQMD has not adopted a threshold of significance for construction-related GHG emissions. The BAAQMD's CEQA Air Quality Guidelines do, however, encourage lead agencies to quantify and disclose construction-related GHG emissions, determine the significance of these emissions, and incorporate best management practices to reduce construction-related GHG emissions

Table 6.
Project GHG Emissions

GHG Emissions Sources	Total Annual GHG Emissions (MTCO2e)
Amortized Construction(A)	11.0
Area	0.2
Energy	55.3
Mobile	131.0
Waste	34.2
Water	2.1
Total	233.8
Significance Threshold	1,100
Exceeds BAAQMD Significance Threshold?	No

Source: MIG 2019
A) Average GHG emissions derived by taking the total GHG emissions emitted over the entire construction period (331.6 MTCO2e) and dividing by an assumed useful life of 30 years to yield an average of 11.0 MTCO2e per year.

As shown in Table 6, the project's potential increases in GHG emissions would be below the BAAQMD's threshold of significance designed to meet state GHG reduction targets (233.8 < 1,100). Therefore, the project's potential GHG emissions impact would be less-than-significant.

Significance Level: Less than Significant Impact

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Comment:
The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG. As described in section 3, Air Quality, discussion a), as well as under discussion a) above, the proposed project would be consistent with the BAAQMD's 2017 Clean Air Plan, the BAAQMD's CEQA Guidelines, and the AB32 Scoping Plan. Therefore, the project would not generate GHG emissions that conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. In addition as a standard condition of approval, a greenhouse gas reduction plan is required to reduce GHGs beyond statutory requirements to achieve compliance with General Plan GHG reduction goals. The project applicant has provided a list of proposed measures that could be implemented to reduce GHG emissions resulting from project construction and operations:

- Utilize grid electricity in-lieu of portable generators during project construction;
- Installation of only energy-star rated appliances within the proposed structures;
- Install low maintenance and low-water use landscaping;
- Use of LED lights in all indoor and outdoor areas, including parking lots;
- Implement a recycling program for all on-site events/operations; and/or
- Provide bicycle parking and end-of-trip facilities (e.g., shower).

Implementation of the foregoing measures, or other GHG reduction measures as recommended by a GHG emissions specialist, and included in the required greenhouse gas reduction plan per Conditions of Approval, would provide meaningful reductions in construction-related and operational GHG emissions.

Significance Level: Less than Significant Impact

9. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Comment:
Construction of the project, as well as ongoing maintenance over time, may involve the intermittent transport, use and disposal of potentially hazardous materials, including fuels and lubricants, paints, solvents, and other materials commonly used in construction and maintenance. During construction activities, any on-site hazardous materials that may be used, stored, or transported would be required to follow standard protocols (as determined by the U.S. EPA, California Department of Health and Safety, and Sonoma County) for maintaining health and safety.

Proper use of materials in accordance with local, state, and federal requirements, and as required in the construction documents, would minimize the potential for accidental releases or emissions from hazardous materials. In addition, as standard County procedure, project construction contracts would be required to comply with Sonoma County Fire Code regulations for storage of flammable liquids and Sonoma County Municipal Code regulations related to hazardous materials management (protection of surface waters pursuant to Caltrans Standard Specifications, or functional equivalent). Project construction contracts would also be required to specify procedures in the event of a spill of hazardous materials (i.e., Contractor responsible for immediately calling emergency number 9-1-1 to report spill, taking appropriate actions to contain spill to prevent further migration of hazardous materials, contacting County to verify appropriate clean-up procedures). Because project use, storage, transport, or disposal would be subject to applicable local, State, and federal regulations, and these Federal, State and Local Regulation (including existing General Plan policies) specify standards and protocols for safe transport, use, and disposal of hazardous materials, the potential threat to public health and safety or the environment from hazardous materials would be less than significant.

Significance Level: Less than Significant Impact

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?

Comment:
See section 9.a above.

Significance Level: Less than Significant Impact

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Comment:
The project site is not located within 0.25 miles of an existing or proposed school. The nearest schools are New Directions School which is located 1.01 miles from the project site and Bellevue Elementary School which is located 0.78 miles from the proposed project site.

Significance Level: Less than Significant Impact

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Comment:
There are no known hazardous materials sites within or adjacent to the project limits, based on a review of the following databases on October 24, 2019:

1. The State Water Resources Control Board GeoTracker database,[21]
2. The Department of Toxic Substances Control EnviroStor database (formerly known as Calsites),[22] and
3. The California Integrated Waste Management Board Solid Waste Information System (SWIS).[23]

Although the project site is listed on the GeoTracker database for a leaking underground storage tank (formerly on the site), the site status is "Completed-Case Closed," and the County of Sonoma Department of Health Services issued a confirmation of site investigation/remedial action completion on May 28, 2008. In addition, the project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[24]

Significance Level: No Impact

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Comment:
The project site is not within the Sonoma County Airport Referral area as designated by the Sonoma County Comprehensive Airport Land Use Plan. The Charles M. Schulz Sonoma County Airport is located approximately 8.5 miles north-northwest of the project site.

Significance Level: No Impact

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Comment:
The project would not impair implementation of, or physically interfere with, the County's adopted emergency operations plan. There is no separate emergency evacuation plan for the County. The project would not result in a significant change in existing circulation patterns and would have no effect on emergency response routes. In addition, as a matter of practice and state law, the applicant is required to submit a written *Fire Safety and Evacuation Plan* (pursuant to California Fire Code Sections 403 and 404) for Sonoma County Fire review and approval, prior to approval of a grading permit. This plan would include, but not be limited to, fire safety, medical emergencies, and evacuations, and would also describe provisions for fire watch and medical personnel. The plan would be subject to re-evaluation by County Fire at any time, when requested in writing by the fire code official. Based on this uniformly applied regulatory process, the project would have a less-than-

[21] State Water Resources Control Board GeoTracker Database, https://geotracker.waterboards.ca.gov, accessed on 10/24/19.
[22] The Department of Toxic Substances Control EnviroStor Database, http://www.envirostor.dtsc.ca.gov/public/, accessed on 10/24/19.
[23] The California Integrated Waste Management Board of Solid Waste Information System (SWIS), https://www2.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx, accessed on 10/24/19.
[24] California Environmental Protection Agency, Cortese List Data Resources, http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm, accessed on 10/24/19.

significant impact.

Significance Level: Less than Significant Impact

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Comment:
According to the Wildland Fire Hazard Areas mapping (Figure PS-1g) of the Sonoma County General Plan 2020,[25] the project is located within a Local Responsibility Area (LRA). The County's project GIS tool indicates that the site is classified as Non-wildland/Non-Urban area. However, a small portion in the northern and eastern property border adjacent to the Todd Road and Stony Point Road is classified as Moderate Fire Hazard Severity Zone. As noted in the General Plan Public Safety Element (p.PS-14), "*The Moderate Fire Hazard Severity Zone includes a) wildland areas of low fire frequency supporting modest behavior; and b) developed/urbanized areas with a very high density of non-burnable surfaces and low vegetation cover that is highly fragmented and low in flammability.*"

While project construction (the temple and residence) could expose people or structures to increased fire hazards, the project site is in an area of limited vegetative cover and no topographic features to channel fire. The project site is located on Todd Road, west of the Rincon Valley Fire Protection Department, approximately one mile from the project site.

