

Executive Summary

This document is a Program Environmental Impact Report (EIR) analyzing the environmental effects of the proposed Sonoma County Housing Element Update (proposed project). This section summarizes the characteristics of the proposed project, alternatives to the proposed project, and the environmental impacts and mitigation measures associated with the proposed project.

Project Synopsis

Project Applicant

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Project Description

This Program EIR has been prepared to examine the potential environmental effects of the Sonoma County Housing Element Update. The following is a summary of the full project description, which can be found in Section 2.0, *Project Description*.

The proposed project would update Sonoma County's current Housing Element, including goals, objectives, policies, and implementing programs. The Housing Element Update would rezone 59 urban sites located in designated Urban Service Areas throughout unincorporated Sonoma County, listed in Table 2-1, for by-right, medium-density housing¹. In addition, 20 additional inventory sites would not be rezoned under implementation of the project. The project would also add these sites to the County's Housing Element site inventory to comply with new inventory requirements in Housing Element law. All Rezoning Sites near incorporated areas are within or adjacent to voter-approved Urban Growth Boundaries². Current designations of the sites include agricultural, residential, commercial, and industrial uses. The sites include both undeveloped and developed parcels. A full list of sites, their addresses, their corresponding zoning and land use designations can be found in Table 2-2 of Section 2.0, *Project Description*.

¹ By-right medium-density housing means that no land use approvals for the development of medium-density housing would be required on the sites. Design review approval is required for all multifamily or mixed-use housing development with more than 3 units.

² Urban Growth Boundaries are voter designated limits to the urban development of a city.

The project includes 1) an update to the Sonoma County Housing Element; (2) a General Plan Map amendment as necessary and, where applicable, area plan amendments to change land uses and allowable densities on identified sites; (3) rezoning of sites to match new General Plan land uses or densities, or to add the Workforce Housing (WH) Combining District; and (4) this Program EIR to evaluate the potential environmental impacts of the project. The project is intended to facilitate and encourage housing development that could be developed over an 8-year period, commencing in 2023 and ending in 2031.

Project Characteristics

The proposed project would identify sites to be added to the County's General Plan Housing Element site inventory to comply with State law. The project would implement existing General Plan Policies and Programs that require the County to identify urban sites near jobs and transit which may appropriately accommodate additional housing. The project would also identify appropriate sites on which to place the WH Combining District, which would allow the development of jobs and/or housing on the same site or within walking distance from one another. The WH Combining District is an overlay added to sites with non-residential base zoning to allow for housing to be built on sites containing or adjacent to jobs.

Rezoning Sites analyzed for rezoning to R2 (Medium-Density Residential), with a base density of 10 to 11 units per acre, were assumed to be rezoned to allow a density of 20 to 22 units per acre, respectively, which represents the maximum buildout potential utilizing the County's Rental Housing Opportunity Area program, which automatically doubles a site's density for projects that include at least 40 percent of units as affordable to lower income households. Sites analyzed for rezoning to add the WH Combining District were assumed to allow a density of 24 units per acre, the maximum allowed in the WH Combining District. If all 59 sites were chosen to move forward in the rezoning project studied under this Program EIR, project implementation could increase the housing availability in the County to accommodate up to 3,312 additional dwelling units and approximately 8,246 additional people. This buildout assumption includes the dwelling unit and population buildout potential of the 20 additional inventory sites that would not be rezoned under implementation of the project.

Project Objectives

1. Meet the State required RHNA for 6th Cycle Housing Element planning period of 2023-2031
2. Bring the General Plan into conformance with recently enacted State housing law
3. Identify housing policies and programs that enable the development of additional units and the preservation of existing units, that reduce governmental constraints to building housing, and that affirmatively further fair housing
4. Identify housing sites with a collective capacity to meet the County's RHNA, with buffer capacity
5. Encourage the development of higher-density housing in the County, increasing the overall availability of housing
6. Provide housing development opportunities throughout the urban areas of the Unincorporated County near jobs, transit, services, and schools
7. Implement existing goals, objectives, and policies of the Sonoma County General Plan that focus growth in established Urban Service Areas and encourage the development of infill sites to prevent sprawl and protect agricultural land and open space

Alternatives

As required by the California Environmental Quality Act (CEQA), this Program EIR examines alternatives to the proposed project. Studied alternatives include the following three alternatives. Based on the alternatives analysis, Alternative 3 was determined to be the environmentally superior alternative.

1. Alternative 1: No Project
2. Alternative 2: Workforce Housing Combining District
3. Alternative 3: Fewer Rezoning Sites

Alternative 1 (No Project) assumes that the Housing Element Update would not take place and there would be no change in zoning or General Plan land use designations for the parcels identified by the project. Current uses on the sites would continue under this alternative, with future full buildout of the Rezoning Sites limited by the existing zoning and General Plan designations. Buildout of the Rezoning Sites under existing zoning would allow for up to 354 total housing units, housing a population of 920 residents. This alternative would not accomplish the project objectives to update the General Plan's Housing Element in compliance with State-mandated housing requirements, nor would this alternative provide more housing development opportunities in urban areas, encourage the development of additional high-density housing, or alleviate the housing shortages currently experienced in the County.