In addition, construction on the project site would be required to comply with Sonoma County Fire Safety Standards (Sonoma County Code Chapter 13). The project would also be required to conform to State Building Code requirements (Chapter 7A), including use of ignition-resistant construction methods and materials, minimum fire-resistance construction standards, and minimum fire separation distances. Also, pursuant to Public Resource Code 4442, the Applicant would be required to include a note on all construction plans that internal combustion engines be equipped with an operational spark arrester, or the engine must be equipped for the prevention of fire.

Project compliance with these standard County and State requirements would reduce risks from wildland fires risks on people and structures to a less-than-significant level.

Significance Level: Less than Significant Impact

10. HYDROLOGY AND WATER QUALITY:

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Comment:
The project proposes construction of a temple, a single-family residence, an asphalt parking area along with other hardscaping, and landscaping. The site is relatively flat with slopes ranging from 0 percent (no slope) to 4 percent, generally sloping from the northeast to the southwest. The project site contains a few seasonal wetlands interspersed throughout the site. As discussed in the Aquatic Resources Delineation Report (Appendix B), *"The wetlands and other waters have hydrologic*

[25] Sonoma County General Plan 2020, Public Safety Element, Wildland Fire Hazard Areas, Figure PS-1g, https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Wildland-Fire-Hazard-Areas/, accessed 4/23/18.

connectivity to the Colgan Creek Flood Control Channel that is located west of project site. Colgan Creek flows into the Laguna de Santa Rosa, which drains to Mark West Creek and ultimately flows to the Russian River, a traditionally navigable water (TNW) of the U.S."

Project construction activities (grading) would disturb an estimated 2.90 acres of soil (approximately 126,126 square feet) and would result in an estimated 1.97 acres of impervious surfaces (approximately 85,759 square feet). Approximately 0.93 acres (40,367 square feet) would be used for landscaping, the existing mound septic system area, and the remainder of the parcel would be left as undeveloped open area. The project could affect the quantity and/or quality of storm water run-off by introduction of pollutants such as oil, grease, and toxic chemicals from urban runoff, or sediment from construction sites, to nearby water bodies and wetlands, and could also affect underground sources of drinking water.

Watershed/Tributaries. The project site is located in the Upper Laguna de Santa Rosa sub-watershed of the Mark West watershed, which is part of the larger Russian River Hydrologic Unit. The project site is approximately 500 feet east of Colgan Creek, whose headwaters are in the Taylor Mountain Regional Park and Open Space Preserve to the east of the project site. Colgan Creek runs through Santa Rosa, where the creek is channelized with concrete embankments, and continues past the project site to its confluence with the Laguna de Santa Rosa, which is tributary to the Russian River. The Russian River is listed by State Water Resources Control Board (SWRCB) and North Coast Regional Water Quality Control Board (NCRWQCB) as impaired for sediment, bacteria, dissolved oxygen, and temperature under section 303(d) of the Clean Water Act. Tributaries to the Laguna de Santa Rosa are also listed as impaired under section 303(d), and several Total Maximum Daily Load (TMDL) projects are underway to clean up 303(d) listed waterbodies.

Waste Discharge. Domestic wastewater from the project would be disposed of via an on-site septic system. The project proposes installation of a 4,000 gallon septic tank, 5,000 gallon grease interceptor, 5,000-gallon equalization tank to supplement the current disposal system. This proposed expansion would require review and approval by the County, as well as compliance with NCRWQCB onsite wastewater treatment policy.

Construction. Because project construction would disturb one or more acres of soil, the project would be required to file a Notice of Intent (NOI) package for coverage under the State Water Resources Control Board General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (Order No. 2009-0009-DWQ; "General Permit"). The General Permit requires development and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which in addition to other requirements must list Best Management Practices (BMPs) to be used to protect storm water, including covering disturbed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding.[26] Standard County development procedures require projects to submit the General Permit to the County prior to issuance of any grading permit for the proposed project.

As discussed in section 8, Geology and Soils, the project would also be required to comply with County construction grading and drainage requirements (County Code Chapter 11) related to prevention of soil loss and would need to meet County standards for maintaining natural and existing drainage patterns.

Storm Water Runoff/ Grading and Drainage. The project site is located in an area subject to the NCRWQCB Municipal Separate Storm Sewer Systems (MS4) Permit and would be required to meet NCRWQCB post-construction BMP standards and hydromodification control criteria. The project has

[26]California State Water Resources Control Board, Storm Water Program, 2009-0009-DWQ Construction General Permit Fact Sheet, p. 46; https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/constpermits/wqo_2009_0009_factsheet.pdf, accessed 10/29/19.

prepared an Initial Storm Water Low Impact Development Submittal (SWLIDS), available as Appendix C, for County review and approval. The SWLIDS has been designed to capture 100 percent of project storm water runoff. Runoff from the project area would be collected and directed to four different on-site bioretention basins, which would be sized to accommodate the storm water run-off.

In addition, the project would be required to comply with County storm water quality requirements (County Code Chapter 11A), which would include incorporating post-construction storm water LID BMPs into the drainage design of the project to mitigate impacts to the quality and quantity of storm water discharges from the project site. As a condition of project approval, the applicant would be required to submit a final Storm Water Low Impact Development Submittal (SWLIDS) for County review and approval. The BMPs identified in the final SWLIDS would be required to be installed and working properly prior to issuance of grading or building permits. The County would also require, as a condition of approval, for the applicant to submit a drainage report that minimally includes hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all relevant existing, and proposed drainage facilities (among other items).

Application of these standard County and State storm water and water quality requirements would reduce project storm water runoff impacts to less than significant.

Significance Level: Less than Significant Impact

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Comment:
The project lies within the Santa Rosa Plain Groundwater Basin which is a groundwater availability Zone 1. A Hydrogeologic Report (EBA Engineering, November 28, 2018) was completed to evaluate groundwater availability for the project. The study was prepared to comply with requirements set forth in Policy WR-2e of the Sonoma County General Plan (SCGP) based on the property's location within the Santa Rosa Plain, a medium priority groundwater basin as defined by the State Department of Water Resources Bulletin 118. The study concluded that the project would generate an average water demand of 1,240 gallons per day (GPD) or 1.39 acre-feet per year (AF/yr). The assessment estimated that potential groundwater recharge is 83.45 AF/yr. Therefore, the report concludes that there is adequate water for the project and there is no indication that the proposed well will significantly influence any neighboring wells. As noted above in (a), the project would include bio-retention areas designed to capture storm water. These areas would also support increased groundwater recharge.

Significance Level: Less than Significant Impact

c) Substantially alter the existing drainage pattern of 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

i. would result in substantial erosion or siltation on- or off-site?

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

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

iv. impede or redirect flood flows?

Comment:
There are no blue line streams on the site. The closest stream to the project is Colgan Creek, located approximately 500 feet to the west of the project site. Storm water currently flows across the project site to the southwest. On the western boundary of the property (adjacent to Stony Point Road) a ditch receives water off the existing concrete parking area and compacted, graveled pad. Water from the concrete parking area also flows into a drain inlet on the east side of the parking area. The drain inlet conveys water to the Sonoma County storm water system. The project has the potential to result in erosion or siltation as the project increases impermeable surfaces that could lead to both increased surface run-off and erosion. However, as discussed above, the project would be required to incorporate bioretention facilities that are designed to capture 100 percent of stormwater flows attributable to the project.

Additionally, the project proposes approximately 1,563 cubic yards of cut and 1,601 cubic yards of fill (net total = 38 cubic yards of fill) and therefore would require a Grading Permit. As discussed in section 10.a, compliance with the County Grading regulations would reduce the soil erosion and sediment delivery impacts from the site, and compliance with County Low Impact Development (LID) BMPs would minimize impervious surfaces where possible. Temporary construction BMPs (including required erosion control measures) would be required to minimize and control siltation during the construction period.

Prior to grading or building permit issuance, construction details for all post-construction storm water BMPs shall be submitted for review and approval by the Grading & Storm Water Section of PERMIT Sonoma as required in the conditions of approval. The construction plans shall be in substantial conformance with the conceptual plan reviewed at the planning permit stage.

Post-construction storm water BMPs must be installed per approved plans and specifications and working properly prior to finalizing the grading or building permits as required in the conditions of approval. Post-construction storm water BMPs shall be designed and installed pursuant to the adopted Sonoma County Best Management Practice Guide. The BMPs would prevent the alteration of site drainage or increase in surface runoff and avoid flooding. Project Low Impact Development techniques would include limiting impervious surfaces, dispersing development over larger areas, and creation of storm water detainment areas. Post construction storm water BMPs include filtering, settling, or removing pollutants.

Significance Level: Less than Significant Impact

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Comment:
The County uses FEMA Flood Insurance Rate Maps to map flood hazard areas in General Plan 2020 in order to guide the placement of housing outside of flood and other natural hazard areas. According to the online FEMA Flood Mapping Service Center, the proposed project is outside of the 100-year Flood Hazard Area. The map notes that the project area is in an “area of minimal flood hazard.” Therefore, the project is not considered to be within a flood hazard zone. Nonetheless, under the County’s grading ordinance, the project’s storm water drainage system is required to comply with Sonoma Water’s flood control design criteria.

A seiche is a wave in a lake triggered by an earthquake. The project site is about 15 miles east of the coast and about 2 miles east of a water treatment pond; therefore, the proposed project is not subject to seiche or tsunami.

Significance Level: No Impact

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Comment:
The project is located in the Santa Rosa Plain groundwater basin that is managed by the Santa Rosa Plain Groundwater Sustainability Agency in accordance with the Sustainable Groundwater Management Act. The Groundwater Sustainability Agencies are currently developing Groundwater Sustainability Plans that must be completed by 2022 and will provide a regulatory framework for managing groundwater use.

Significance Level: No Impact

11. LAND USE AND PLANNING:

Would the project:

a) Physically divide an established community?

Comment:
The project involves construction of two permanent structures for community gathering related services but does not require removal of a primary access route (such as a road or bridge) The project would not impair mobility within an established community or between a community and outlying areas, and therefore would not physically divide a community.

Significance Level: No Impact

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?

Comment:
The project would not conflict with any applicable land use plan adopted for the purpose of avoiding or mitigating an environmental effect, including the South Santa Rosa Specific Plan, Sonoma County General Plan and Sonoma County Zoning Ordinance.

The South Santa Rosa Specific Plan includes broad goals and policies related to the economic importance (in particular, "*Require compatibility with existing and projected surrounding land uses"),* [27] and visual and natural resource preservation standards that apply to projects in the area. As discussed in section 1(a), the proposed project includes design features that would generally be consistent with these Santa Rosa Specific Plan standards, including the following:

- The project would not be developed on a skyline, nor would any structure be proposed in a visual or scenic corridor, riparian corridor, or unique biotic resource area. The project would minimize alterations or damage to identified natural values including specimen trees.
- The proposed structures would be screened by vegetation all along Stony Point Road and Todd Road. The applicant has provided a detailed planting plan.
- The proposed project would be designed to be harmonious with the local setting and with neighboring developments and would be subjected to multiple design reviews. (See section 1, Aesthetics for further discussion).
- Lighting would be consistent with the South Santa Rosa Specific Plan.

[27] South Santa Rosa Specific Plan, p. 17

- The proposed project would not have a negative impact on agriculture lands. (See section 2, Agricultural & Forest Resources for further discussion).

- Parking would not be allowed on any public streets, would be limited to 160 parking spaces and would be screened from public view by vegetation planting around the vicinity of the project site.

- Minimum setbacks would be consistent with the South Santa Rosa Specific Plan (General Standards pg. 52): *"Front: Minimum of 20 feet from property line, Side: minimum of 10 feet from the property line adjacent to residential development, Rear: Minimum of 20 feet from the property line adjacent to residential development."*

The proposed project would also be consistent with the goals, policies, and objectives in the Sonoma County General Plan 2020 related to avoiding or mitigating an environmental effect, including:

- Preservation of biotic resource areas and scenic features (General Plan Goal LU-10, Objective LU-10.1, Goal-OSRC, Objective OSRC01.2, Objective OSRC-1.4, Policy OSRC-1f) The project would be consistent with regulations pertaining to avoiding biotic resources and would be largely consistent with regulations designed to maintain the scenic qualities of the area. (See section 1, Aesthetics, for further discussion.)

- Night Time lights and preservation of night time skies and visual character (General Plan Goal OSRC-4, Objective OSRC-4.1, Objective OSRC-4.2, Policy OSRC-4a, Policy OSRC-4c): The project would use dark sky compliant style lighting, and would comply with County requirements pertaining to placement, shielding, and light levels to prevent spill over, glare and unnecessary nighttime light pollution.

- Protect the County's natural habitats (General Plan Goal OSRC-7, Objective OSRC-7.1, Objective OSRC-7.7, Policy OSRC-7e, Policy OSRC-7g, Policy OSRC-7h, Policy OSRC-7k, Policy OSRC-7m, Policy OSRC-7o,): (See Section 4, Biological Resources, for further discussion.)

- Wastewater (General Plan Policy LU-8): The project would comply with regional waste discharge requirements and County regulations to minimize storm water, surface water and groundwater pollution including utilization of BMPs.

The project would also be consistent with Sonoma County Municipal Code Article 30 (C1 Neighborhood Commercial District.) to *"implement Sections 2.3.1 and 2.3.2 of the general plan land use element by providing areas which permit various retail business, service and professional activities in rural neighborhoods and within urban service areas. The neighborhood commercial district is also intended to implement the objectives of adopted redevelopment plans within redevelopment project areas in the general plan."* In addition, the project would be consistent with Article 67 (VOH Valley Oak Habitat Combining District) to *"protect and enhance valley oaks and valley oak woodlands"* (see section 4, Biological Resources).

Therefore, the project would not conflict with any applicable land use plan adopted for the purpose of avoiding or mitigating an environmental effect, including in the Sonoma County General Plan and zoning ordinance.

Significance Level: No Impact

12. MINERAL RESOURCES:

Would the project:

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?

Comment:
The project is located in an area classified as MRZ-3: *Areas containing known mineral occurrences of undetermined mineral resource significance* (Sonoma County Aggregate Resources Management Plan, as amended 2010). Sonoma County has adopted the Aggregate Resources Management Plan that identifies aggregate resources of statewide or regional significance (areas classified as MRZ-2 by the State Geologist); therefore, the area has not been designated for extraction. Furthermore, the project would not result in the loss of availability of mineral resources as the project does not propose to develop mineral resources.

Significance Level: Less than Significant Impact

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?

Comment:
The project is located in an area classified as *MRZ-3: Areas containing known mineral occurrences of undetermined mineral resource significance* (Sonoma County Aggregate Resources Management Plan, as amended 2010). The project, however, would not result in the depletion of any locally important mineral resource. The closest rock quarry is the Stony Point Rock Quarry, which is over four miles to the south, located on the western outskirts of Cotati. The project would have no impact on this operation.