Alternative 2 (Workforce Housing Combining District) would involve amending the zoning code to allow for the placement of the WH Combining District on all the Rezoning Sites and placing the WH Combining District on all the Rezoning Sites, which would allow for both commercial development and new residences to be constructed on the Rezoning Sites. For purposes of the environmental analysis, it was assumed all 59 sites would be developed with a combination of commercial and residential uses. Buildout under this alternative would incorporate the 79 identified sites into the Housing Element site inventory but would accommodate fewer new residents. Nonetheless, the alternative would contribute to increasing housing development opportunities in unincorporated Sonoma County. It is assumed that approximately two thirds of the development proposed under the project would occur under this alternative, resulting in approximately 2,557 new dwelling units and approximately 6,281 new residents. This would result in approximately 2,203 new dwelling units and approximately 5,361 new residents more than would be developed under existing zoning. This pattern of development would allow locally serving retail uses along with residential uses at the Rezoning Sites, which would reduce the VMT for residents of those sites and surrounding areas because they would live close to some commercial uses. The commercial component of this alternative would allow for commercial uses on the ground floor with up to two stories of residential uses above. The building envelopes under this alternative would be identical to those under the proposed project, as the reduction in housing square footage would be balanced by the increase in commercial square footage. This alternative would result in an update to the County's existing Housing Element, provide housing development opportunities, encourage the development of additional workforce housing, and alleviate the housing shortage currently experienced in the County, although to a lesser extent than the proposed project. However, this alternative would not meet project objectives because no sites would be zoned exclusively for housing.

Alternative 3 (Fewer Rezoning Sites) would not include the Rezoning Sites with the most environmental constraints that would make developing sites more difficult. These Rezoning Sites would have greater environmental impacts and would be more costly to develop, thus have been removed from Alternative 3. These Rezoning Sites are described below:

1. FOR-1
2. FOR-2
3. SON-1
4. SON-2
5. SON-3
6. SON-4

These six Rezoning Sites have greater than average environmental constraints compared to the other Rezoning Sites. In particular, these sites would require off-site infrastructure water and sewer improvements to serve future development. Under this alternative, the remaining 53 Rezoning Sites would be rezoned for future development, identical to the proposed project. Development facilitated by Alternative 3 would result in approximately 2,898 new dwelling units and approximately 7,535 new residents. This would add approximately 2,599 new dwelling units and approximately 6,795 new residents more than development that occurs under existing zoning.

Refer to Section 6, *Alternatives*, for the complete alternatives analysis.

Areas of Known Controversy

The EIR scoping process did not identify any areas of known controversy for the proposed project. Responses to the Notice of Preparation of a Draft EIR and input received at the EIR scoping meeting held by the County are summarized in Chapter 1.0, *Introduction*. However, subsequent public meetings and comments on the Housing Element have brought up issues related to population and housing, utilities and service systems, and wildfire.

Issues to be Resolved

The proposed project would require a General Plan map amendment to change land use designations and densities for identified sites, zone changes for identified sites to new zoning districts and density designations to match new General Plan densities, and, for select sites, the addition of the WH Combining District. Following hearings before the Planning Commission and the Board of Supervisors, the Board of Supervisors may certify this Program EIR and approve the project.

Summary of Impacts and Mitigation Measures

Table ES-1 summarizes the environmental impacts of the proposed project, proposed mitigation measures, and residual impacts (the impact after application of mitigation, if required). Impacts are categorized as follows:

1. **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a

Statement of Overriding Considerations to be issued if the project is approved per CEQA Guidelines Section 15093.