Significance Level: No Impact

13. NOISE:

Would the project result in:

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?

Comment:
To assess project related noise, an environmental noise assessment[28] was prepared by the applicant that surveyed the project site and evaluated potential noise impacts from the proposed project (construction and operation of an approximately 11,776-square-foot temple and an associated 2,137 square-foot two-story residence) based on applicable County standards and considering adjacent noise sensitive land uses (residences). In May 2020, an Addendum to the original Environmental Noise and Vibration Assessment was prepared by Illingworth and Rodkin and filed with PERMIT Sonoma. The following analysis summarizes the key results, findings, and recommendations of the applicant's noise assessment. Refer to Appendix D and E for the two noise assessments, which

[28] "729 Todd Road Sikh Temple Environmental Noise and Vibration Assessment, Sonoma County, California" prepared by Illingworth & Rodkin, Inc., December 6, 2018, and Environmental Noise Assessment Addendum prepared by Illingworth and Rodkin, Inc, dated May 19, 2020..

includes a description of key noise concepts, terms, applicable regulations, and detailed site noise information.

County noise standards (as indicated in Table NE-2 of the General Plan) establish maximum allowable exterior noise exposures of 50 dBA in the daytime (7:00 AM to 10:00 PM) and 45 dBA in the nighttime (10:00 PM to 7:00 AM), as measured using the L50 value (the value exceeded 50 percent of the time, or 30 minutes in any hour--i.e., this is the median noise level).

Based on review of project plans and distance information obtained via Google Earth, the noise assessment measured noise levels at the project site and surrounding noise sensitive land uses located to the north, south, and east of the project site along Todd Road and Stony Point Road (approximately 20 residences). One long-term and one short-term noise measurement were taken between September 26, 2018 and October 1, 2018. Ambient noise included local traffic along Todd Road and Stony Point Road, as well as residential and agricultural sounds. These noise measurements were used to establish existing daytime and nighttime noise levels at the project site (for noise and land use compatibility purposes) and at nearby residential uses. The noise monitoring indicates vehicular traffic generates a 24-hour day-night noise level (L_{dn}) of 62 to 64 dBA L_{dn} at a distance of 80 feet from the center of Todd Road and 71 to 73 dBA L_{dn} at a distance of 65 feet from Stony Point Road.

General Plan Land Use Compatibility

Based on adopted County General Plan policy, the noise environment at the proposed project site was evaluated to determine potential noise sources and possible conflicts with the proposed project. The noise assessment determined that the major source of noise in the area is from local traffic. The only noise sensitive outdoor use area proposed by the project would be the backyard associated with the on-site residence and would be located approximately 190 feet from the center of Stony Point Road. This area would be subject to traffic noise levels of approximately 68 dBA L_{dn}, which exceeds the County's normally acceptable criteria of 65 dBA L_{dn} for caretaker units (per General Plan Policy NE-1b). To reduce exterior noise levels to acceptable levels, the noise assessment recommends installation of a 6-foot high sound wall along Stony Point Road or around the perimeter of the residence backyard. This recommendation has been incorporated into the project as Mitigation Measure NOISE-1. The inclusion of this measure would render the project compatible with the County's General Plan exterior noise level of 65 dBA L_{dn} for caretaker units.

Interior noise levels at the proposed residence would be contingent on the final design of the residential building; however, standard construction materials and methods provide for approximately 15 dBA (with windows open) to 25 dBA (with windows closed) exterior-to-interior noise reduction. A 15 to 25 dBA reduction in exterior noise levels would result in interior noise levels between 43 dBA to 53 dBA at the proposed residence, which could exceed the County's indoor noise criteria of 45 dBA L_{dn} (per General Plan Policy NE-1b). To ensure indoor noise levels do not exceed County criteria, the noise assessment recommends that the proposed residence design include forced-air mechanical ventilation that would allow windows to remain closed at the occupant's discretion, and use of windows and doors with a Sound Transmission Class rating of at least 26.[29] These recommendations have been incorporated into the project as Mitigation Measure NOISE-1. The inclusion of this measure would render the project compatible with the County's General Plan indoor noise level of 45 dBA L_{dn} for caretaker units.

Based on the results of the noise assessment, noise levels at the façade of the proposed temple would be approximately 68 dBA L_{dn}. Standard construction techniques and the inclusion of forced air mechanical ventilation would reduce exterior noise levels to acceptable indoor noise levels (50 dBA

[29] Sound Transmission Class (STC) is a single figure rating designed to give an estimate of the sound insulation properties of a partition. In general, STC represents the number of decibels of sound reduction from one side of the partition to the other.

L_{eq} on an hourly basis) per current state building code requirements for non-residential buildings.[30] The inclusion of Mitigation Measure NOISE-1 would assure project compatibility with the state indoor noise level requirements for non-residential buildings.

Project Noise Generation

Once operational, the proposed project would generate noise from the following sources: additional vehicle trips on the local roadway network, parking lot activities, mechanical equipment, and event noise. The potential impacts from these new noise sources are summarized below.

- Additional vehicle trips on the roadway network: Typically, a significant permanent increase in traffic noise occurs if a project increases noise levels at a noise sensitive receptor by 3 dBA L_{dn} or more where ambient noise levels exceed the normally acceptable noise limit. The County's General Plan sets a normally acceptable daytime noise limit for residential uses of 60 dBA L_{dn}. As described above, ambient noise monitoring indicates existing noise levels at nearby sensitive residential receptors range from 62 to 73 dBA L_{dn}. Based on the project traffic report and noise assessment, potential increases in traffic noise levels are estimated to be less than 1 dBA Leq during worst-case PM peak hour conditions. The 24-hour L_{dn} increase would be even lower. These increases would not typically be measurable or noticeable. Therefore, because the proposed project would not result in a 3 dBA L_{dn} increase in traffic noise levels at nearby sensitive residential receptors, this impact would be less than significant.

- Parking lot activities: Based on the noise assessment, regular parking lot activities (e.g., vehicle travel, engine starts, doors closing) would, depending on their location within the parking lot, generate noise levels in the range of 42 to 58 dBA Leq at the nearest residential property lines for approximately 5, but not more than 15 minutes in any hour. These values would be at least 7 dBA below the County's daytime (7 AM to 10 PM) noise standard (L_{08} value of 65 dBA Leq per General Plan Table NE-2 and Policy NE-1C) and 2 dBA below the County's nighttime (10 PM to 7 AM) noise standard (L_{08} value of 60 dBA per General Plan Table NE-2 and Policy NE-1C) and, therefore, would represent a less than significant noise impact.

- Mechanical equipment: Based on the noise assessment, mechanical equipment such as heating, ventilation, and air conditioning (HVAC) equipment, exhaust fans, and other air handling equipment located at the proposed temple and residence would generate noise levels of 29 to 45 dBA Leq at the closest residential property lines. These values do not exceed the County's daytime (7 AM to 10 PM) noise standard (L_{50} value of 55 dBA Leq per General Plan Table NE-2 and Policy NE-1C) or nighttime (10 PM to 7 AM) noise standard (L_{50} value of 45 dBA per General Plan Table NE-2 and Policy NE-1C) and, therefore, would represent a less than significant noise impact.