2. **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under CEQA Guidelines Section 15091.
3. **Less than Significant.** An impact that may be adverse but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
4. **No Impact:** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measure (s)	Residual Impact
Aesthetics		
Impact AES-1. The proposed project would facilitate development on four sites where public views of scenic vistas are afforded. Full buildout of these sites could block public views or obstruct them.	None available.	Significant and Unavoidable
Impact AES-2. Rezoning Sites in Forestville and Graton border a State scenic highway, and Rezoning Sites in Guerneville and Glen Ellen are proximate to State scenic highways. Therefore, scenic resources could be affected if individual projects are visible from these roadways.	None available.	Significant and Unavoidable
Impact AES-3. Individual projects implemented on 25 Rezoning Sites have the potential to adversely affect public views and community aesthetic character.	AES-1 Screening Vegetation. Project landscape plans shall be designed with screening vegetation. Project landscape plans shall be approved by the County prior to building permit approval.	Significant and Unavoidable
Impact AES-4. Development facilitated by the project would create new sources of light or glare that could adversely affect the visual environment.	AES-2 Exterior Lighting Requirements. Project designs shall incorporate exterior lighting plans meeting the following minimum requirements. <ol style="list-style-type: none"> 1. Lighting shall be mounted low, downward casting, and fully shielded to prevent glare. 2. Lighting shall not wash out structures or any portions of the site. 3. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the sky. 4. Flood lights are not permitted. 5. Parking lot fixtures shall be limited to 20 feet in height. 6. All parking lot and/or streetlight fixtures shall use full cut-off fixtures. 	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
-	<p>7. Lighting shall shut off automatically after businesses close and security lighting shall be motion-sensor activated.</p> <p>8. Lighting plans shall be designed to meet the appropriate Lighting Zone standards from Title 24 effective October 2005 (LZ1 for dark areas, LZ2 for rural, LZ3 for urban) or successor regulations.</p>	-
Agriculture and Forestry Resources		
Impact AG-1. None of the Rezoning Sites occur on land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, development facilitated by the project would not convert these types of lands to non-agricultural use. None of the lands are under Williamson Act Contract and thus, these lands under this protection would not be converted to non-agricultural use.	None required	No impact
Impact AG-2. None of the Rezoning Sites are situated in areas zoned for timberland production (TPZ) and, therefore, development facilitated by the project would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. Development facilitated by the project would not result in the loss of forest land or conversion of forest land to non-forest use.	None required	No impact
Impact AG-3. The project would rezone some sites that are adjacent to agricultural uses, and may indirectly impact those uses.	AG-1 Interim Agricultural Buffers. Development facilitated by the project adjacent to active agricultural operations shall provide fencing and a minimum buffer of 200 feet to the agricultural operations, consistent with 26-88-040(f) of the Sonoma County Zoning Code. If this distance is not practical due to project design or features, a minimum 100-foot buffer is acceptable if it complies with all of the requirements for a reduced buffer and a vegetative screen is provided as specified in Section 26-88-040(f).	Less than significant
Air Quality		
Impact AQ-1. The project would support the primary goals of the 2017 Clean Air Plan, would implement applicable control measures for the 2017 Clean Air Plan, and would not disrupt or hinder implementation of any 2017 Clean Air Plan control measures. The project's VMT increase would be less than the population increase.	None required.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
<p>Impact AQ-2. Project construction would temporarily increase air pollutant emissions, possibly creating localized areas of unhealthy air pollution levels or air quality nuisances.</p>	<p>AQ-1 Basic Construction Mitigation Measures. All development facilitated by the project (regardless of whether the development is under the jurisdiction of the SFBAAB or the BAAQMD) shall be required to reduce construction emissions of reactive organic gases, nitrogen oxides, and particulate matter (PM₁₀ and PM_{2.5}) by implementing the BAAQMD's Basic Construction Mitigation Measures (described below) or equivalent, expanded, or modified measures based on project and site-specific conditions.</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, with priority given to the use of recycled water for this activity. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping shall be prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. 8. A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. <p>AQ-2 Additional Construction Mitigation Measures. In addition to implementation of Mitigation Measure AQ-1, for any project (regardless of whether the development is under the jurisdiction of the SFBAAB or the BAAQMD) that meets the following conditions and as listed in Table 4.3-6, the County shall condition development facilitated by the project to implement BAAQMD CEQA Air Quality Guidelines' Additional Construction Mitigation Measures:</p> <ol style="list-style-type: none"> 1. Exceed the BAAQMD construction screening threshold of a change in allowable dwelling units of 114 dwelling units for single-family residences or 240 dwelling units for multi-family residences 	<p>Less than significant</p>

Impact	Mitigation Measure (s)	Residual Impact
-	<ol style="list-style-type: none"> 2. Would result in a change in allowable dwelling units of more than 38 units 3. Would require demolition or simultaneous occurrence of more than two construction phases 4. Simultaneous construction of more than one land use type (e.g., a mixed-use project involving commercial and residential) 5. Extensive material transport of more than 10,000 cubic yards <p>In addition to implementation of Mitigation Measure AQ-1, for any Rezoning Sites that meet the criteria listed above, the following measures (or equivalent, expanded, or modified measures based on project- and site-specific conditions) shall be implemented throughout construction of the project:</p> <ol style="list-style-type: none"> 1. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. 2. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. 3. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks shall have at maximum 50 percent air porosity. 4. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. 5. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time. 6. All trucks and equipment, including their tires, shall be washed off prior to leaving the site. 7. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel. 8. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent. 9. Minimizing the idling time of diesel powered construction equipment to two minutes. 10. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit 	-