- Event noise: Based on the noise assessment, potential indoor/outdoor events at the project site (e.g., indoor prayers, community dining, and festival and weddings in outdoor areas with amplified or non-amplified music) may generate hourly noise levels of 46 to 61 dBA Leq at residential property lines to the north and south. As described in the Noise Addendum, the outdoor area to the north of the building will only be used as an entranceway to the building. This area will act as the main entrance and exit for the proposed temple building. No organized events will be held in this area of the project site. Noise associated with conversation is taken into consideration in the Environmental Noise Assessment under

[30] The California Green Building Standards Code is Part 11 to the California Building Standards Code. Chapter 5, Nonresidential Mandatory Standards, Section 5.507.4.2 sets forth that wall and roof assemblies for buildings exposed to a 65 dBA Leq during any hour of operation shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed 50 dBA Leq in occupied areas during any hour of operation.

"Parking Lot Activities". As described in the Environmental Noise Assessment, noise generated by these activities would be below ambient levels at nearby noise sensitive locations and not anticipated to exceed the County's daytime or nighttime noise limits set forth in Table NE-2 of the General Plan. However, event noise may exceed the County's nighttime (10 PM to 7 AM) noise standard (L_{50} value of 45 dBA per General Plan Table NE-2 and Policy NE-1C) by 1 dBA to 16 dBA. These noise levels, therefore, represent a potentially significant impact. To reduce exterior noise levels to acceptable levels, the noise assessment recommends requiring outdoor events to be limited to daytime hours only (7 AM to 10 PM). This recommendation has been incorporated into the project as Mitigation Measure NOISE-2. The inclusion of this measure would render the project compatible with the County's noise limits for adjacent residential properties (per Table NE-2 and Policy NE-1C of the General Plan).

Temporary Construction Noise

Construction noise would be considered temporary and short term because the impact would cease when construction of the project is completed. Nearby residents could experience temporary noise from construction equipment and the delivery of construction materials. Noise impacts from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between the construction noise sources and noise sensitive receptors. Typical equipment would include backhoes, excavators, and other mechanized equipment (trucks). Construction would last approximately one year or less, Based on the noise assessment, construction noise levels at the closest residences to the north (approximately 100 feet from work areas) would range from 69 to 79 dBA L_{eq} under worst case conditions (i.e., when equipment is operating 100 feet from the residence), while construction noise levels at the closest residence to the south (approximately 280 feet from work areas) would range from 60 to 70 dBA L_{eq} under worst case conditions. These values are generally within the 62 to 73 dBA L_{dn} ambient noise levels recorded at the project site and would not represent a substantial increase above existing ambient noise levels. To reduce construction noise levels associated with project development, the noise assessment recommends six best management practices (BMPs), which have been incorporated into the project as Mitigation Measure NOISE-3 and would render project construction noise levels to less than significant.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation Measure NOISE-1: The proposed project shall incorporate the following noise reduction design requirements to ensure compliance with County land use compatibility standards:

- Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, to the proposed residence and temple, so that windows can be kept closed at the occupant's discretion to control noise.
- Install windows and doors for the proposed residence with a sound transmission rating class of at least 26.
- Construct a 6-foot high sound wall around the perimeter of the residential backyard. The location of the wall shall be as depicted on Figure 2 of the noise assessment prepared for the project by Illingworth and Rodkin in December 2018. The barrier must be constructed with a solid material with no gaps in the face or at the base of the wall. Suitable materials for sound wall construction shall have a minimum surface weight of 3 pounds per square foot, such as 1-inch wood fence boards (nominal thickness), ½-inch laminated glass, masonry block, concrete, or metal.

Mitigation Measure NOISE-2: The proposed project shall incorporate the following noise reduction design requirements to ensure event-related noise levels comply with County noise limits:

- Limit outdoor events to within the hours of 7 AM and 10 PM.

Mitigation Measure NOISE-3: The proposed project shall incorporate the following construction noise control best management practices into project construction activities:

- Limit construction to between the hours of 8 AM and 5 PM.
- Limit work to non-motorized equipment on Sundays and holidays.
- Locate construction staging areas at a minimum of 100 feet from the southern property line where a single-family residence is located.
- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as practical from nearby sensitive receptors.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Equip air compressors and pneumatic equipment with mufflers, and impact tools with shrouds or shields.
- Prohibit all unnecessary idling of internal combustion engines.

Mitigation Monitoring:
Mitigation Monitoring NOISE-1, NOISE-2, and NOISE-3: PERMIT Sonoma staff shall ensure that Mitigation Measures NOISE-1, and NOISE-2 are consistent with the adopted county land use compatibility standards, and Mitigation Measure NOISE-3 is listed on all necessary site alteration, grading, building and improvement plans, prior to issuance of grading and building permits. The acoustical engineer shall provide a letter verifying that the construction plans comply the noise report recommendations. Prior to building final and occupancy, the noise consultant shall provide written verification that the noise mitigation measures have been implemented as required. Any noise complaints will be investigated by County staff. If violations are found, the County shall seek voluntary compliance from the permit holder or may require a noise consultant to evaluate the problem and recommend corrective actions, and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Comment:
No construction activities likely to generate excessive ground borne vibration and noise (e.g., pile driving) would be necessary to construct the project. According to the Environmental Noise and Vibration Assessment prepared for the project (Illingworth and Rodkin, 2018), *"At a distance of 80 feet, groundborne vibration from construction is anticipated to generate vibration levels in the range of 0.001 to 0.058 in/sec PPV. These vibration levels would be well below the conservative 0.3 in/sec PPV vibration limit recommended by the California Department of Transportation for buildings that are found to be structurally sound but where structural damage is a major concern."*

Significance Level: Less than Significant Impact

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?

Comment:
The project site is not within the Airport Referral Area as designated by the Sonoma County Comprehensive Airport Land Use Plan. The Charles M. Schulz Sonoma County Airport is located approximately 8.5 miles north-northwest of the project site. In addition, there are no known private airstrips in the vicinity of the project site.

Significance Level: No Impact

14. POPULATION AND HOUSING:

Would the project:

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)?

Comment:
The project would include a three-bedroom residence (a one-bedroom apartment on the ground floor, and two bedrooms on the second floor); two people would be residing on-site during the week. Also, there would be some short-term jobs attributable to project construction, although it is anticipated that most of the construction workers would live in the region. Because the facility is being built to meet the religious and community assembly needs of existing residents in the region, the project would not result in substantial unplanned growth.

Significance Level: Less than Significant Impact

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Comment:
The project would be built on currently undeveloped property where there are no dwellings or people residing. No people or housing would be displaced, and no replacement housing would be necessary.

Significance Level: No Impact

15. PUBLIC SERVICES:

Would the project:

a) 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:

i. Fire protection?

Comment:
The project would include a residence (intended for staff associated with the Temple) and anticipates two people residing on-site. The project is located within the Rincon Valley Fire Protection District and located approximately one mile from the fire station site. The districts operate six fire stations (four under Rincon Valley and two under Windsor Fire). The fire station closest to the project is Rincon Valley Station 4 (Central Fire Station 24), located one mile to the east. The project is within an existing service area and would not trigger the need to build a new fire station.

Sonoma County Code requires that all new development meet Fire Safe Standards (Chapter 13). Compliance with these standards would include providing for sprinklers in buildings, alarm systems, extinguishers, vegetation management, hazardous materials management and management of

flammable or combustible liquids and gases. As a standard condition of approval, compliance with these County code standards would ensure that and impacts would be less than significant.

Significance Level: Less than Significant Impact

ii. Police?

Comment:
As discussed in 15.a.i, the project would include housing for staff associated with the Temple, and anticipates two people residing on-site. The project is served by the Sonoma County Sheriff Department and is in Sonoma County Sheriff's Office Zone 5. Any increase in police services resulting from the project would not require new or altered facilities.