Impact	Mitigation Measure (s)	Residual Impact
-	<p>technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.</p> <p>11. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).</p> <p>12. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NO_x and PM.</p> <p>13. Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.</p>	-
Impact AQ-3. Development facilitated by the project would not expose sensitive receptors to substantial pollutant concentrations from CO hotspots or TACs. In addition, development facilitated by the project would not site new sensitive land uses near substantial pollutant generating land uses.	None required	Less than significant
Impact AQ-4. Implementation of the project would not create objectionable odors that could affect a substantial number of people.	None required	Less than significant
Biological Resources		
Impact BIO-1. Future development facilitated by the project could impact special status species and their habitat during construction and/or operation.	<p>BIO-1 Biological Resources Screening and Assessment. For projects in the BSAs that would require ground disturbance through clearing/grading or vegetation trimming, the project applicant shall engage a qualified biologist (having the appropriate education and experience level) to perform a preliminary Biological Resources Screening and Assessment to determine whether the project has any potential to impact special status biological resources, inclusive of special status plants and animals, sensitive vegetation communities, jurisdictional waters (including creeks, drainages, streams, ponds, vernal pools, riparian areas and other wetlands), critical habitat, wildlife movement area, or biological resources protected under local or regional (City or County) ordinances or an existing Habitat Conservation Plan (HCP) or Natural Community Conservation Plan, including the Santa Rosa Plain Conservation Strategy. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project would have the potential to impact biological resources, prior to construction, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 500 feet around the project footprint, and to determine the potential impacts to those resources. The project-specific biological analysis shall evaluate the potential for impacts to all biological resources including, but not limited to special status species, nesting birds, wildlife movement, sensitive plant communities, critical habitats,</p>	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
-	<p>and other resources judged to be sensitive by local, state, and/or federal agencies. If the project would have the potential to impact these resources, the following mitigation measures (Mitigation Measures BIO-2 through BIO-12) shall be incorporated, as applicable, to reduce impacts to a less than significant. Pending the results of the project-specific biological analysis, design alterations, further technical studies (e.g., protocol surveys) and consultations with the USFWS, NMFS, CDFW, and/or other local, state, and federal agencies may be required. Note that specific surveys described in the mitigation measures below may be completed as part of the project-specific biological analysis where suitable habitat is present.</p> <p>BIO-2 Special Status Plant Species Surveys. If the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1) determines that there is potential for significant impacts to federally or state-listed plants or regional population level impacts to species with a CRPR of 1B or 2B from project development, a qualified biologist shall complete surveys for special status plants prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species identified in the project-specific biological analysis. All plant surveys shall be conducted by a qualified biologist during the blooming season prior to initial ground disturbance. All special status plant species identified on site shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the County, and the CDFW and/or USFWS, as appropriate, for review and/or approval.</p> <p>BIO-3 Special Status Plant Species Avoidance, Minimization, and Mitigation. If federally and/or state-listed or CRPR 1B or 2 species are found during special status plant surveys (pursuant to Mitigation Measure BIO-2), and would be directly impacted, or there would be a population-level impact to non-listed sensitive species, then the project shall be re-designed to avoid impacting those plant species. Rare and listed plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm.</p> <p>For projects in BSAs located within the Santa Rosa Plain Area, protocol rare plant surveys shall be conducted, and impacts to suitable rare plant habitat mitigated, in accordance with the 2007 USFWS Santa Rosa Plain Programmatic Biological Opinion, as amended in 2020.</p>	-

Impact	Mitigation Measure (s)	Residual Impact
-	<p>BIO-4 Restoration and Monitoring. Development and/or restoration activities shall be conducted in accordance with a site-specific Habitat Restoration Plan. If federally or state-listed plants or non-listed special status CRPR 1B and 2 plant populations cannot be avoided, and will be impacted by development, all impacts shall be mitigated by the applicant at a ratio not lower than 1:1 and to be determined by the County (in coordination with CDFW and USFWS as and if applicable) for each species as a component of habitat restoration. A qualified biologist shall prepare and submit a restoration plan to the County for review and approval. (Note: if a federally and/or state-listed plant species will be impacted, the restoration plan shall be submitted to the USFWS and/or CDFW for review, and federal and/or state take authorization may be required by these agencies.) The restoration plan shall include, at a minimum, the following components:</p> <ol style="list-style-type: none"> 1. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type) 2. Goal(s) of the compensatory mitigation project (type[s] and area[s]) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved) 3. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions, and values) 4. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan) 5. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule) 6. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports) 7. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type or other industry standards as determined by a qualified restoration specialist 8. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria 9. Notification of completion of compensatory mitigation and agency confirmation 10. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism) 	-

Impact	Mitigation Measure (s)	Residual Impact
-	<p>BIO-5 Endangered/Threatened Species Habitat Assessments and Protocol Surveys. Specific habitat assessments and survey protocols are established for several federally- and state-listed endangered or threatened species. If the results of the project-specific biological analysis determine that suitable habitat may be present for any such species, protocol habitat assessments/surveys shall be completed in accordance with CDFW, NMFS, and/or USFWS protocols prior to issuance of any construction permits. If projects are located within the Santa Rosa Plain Area, surveys shall be conducted for CTS in accordance with the Santa Rosa Plain Conservation Strategy (2005). If through consultation with the CDFW, NMFS, and/or USFWS it is determined that protocol habitat assessments/surveys are not required, the applicant shall complete and document this consultation and submit it to the County prior to issuance of any construction permits. Each protocol has different survey and timing requirements. The applicant shall be responsible for ensuring they understand the protocol requirements and shall hire a qualified biologist to conduct protocol surveys.</p> <p>BIO-6 Endangered/Threatened Animal Species Avoidance and Minimization. The following measures shall be applied to aquatic and/or terrestrial animal species as determined by the project-specific Biological Resources Screening and Assessment required under Mitigation Measure BIO-1.</p> <ol style="list-style-type: none"> 1. Ground disturbance shall be limited to the minimum necessary to complete the project. A qualified biologist shall flag the project limits of disturbance. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. 2. All projects occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed between April 1 and October 31 to avoid impacts to sensitive aquatic species. Any work outside these dates would require project-specific approval from the County and may be subject to regulatory agency approval. 3. All projects occurring within or adjacent to sensitive habitats that may support federally and/or state-listed endangered/threatened species shall have a CDFW- and/or USFWS-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed, said biologist shall conduct daily pre-activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW, NMFS, and/or USFWS, said biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are fully implemented. 	-