Significance Level: Less than Significant Impact

iii. Schools, parks, or other public facilities?

Comment:
The project is in the Bellevue Union School District (elementary) and Santa Rosa City Schools (Santa Rosa Elementary School District and Santa Rosa High School District). The project would include housing for two staff associated with the Temple and would not have a substantial impact on school enrollment. No new schools would be foreseeable as a result of this development. In addition, development impact fees are required to offset potential impacts to public services, including school impact mitigation fees.

Significance Level: Less than Significant Impact

iv. Parks?

Comment:
The project is located in unincorporated Sonoma County. Park services are provided by Sonoma County Regional Parks. The project is approximately 500 feet from the Colgan Creek Trail, which is managed by the Regional Park agency. The trail is 1.2 miles long, with the southern terminus north of the project site. Though the project would include only one residence on-site (for Temple staff), several hundred people are anticipated to come to the area weekly for services (i.e., primarily on weekends). However, any increased use of parkland resources would be intermittent and would not be expected to result in the need to build new park facilities due to increased demand.

Significance Level: Less than Significant Impact

v. Other public facilities?

Comment:
The project is in the Sonoma County Library service area and is about 4.5 miles from both the Roseland Community Library and the Rohnert Park-Cotati Regional Library. Increases in County library service demand resulting from the project would be minimal because the project would create only one new residence.

The project would use on-site septic and water services and would not require other public facilities. The need for expanded public facilities is not reasonably foreseeable.

Significance Level: Less than Significant Impact

16. RECREATION:

Would the project:

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?

Comment:
The project is located in unincorporated Sonoma County. Park services are provided by Sonoma County Regional Parks. The project is approximately 500 feet from the Colgan Creek Trail, which is managed by the Regional Park agency. The trail is 1.2 miles long, with the southern terminus north of the project site. Though the project would include only one residence on-site (for Temple staff), several hundred people are anticipated to come to the area weekly for services (i.e., primarily on weekends). Any increase in demand for recreation facilities would be minimal because most Temple members already live in the region and would be expected to use those recreational facilities closer to where they live. Therefore, the increase in use of existing neighborhood and regional parks would be minimal and would not lead to physical deterioration of the facilities.

In addition, Sonoma County Code, Chapter 23 requires payment of parkland mitigation fees for all new residential development for acquisition and development of added parklands to meet General Plan Objective OSRC-17.1 to "provide for adequate parkland and trails primarily in locations that are convenient to urban areas to meet the outdoor recreation needs of the population…" Development fees collected by Sonoma County are used to offset potential impacts to public services, including park mitigation fees. This project is subject to the fee and is conditioned to pay as stated in a condition of approval.

Significance Level: Less than Significant Impact

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?

Comment:
The project does not include recreational facilities. As discussed in section 16.a, the project would not require new or expanded recreational facilities.

Significance Level: No Impact

17. TRANSPORTATION

Traffic analysis is based on results of a traffic report prepared by W-Trans, dated September 5, 2019, which is included in Appendix E.

Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?

Comment:
A traffic study was prepared for the project to address potential changes in traffic from the project.[31]

[31] W-Trans, "Amended Traffic Study for a Temple at 792 Todd Road," prepared for the County of

The results of the W-Trans traffic study indicated that the project could be expected to generate an average of 97 new daily trips (7 trips during the weekday PM peak hour, and 118 trips during the weekend midday peak hour). The traffic study analyzed a weekend congregation of 150 persons, as discussed in the project description, with occasional weddings of up to 300 guests. Standard traffic generation rates from the Institute of Transportation Engineers (ITE) calculate trips for a "church" use based on square footage or seats; for purposes of the traffic study, W-Trans used the square footage basis. The Traffic Study estimated that highest trip generation (118 trips) would occur during the Sunday morning peak hour.

To evaluate project traffic impacts on local intersections, the Traffic Study collected data to determine the existing traffic conditions for the project site and its vicinity at one intersection.[32] According to the County, Stony Point Road and Todd Road are both Major Collectors.[33] The General Plan Circulation and Transit Element (Objective CT-4.1) indicates that Level of Service (LOS) objectives for both roads is LOS C during the PM Peak hour.

Existing Traffic Conditions. Traffic count data were collected on November 11, 2018, and the air quality then was poor due to smoke from the nearby Butte County fire. However, to ensure the counts were representative of existing conditions, the counts were compared to weeklong segment counts from September 2018 and found to be very similar, which indicated that the traffic was typical even with the poor air quality. The Traffic Study (p. 3) determined that under existing peak hour conditions, the intersection operates at a LOS B. The Traffic Study determined that with the addition of the project, Sunday peak hour would still operate at LOS B, and the increase in delay at the study intersection due to project traffic would be expected to be less than one second.

Table 7 shows existing conditions at the study intersection on Sundays, with and without the project.

Table 7.
Existing Conditions: Peak Hour Intersection Level of Service (LOS) Results

Intersection	Existing Sunday Conditions		Existing Sunday Plus Project	
	Delay	LOS	Delay	LOS
Stony Point Rd/Todd Rd	12.4	B	13.1	B
SOURCE: W-Trans, September 5, 2019.				

Future Traffic Conditions (With and Without the Project). W-Trans also analyzed future conditions to evaluate the effects of project operations on projected traffic volume growth through the year 2040 during the Sunday midday peak period. Sunday volumes were based on projected increases between 2010 and 2040 for weekday p.m. volumes. The submitted Focused Traffic Impact Study references the County's long-range plans to widened Stony Point Road to two lanes in each direction with the addition of a two-way left-turn lane and bicycle lanes on either side. The County is also proposing the widening of Todd Road to three lanes from Stony Point Road to Primrose Avenue with bicycle lanes on either side. However, these improvements were not considered for the Future or Future plus Project scenarios because they are not fully funded. Table 8 presents Future and Future plus Project Sunday Peak Hour Intersection Levels of Service.

Table 8.
Future and Future Plus Project Sunday Peak Hour Intersection Levels of Service (LOS)

Intersection	Future Sunday Conditions	Future Sunday plus Project

Sonoma, September 5, 2019.
[32] Intersection is Stony Point Road/Todd Road.
[33] Sonoma County Department of Transportation & Public Works, Functional Classification, http://sonomacounty.ca.gov/TPW/Roads/Services/Data-and-Resources/Functional-Classification/, accessed 5/30/19.

	Delay	LOS	Delay	LOS
Stony Point Rd/Todd Rd	21.8	C	23.7	C
SOURCE: W-Trans, September 5, 2019.				

The Traffic Study (pp. 3-4) determined that under future peak hour conditions (without the project), the intersection would operate at LOS C with a 21.8 delay, and under future peak hour conditions (with the project), would operate at LOS C with a 23.7 delay. This would be an increase in delay of less than two seconds.

Traffic Conclusions. Based on this analysis, the Traffic Study concluded that because intersection operations would not fall below LOS C, the project would not cause a significant impact to the study intersection.

Queuing Analysis. The Traffic Study (pp. 6-7) analyzed turning movement queues at Stony Point Road and Todd Road and determined that available storage exists or would exist under all scenarios analyzed. The Stony Point Road northbound left-turn approach has 505 feet of available storage, and the southbound left-turn approach has 640 feet of storage. Queue lengths under future plus project conditions for the northbound approach and southbound approach are projected to be 106 and 127 feet, respectively.