Impact	Mitigation Measure (s)	Residual Impact
-	<ol style="list-style-type: none"> 4. No endangered/threatened species shall be captured and relocated without express permission from the CDFW, NMFS, and/or USFWS. 5. If at any time during project construction an endangered/threatened species enters the construction site or otherwise may be impacted by the project, all project activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume. 6. For all projects occurring in areas where endangered/threatened species may be present and are at risk of entering the project site during construction, the applicant shall install exclusion fencing along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS-approved biologist. This fence shall consist of solid silt fencing placed at a minimum of three feet above grade and two feet below grade and shall be attached to wooden stakes placed at intervals of not more than five feet. The applicant shall inspect the fence weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete. 7. All vehicle maintenance/fueling/staging shall occur not less than 100 feet from any riparian habitat or water body, including seasonal wetland features. Suitable containment procedures shall be implemented to prevent spills. A minimum of one spill kit shall be available at each work location near riparian habitat or water bodies. 8. No equipment shall be permitted to enter wetted portions of any affected drainage channel. 9. If project activities could degrade water quality, water quality sampling shall be implemented to identify the pre-project baseline, and to monitor during construction for comparison to the baseline. 10. If water is to be diverted around work sites, the applicant shall submit a diversion plan (depending upon the species that may be present) to the CDFW, RWQCB, USFWS, and/or NMFS for their review and approval prior to the start of any construction activities (including staging and mobilization). If pumps are used, all intakes shall be completely screened with wire mesh not larger than five millimeters to prevent animals from entering the pump system. 11. At the end of each workday, excavations shall be secured with cover or a ramp provided to prevent wildlife entrapment. 12. All trenches, pipes, culverts, or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. 13. The CDFW/USFWS-approved biologist shall remove invasive aquatic species such as bullfrogs and crayfish 	-

Impact	Mitigation Measure (s)	Residual Impact
-	<p>from suitable aquatic habitat whenever observed and shall dispatch them in a humane manner and dispose of properly.</p> <p>14. Considering the potential for projects to impact federally and state-listed species and their habitat, the applicant shall contact the CDFW and USFWS to identify mitigation banks within Sonoma County during project development. If the results of the project-specific biological analysis (Mitigation Measure BIO-1) determine that impacts to federally and state threatened or endangered species habitat are expected, the applicant shall explore species-appropriate mitigation bank(s) servicing the region for purchase of mitigation credits. If projects are located within the Santa Rosa Plain Area, mitigation for impacts to CTS shall be implemented in accordance with the Santa Rosa Plain Conservation Strategy (2005).</p> <p>15. For projects occurring in the Petaluma BSA (PET-1 through PET-4), prior to grading and construction in natural areas of containing suitable upland habitat, a qualified biologist shall conduct a preconstruction survey for CTS. The survey shall include a transect survey over the entire project disturbance footprint (including access and staging areas), and mapping of burrows that are potentially suitable for salamander occupancy. If any CTS are detected, no work shall be conducted until the individual leaves the site of their own accord, unless federal and state “take” authorization has been issued for CTS relocation. Typical preconstruction survey procedures, such as burrow scoping and burrow collapse, cannot be conducted without federal and state permits. If any life stage of CTS is found within the survey area, the applicant shall consult with the USFWS and CDFW to determine the appropriate course of action to comply with the FESA and CESA, if permits are not already in place at the time of construction.</p> <p>BIO-7 Non-Listed Special Status Animal Species Avoidance and Minimization. The project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1) shall identify some or all the below measures that will be required and applicable to the individual project:</p> <p>1. For non-listed special status terrestrial amphibians and reptiles, a qualified biologist shall complete coverboard surveys within 14 days of the start of construction. The coverboards shall be at least four feet by four feet and constructed of untreated plywood placed flat on the ground as determined by the project-specific biological assessment (pursuant Mitigation Measure BIO-1). The qualified biologist shall check the coverboards once per week for each week after placement up until the start of vegetation removal. The biologist shall capture all non-listed special status and common animals found under the coverboards and shall place them in five-gallon buckets for transportation to relocation sites. The qualified biologist shall review all relocation sites and those sites shall consist of suitable habitat. Relocation</p>	-

Impact	Mitigation Measure (s)	Residual Impact
-	<p>sites shall be as close to the capture site as possible but far enough away to ensure the animal(s) is not harmed by project construction. Relocation shall occur on the same day as capture. The biologist shall submit CNDDDB Field Survey Forms to the CDFW for all special status animal species observed.</p> <ol style="list-style-type: none"> 2. Prior to construction, a qualified biologist shall conduct a survey of existing buildings to determine if bats are present. The survey shall be conducted during the non-breeding season (November through March). The biologist shall have access to all structures and interior attics, as needed. If a colony of bats is found roosting in any structure, further surveys shall be conducted sufficient to determine the species present and the type of roost (day, night, maternity, etc.). 3. If bats are roosting in the building during the daytime but are not part of an active maternity colony, then exclusion measures must include one-way valves that allow bats to get out but are designed so that the bats may not re-enter the structure. Maternal bat colonies shall not be disturbed. 4. A qualified biologist shall conduct pre-construction clearance surveys within 14 days of the start of construction (including staging and mobilization). The surveys shall cover the entire disturbance footprint plus a minimum 200-foot buffer, and shall identify all special status animal species that may occur on-site. All non-listed special status species shall be relocated from the site either through direct capture or through passive exclusion. The biologist shall submit a report of the pre-construction survey to the County for their review and approval prior to the start of construction. 5. A qualified biologist shall be present during all initial ground-disturbing activities, including vegetation removal to recover special status animal species unearthed by construction activities. 6. Project activities shall be restricted to daylight hours. 7. Upon completion of the project, a qualified biologist shall prepare a Final Compliance Report documenting all compliance activities implemented for the project, including the pre-construction survey results. The report shall be submitted to the County within 30 days of completion of the project. 8. If special status bat species may be present and impacted by the project, a qualified biologist shall conduct, within 30 days of the start of construction, presence/absence surveys for special status bats in consultation with the CDFW where suitable roosting habitat is present. Surveys shall be conducted using acoustic detectors and by searching tree cavities, crevices, and other areas where bats may roost. If active roosts are located, exclusion devices such as netting shall be installed to discourage bats from occupying the site. If a qualified biologist determines a roost is used by a large number of bats (large hibernaculum), bat boxes shall be installed near 	-

Impact	Mitigation Measure (s)	Residual Impact
-	<p>the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultation with CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.</p> <p>BIO-8 Western Pond Turtle Avoidance and Minimization. For projects located in the Penngrove BSA (PEN-1 through PEN-9), a qualified biologist shall conduct pre-construction clearance surveys for western pond turtle within 14 days prior to the start of construction (including staging and mobilization) in areas of suitable habitat. The biologist shall flag limits of disturbance for each construction phase. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. If western pond turtles are observed, they shall be allowed to leave the site on their own.</p> <p>BIO-9 American Badger Avoidance and Minimization. For projects located in the Petaluma BSA (PET-1 through PET-4), a qualified biologist shall conduct surveys of the grassland habitat on-site to identify any American badger burrows/dens. These surveys shall be conducted not more than 14 days prior to the start of construction. Impacts to active badger dens shall be avoided by establishing exclusion zones around all active badger dens, within which construction related activities shall be prohibited until denning activities are complete or the den is abandoned. A qualified biologist shall monitor each den once per week in order to track the status of the den and to determine when a den area has been cleared for construction.</p> <p>BIO-10 Pre-construction Surveys for Nesting Birds for Construction Occurring within Nesting Season. For projects that require the removal of trees or vegetation, construction activities shall occur outside of the nesting season (September 16 to January 31), and no mitigation activity is required. If construction activities must occur during the nesting season (February 1 to September 15), a qualified biologist shall conduct surveys for nesting birds covered by the CGFC no more than 14 days prior to vegetation removal. The surveys shall include the entire disturbance area plus a 200-foot buffer around the site. If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 50 feet for non-raptor bird species and at least 150 feet for raptor species. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the</p>	-