The Todd Road westbound left-turn approach has 285 feet of available storage, and the eastbound left-turn lane has 120 feet of available storage. Queue lengths under future plus project conditions for westbound and eastbound approaches are projected to be 60 and 120 feet, respectively. Based on this analysis, the Traffic Study determined (p. 7) that *"Queuing projected under Future and Future plus Project conditions can be accommodated within the available stacking space."*

As directed by the County, the 95th percentile queue is the length of the queue in left-turn pockets at the study intersection (Todd Road and Stony Point Road) that would be equal to or less than 95 percent of the time (and conversely, only five percent of the time would a longer queue be expected). As shown in Table 9, the 95th percentile queue lengths are expected to be within existing available storage capacity of left turn lanes with the addition of proposed project trips, and no modifications to the approaches would be necessary.

Table 9.
Maximum Left-Turn Queues Exceeding Available Storage

Study Intersection Approach	Available Storage (feet)	*95th Percentile Queues Sunday Peak Hour*			
		E	*E+P*	*F*	*F+P*
Stony Point Road					
NB Left-Turn	*505*	*79*	*80*	*104*	*106*
SB Left-Turn	*640*	*84*	*99*	*110*	*127*
Todd Rd					
WB Left Turn	*285*	*35*	*46*	*48*	*60*
EB Left-Turn	*120*	*75*	*77*	*114*	*120*
SOURCE: W-Trans, September 5, 2019.					

Notes:
1. All distances and queue lengths are measured in feet
2. E=existing conditions
3. E+P=existing plus project

4. F=future conditions
5. F+P=future plus project conditions
6. NB=northbound, SB=southbound, WB=westbound, EB=eastbound

Unsignalized Driveways. As part of the driveway analysis, the queue length into the driveway was reviewed. To be conservative, W-Trans analyzed projected generated trips through one project driveway, and determined that under future project conditions with the project on Sundays *"the maximum queue was determined to be two vehicles queued in the westbound left-turn lane and three vehicles queued for the north bound shared left-turn/right-turn lane."* However, although there were no identified impacts, the Traffic Study (p. 5) noted that *"to allow for full access to both driveways, it would be necessary to shorten the storage lane by about 30 feet and replace the bay taper on Todd Road with a two-way left-turn pocket."* In addition, the Traffic Study (p. 7) recommended restriping the easterly project driveway so that the 50-foot queue could be contained within the two-way left-turn lane. The project would be required to comply with Department of Transportation and Public Works conditions of approval, which would include standards for intersections and driveways.

Collision History and Analysis. The Traffic Study (p. 1) reviewed collision data from the California Highway Patrol for the most current five-year period (April 1, 2013 through March 31, 2018), during which time 15 collisions were reported at the intersection. The collision rate calculated for the intersection was 0.31 collisions per million vehicles entering (c/mve) the intersection. The statewide average for a similar facility is 0.50 c/mve. The Traffic Study concluded that the collision rate of *"the intersection of Todd Road/Stony Point Road is below the statewide average."*

Bicycle Facilities. As explained in the Traffic Study (pp. 4-5), two bicycle facilities are existing: a Class I bike path along Colgan Creek Trail, beginning at Stony Point Road and ending at Cass Road; and a Class II bike path along Stony Point Road, beginning at Bellevue Ranch Road and ending at Laguna de Santa Rosa Trail. Two bicycle facilities are planned for the vicinity: a Class I bike path along Colgan Creek Trail Expansion, starting at Llano Road and ending at Stony Point Road; and a Class II bike path along Todd Road, starting at Santa Rosa Avenue and ending at Highway 116. The Traffic Study (p. 5) determined that *"There is currently a striped shoulder along the project frontage, and with the project the shoulder would remain with sufficient right-of-way and paved width to accommodate planned improvements."*

Pedestrian Facilities. Pedestrian facilities include sidewalks, crosswalks, pedestrian signal phases, curb extensions, and streetscape amenities such as lighting, benches, etc. According to the Traffic Study (p. 4), *"There are currently no sidewalks in the study area, but there are limited pedestrian facilities including paved paths separated by raised curb stops or gravel shoulders. There are currently no pedestrian curb ramps at either of the crosswalks at the Todd Road/Stony Point Road Intersection."* Because of the project's rural location and the lack of continuous existing pedestrian facilities, the Traffic Study (p. 4) determined that *"such* [pedestrian] *facilities would not be necessary in this setting. Further, the project would not be expected to generate pedestrian trips as it would serve a regional congregation driving to the site."*

Transit Stops. The project site is served by Sonoma County Transit (SCT), however, the Traffic Study (p. 5) notes, *"There are no transit routes or bus stops within a reasonable walking distance, or one-quarter mile, of the proposed project site."* Because of the project's rural location and lack of continuous pedestrian facilities, the Traffic Study (p. 5) determined that *"demand for public transit to the site is not expected and the lack of facilities is therefore acceptable."*

Significance Level: Less than Significant Impact

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Comment:
Sonoma County has not yet adopted a vehicle miles traveled (VMT) standard, but LOS standards are

established by the Sonoma County General Plan Circulation and Transit Element. Section 17(a) discusses effects of project traffic. CEQA Guidelines Section 15064.3 becomes mandatory on July 1, 2020.

Significance Level: Less than Significant Impact

c) Substantially increase hazards due to geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Comment:
The Traffic Study evaluated sightlines approaching the project driveway along Todd Road, based on sight distance criteria in *A Policy on Geometric Design on Highways and Streets,* by the American Association of State Highway and Transportation Officials (AASHTO). With a design speed of 40 mph, the minimum stopping sight distance needed at the project driveway on Todd Road is 305 feet. The Traffic Study stated that *"from field observations made at the site, sight distance from the existing project driveway is more than 305 feet in both directions, thus the stopping sight distance is more than adequate."* Based on aerial and Google map street views, minimal obstruction of the two driveways exist on Todd Road.

As a condition of approval, the project would be required to submit to the Department of Transportation and Public Works (DTPW) a signed and stamped statement from a Registered Civil Engineer, licensed in the State of California, as proof that the Todd Road project driveways meet the AASHTO requirements.

In addition, because of the project's rural setting and lack of pedestrian and bicycle facilities, hazards to pedestrians and bicyclists could occur during construction activities. These construction-related hazards could also occur to drivers. However, standard County construction period traffic control measures would reduce this impact to a less-than-significant level. A Traffic Control Plan is required as part of a County issued encroachment permit. The TCP should address construction safety issues for bicycle and pedestrian safety needs, and emergency vehicle access to and around the project during construction during the construction period.

Significance Level: Less than Significant

d) Result in inadequate emergency access?

Comment:
Development on the site must comply with all emergency access requirements of the Sonoma County Fire Safety Code (Sonoma County Code Chapter 13), including emergency vehicle access requirements and roadway widths. Project development plans are required to be reviewed by a Department of Fire and Emergency Services Fire Inspector during the building permit process to ensure compliance with emergency access issues. Also, see discussion in section 9, Hazards and Hazardous Materials, which explains that as a matter of state law, the applicant would be required to submit a written *Fire Safety and Evacuation Plan* for Sonoma County Fire review and approval, prior to approval of a grading permit.

Significance Level: Less than Significant Impact

e) Result in inadequate parking capacity?