Impact	Mitigation Measure (s)	Residual Impact
	<p>buffer. The biologist shall submit a report of these preconstruction nesting bird surveys to the County to document compliance within 30 days of its completion.</p> <p>BIO-11 Worker Environmental Awareness Program. If potential impacts to special status species are identified in the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1), prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend Worker Environmental Awareness Program training, conducted by a qualified biologist, to aid workers in recognizing special status resources that may occur in the BSAs for the project. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of projects. All employees shall sign a form documenting provided by the trainer indicating they have attended the Worker Environmental Awareness Program and understand the information presented to them. The form shall be submitted to the County to document compliance.</p> <p>BIO-12 Invasive Weed Prevention and Management Program. For those projects where activity would occur within or adjacent to sensitive habitats, as determined by the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1), prior to start of construction a qualified biologist shall develop an Invasive Weed Prevention and Management Plan to prevent invasion of native habitat by non-native plant species. A list of target species shall be included, along with measures for early detection and eradication. All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six weeks since ground disturbing activities ceased. If exotic species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a qualified biologist and in accordance with the restoration plan. Landscape species shall not include noxious, invasive, and/or non-native plant species that are recognized on the federal Noxious Weed List, California Noxious Weeds List, and/or California Invasive Plant Council Moderate and High Risk Lists.</p>	
<p>Impact BIO-2. Future development facilitated by the project could impact riparian habitat or sensitive natural communities during construction and/or operation.</p>	<p>BIO-13 Sensitive Natural Community Avoidance. If sensitive natural communities are identified through the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1), the project shall be designed to avoid those communities to the maximum extent possible and all project elements associated with development shall be situated outside of sensitive habitats. Bright orange protective fencing installed at least 30 feet beyond the</p>	<p>Less than significant</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p>extent of the sensitive natural community during construction, or other distance as approved by a qualified biologist, to protect them from harm.</p> <p>BIO-14 Restoration for Impacts to Sensitive Natural Communities. Impacts to sensitive natural communities (including riparian areas and waters of the state or waters of the U.S. under the jurisdiction of the CDFW, USFWS or RWQCB) shall be mitigated through the funding of the acquisition and in-perpetuity management of similar habitat. The applicant shall provide funding and management of off-site mitigation lands through purchase of credits from an existing, approved mitigation bank or land purchased by the County and placed into a conservation easement or other covenant restricting development (e.g., deed restriction). Internal mitigation lands (internal to the Rezoning Sites), or in lieu funding sufficient to acquire lands, shall provide habitat at a minimum 1:1 ratio for impacted lands, comparable to habitat to be impacted by individual project activity. The applicant shall submit documentation of mitigation funds to the County.</p> <ol style="list-style-type: none"> 1. Restoration and Monitoring. If sensitive natural communities cannot be avoided and will be impacted by future projects, a compensatory mitigation program shall be implemented by the applicant in accordance with Mitigation Measure BIO-4 and the measures set forth by the regulatory agencies during the permitting process. All temporary impacts to sensitive natural communities shall be fully restored to natural condition. 2. Sudden Oak Death. The applicant shall inspect all nursery plants used in restoration for sudden oak death. Vegetation debris shall be disposed of properly and vehicles and equipment shall be free of soil and vegetation debris before entering natural habitats. Pruning tools shall be sanitized. 	
Impact BIO-3. Future development facilitated by the project could impact jurisdictional state or federally protected wetlands during construction and/or operation.	<p>BIO-15 Jurisdictional Delineation. If potentially jurisdictional wetlands are identified by the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1), a qualified biologist shall complete a jurisdictional delineation. The jurisdictional delineation shall determine the extent of the jurisdiction for CDFW, USACE, and/or RWQCB, and shall be conducted in accordance with the requirement set forth by each agency. The result shall be a preliminary jurisdictional delineation report that shall be submitted to the County, USACE, RWQCB, and CDFW, as appropriate, for review and approval. Jurisdictional areas shall be avoided to the maximum extent possible. If jurisdictional areas are expected to be impacted, then the RWQCB would require a Waste Discharge Requirement permit and/or Section 401 Water Quality Certification (depending upon whether the feature falls under federal jurisdiction). If CDFW asserts its jurisdictional authority, then a Lake or Streambed Alteration Agreement pursuant to Section 1600 et seq. of the CFGC would also be required prior to construction within the areas of CDFW jurisdiction. If the USACE asserts its authority, then a permit pursuant to Section 404 of the CWA would be required. Furthermore, a</p>	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
-	<p>compensatory mitigation program shall be implemented by the applicant in accordance with Mitigation Measure BIO-4 and the measures set forth by the regulatory agencies during the permitting process. Compensatory mitigations for all permanent impacts to waters of the U.S. and waters of the state shall be completed at a ratio as required in applicable permits. All temporary impacts to waters of the U.S. and waters of the state shall be fully restored to natural condition.</p> <p>BIO-16 General Avoidance and Minimization. Projects shall be designed to avoid potential jurisdictional features identified in jurisdictional delineation reports. Projects that may impact jurisdictional features shall provide the County with a report detailing how all identified jurisdictional features will be avoided, including groundwater draw down.</p> <ol style="list-style-type: none"> 1. Any material/spoils generated from project activities shall be located away from jurisdictional areas or special status habitat and protected from storm water run-off using temporary perimeter sediment barriers such as berms, silt fences, fiber rolls (non- monofilament), covers, sand/gravel bags, and straw bale barriers, as appropriate. 2. Materials shall be stored on impervious surfaces or plastic ground covers to prevent any spills or leakage from contaminating the ground and generally at least 50 feet from the top of bank. 3. Any spillage of material will be stopped if it can be done safely. The contaminated area will be cleaned, and any contaminated materials properly disposed. For all spills, the project foreman or designated environmental representative will be notified. 	-
Impact BIO-4. Development facilitated by the project would not impact wildlife movement due to the location of the Rezoning Sites in areas of existing development.	None required	Less than significant
Impact BIO-5. Development facilitated by the project would be subject to the County's ordinances and requirements protecting biological resources, such as trees.	None required	Less than significant
Impact BIO-6. Development facilitated by the project within the Santa Rosa Plain Conservation Strategy Area could conflict with the Plan.	BIO-17 Consistency with the Santa Rosa Plain Conservation Strategy. For sites SAN-1 through SAN-10, the Biological Resources Screening and Assessment (Mitigation Measure BIO-1) shall assess projects for impacts to listed species included in the Santa Rosa Plain Conservation Strategy. Impacts to these species shall be evaluated and mitigated per the mitigation measures included in Chapter 5 of the Conservation Strategy.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Cultural Resources		
<p>Impact CUL-1. The project has the potential to cause a significant impact on a historic resource if development facilitated by the project would cause a substantial adverse change in the significance of that resource.</p>	<p>CUL-1 Architectural History Evaluation. For any future project proposed on or adjacent to a property that includes buildings, structures, objects, sites, landscape/site plans, or other features that are 45 years of age or older at the time of or permit application, the project applicant shall hire a qualified architectural historian to prepare an historical resources evaluation. The qualified architectural historian or historian shall meet the Secretary of the Interior's (SOI) Professional Qualifications Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices recommended by the State Office of Historic Preservation to identify any potential historical resources in the proposed project area. Under the guidelines, properties 45 years of age or older shall be evaluated within their historic context and documented in a technical report and on Department of Parks and Recreation Series 523 forms. The report will be submitted to the County for review prior to any permit issuance. If no historic resources are identified, no further analysis is warranted. If historic resources are identified by the Architectural History Evaluation, the project shall be required to implement Mitigation Measure CUL-2.</p> <p>CUL-2 Architectural History Mitigation. If historical resources are identified in an area proposed for redevelopment as the result of the process described in Mitigation Measure CUL-1, the project applicant shall reduce impacts. Application of mitigation shall generally be overseen by a qualified architectural historian or historic architect meeting the PQS, unless unnecessary in the circumstances (e.g. preservation in place). In conjunction with any project that may affect the historical resource, the project applicant shall provide a report identifying and specifying the treatment of character-defining features and construction activities to the County for review and approval, prior to permit issuance, to avoid or substantially reduce the severity of the proposed activity on the historical qualities of the resource. Any and all features and construction activities shall become Conditions of Approval for the project and shall be implemented prior to issuance of construction (demolition and grading) permits.</p> <p>Mitigation measures may include but are not limited to compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties and documentation of the historical resource in the form of a Historic American Building Survey (HABS)-like report. The HABS report shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the HABS Level III requirements.</p>	<p>Significant and unavoidable</p>