Comment:
Sonoma County Code Section 26-86 includes parking requirements for the "churches, chapels" land use based on number of seats or floor area (1 space/4 seats or 1 space/75 sq. ft. floor area, whichever is greater). Based on square footage, the temple would require 157 parking spaces. The residence would require three spaces, based on the "multi-family projects" land use. Overall, 160

parking spaces would be required. The project proposes a total of 160 parking spaces (which would include 9 ADA spaces), plus a 2-car garage for the residence. This would exceed the County parking requirement, and therefore, the project would result in no impact on parking.

Significance Level: No Impact

18. TRIBAL CULTURAL RESOURCES:

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 5030.1(k), or

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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Comment:

Based on a cultural resources records search from the Northwest Information Center (CHRIS-NWIC), an archaeological field survey, three (3) auger boring test excavations, and a Native American Sacred Lands File Search through the Native American Heritage Commission, no known Traditional Cultural Resources (TCRs) or unique archaeological resources associated with TCRs have been indicated within the project boundaries.[34] In addition, requested for information from local Native American tribes have indicated no known TCRs.

With mitigation, the proposed project would result in no substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5. As discussed in section 5, Cultural Resources, the project would be required to comply with the County grading ordinance (County Code Chapter 11, Sec. 11-14-050), which includes provisions for the protection of human remains and archaeological resources during grading activities. The project-specific Cultural Resources Study did conclude that there is a moderate possibility of encountering buried archaeological resources on the project site; therefore, Mitigation Measure CUL-1 (in section 5) requires a training session for the construction crew conducting excavation. Implementation of the County grading ordinance and the mitigation measure would reduce potential project impacts on previously undiscovered TCRs or unique archaeological resources accidentally encountered during project implementation to a less-than-significant level.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Implement **Mitigation Measure CUL-1 (Item 5. above)**.

[34] Tom Origer & Associates. February 15, 2019. Cultural Resources Study of the Property at 792 Todd Road, Santa Rosa, Sonoma County, California.

Mitigation Monitoring:

Implement **Mitigation Monitoring CUL-1**.

19. UTILITIES AND SERVICE SYSTEMS:

Would the project:

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?

Comment:
The project would include a new domestic well (already permitted by the County; permit WEL19-0402) and construction of a 4,000 gallon septic tank, 5,000 gallon grease interceptor, 5,000 gallon equalization tank to supplement the existing septic system. The State Division of Drinking Water and the California Water Resource Control Board Drinking Water Branch would need to review and approve private well water use because the project water system would serve a commercial kitchen.

Also, the applicant would need a permit for the upgraded wastewater sewage disposal system design.

The project would require no other new, expanded, or relocated utilities because it is in an area with existing electrical and telecommunications utilities and storm water drainage infrastructure.

Significance Level: Less than Significant Impact

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Comment:
As discussed in section 10, Hydrology and Water Quality, the project would include a new well for water (already permitted; see section 19.a). The Hydrogeologic Report completed to evaluate groundwater availability for the project concluded that the project would have an average water demand of 1,240 gallons per day (GPD), or approximately 1.38 acre-feet per year (AF/yr). As noted in the Hydrogeologic Report, potential groundwater recharge in the project area is estimated to be 63.45 AF/yr. Because the potential groundwater recharge is greater than demand for water in the area, there would be sufficient water supplies to serve the project.

Significance Level: Less than Significant Impact

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?

Comment:
The project site contains a mound sewage disposal system that was constructed in 2007 (permit SEP06-0912). A septic feasibility analysis was performed by Adobe Associates Inc., which concluded that the site has adequate capacity for disposal of weekly peak flow. The proposed use is expected to generate mixed intensity flows throughout the week with the maximum flow of 3,390 gallons during Saturday and average weekly flow of 1,097 gallons per day. To address the estimated increased weekend flow, a 4,000 gallon septic tank, 5,000 gallon grease interceptor, 5,000-gallon equalization tank is proposed to be constructed to supplement the septic disposal system. There would be no

sewage treatment by an off-site provider. However, as discussed in section 10, Hydrology and Water Quality, this proposed septic expansion would require review and approval by the County, as well as compliance with the NCRWQCB on-site wastewater treatment policy.

Significance Level: Less than Significant Impact

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?

Comment:
Project construction would generate solid waste. As such, a reduction of solid waste that would be sent to a local landfill is necessary to assist with Sonoma County diversion rate goals. The applicant will recycle construction waste, where appropriate, as a condition of approval.

Based on CalRecycle rates for public/institutional facilities use, the project is anticipated to generate approximately 0.007 lbs. per square foot per day. With an assembly space of 11,776 square feet, the daily average waste generation rate is 82 lbs. Annually, this would result in a generation of approximately 30,000 lbs of solid waste (or 15 tons per year).

Sonoma County has a solid waste management program in place that provides solid waste collection and disposal services for the entire County. The program can accommodate the permitted collection and disposal of the waste that would result from the proposed project. Sonoma County has access to adequate permitted landfill capacity to serve the proposed project.

Significance Level: Less than Significant Impact

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Comment:
The project will comply with all federal, state, and local management and reduction statutes and regulations related to solid waste.

Significance Level: No Impact

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

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?

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 of that may result in temporary or ongoing impacts to the environment?

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?

Comment:
The proposed project is located at the southeast corner of the intersection of Todd Road and Stony Point Road in Santa Rosa. The parcel is in a Local Responsibility Area (LRA) and classified as Non-Wildland/Non-Urban land. The project site is served by the Rincon Valley Fire Protection District with the fire station located also on Todd Road, approximately one-mile directly east of the project site. The surrounding lands are classified as follows: south and east of the parcel, the lands are Local Responsibility Area with a Fire Hazard Severity Zone classification of Non-Wildland/Non-Urban; north and west of the parcel, the lands are Local Responsibility Area with a Fire Hazard Severity Zone classification label of Moderate. Because the project site is in a Local Responsibility Area and the surrounding area, including the project site, is not classified as a high or very high fire severity zone, there would be no impacts with regard to criteria a) through d) because it is not located in a State Responsibility Area or in lands classified as high or very high fire severity zones. Also see section 9, Hazards and Hazardous Materials, for a discussion of wildfire risk and the project's compliance with the Sonoma County Fire Safety Standards (Sonoma Code Chapter 13) and related state codes.

Significance Level: No Impact.

21. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to substantially 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, substantially 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?

Comment:
Potential project impacts on special status plant and fish/wildlife species and habitat are addressed in Section 4. Implementation of the required mitigation measures (Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4) would reduce these potential impacts to a less-than-significant level. Potential adverse project impacts to cultural resources are addressed in section 5. Implementation of the required mitigation measure (Mitigation Measure CUL-1) would reduce these potential impacts to a less-than-significant level.

Significance Level: Less than Significant with Mitigation Incorporated

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)?

Comment:
No project impacts have been identified in this Initial Study that are individually limited but cumulatively considerable. The project would contribute to impacts related to aesthetics, air quality, biological resources, cultural resources, noise, and transportation, and other environmental topics as described in this Initial Study, but mitigations, where necessary, or the standards in the permitting processes, would reduce project impacts to less-than-significant levels. Therefore, the project's contribution to off-site cumulative impacts would be less than considerable.

Significance Level: Less than Significant Impact with Mitigation Incorporated

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Comment:

Proposed project operations have the potential to cause substantial adverse impacts on human beings, both directly and indirectly. However, all potential impact and adverse effects on human beings (resulting from air quality, biological resources, cultural resources, and noise) were analyzed, and would be less than significant with the mitigations incorporated into the project and discussed in this Initial Study checklist.

Significance Level: Less than Significant Impact with Mitigation Incorporated

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