Impact	Mitigation Measure (s)	Residual Impact
<p>Impact CUL-2. Development facilitated by the project has the potential to cause a substantial adverse change in the significance of an archaeological resource, including those that qualify as historical resources.</p>	<p>CUL-3 Phase I Archaeological Resource Study. Prior to project approval, the project applicant shall investigate the potential to disturb archaeological resources. If the project will involve any ground disturbance, a Phase I cultural resources study shall be performed by a qualified professional meeting the SOI's PQS for archaeology (National Park Service 1983). If a project would solely involve the refurbishment of an existing building and no ground disturbance would occur, this measure would not be required. A Phase I cultural resources study shall include a pedestrian survey of the project site and sufficient background research and field sampling to determine whether archaeological resources may be present. Archival research shall include a records search of the Northwest Information Center no more than two years old and a Sacred Lands File search with the NAHC. The Phase I technical report documenting the study shall include recommendations that must be implemented prior to and/or during construction to avoid or reduce impacts on archaeological resources, to the extent that the resource's physical constituents are preserved or their destruction is offset by the recovery of scientifically consequential information. The report shall be submitted to the County for review and approval, prior to the issuance of any grading or construction permits, to ensure that the identification effort is reasonable and meets professional standards in cultural resources management. Recommendations in the Phase I technical report shall be made Conditions of Approval and shall be implemented throughout all ground disturbance activities.</p> <p>CUL-4 Extended Phase I Testing. For any projects proposed within 100 feet of a known archaeological site and/or in areas identified as sensitive by the Phase I study (Mitigation Measure CUL-3), the project applicant shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. XPI testing shall comprise a series of shovel test pits and/or hand augured units and/or mechanical trenching to establish the boundaries of archaeological site(s) on the project site. If the boundaries of the archaeological site are already well understood from previous archaeological work and is clearly interpretable as such by a qualified cultural resources professional, an XPI will not be required. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with local California Native American tribe(s) and any XPI work plans may be combined with a tribal cultural resources plan prepared under Mitigation Measure TCR-3. If applicable, a Native American monitor shall be present in accordance with Mitigation Measure TCR-4.</p> <p>All archaeological excavation shall be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOI's PQS for archaeology (National Park Service 1983). If an XPI report is prepared, it shall be submitted to Sonoma County for review and approval prior</p>	<p>Less than significant</p>

Impact	Mitigation Measure (s)	Residual Impact
-	<p>to the issuance of any grading or construction permits. Recommendations contained therein shall be implemented for all ground disturbance activities.</p> <p>CUL-5 Archaeological Site Avoidance. Any identified archaeological sites (determined after implementing Mitigation Measures CUL-3 and/or CUL-4) shall be avoided by project-related construction activities. A barrier (temporary fencing) and flagging shall be placed between the work location and any resources within 60 feet of a work location to minimize the potential for inadvertent impacts.</p> <p>CUL-6 Phase II Site Evaluation. If the results of any Phase I and/or XPI (Mitigation Measures CUL-3 and/or CUL-4) indicate the presence of archaeological resources that cannot be avoided by the project (Mitigation Measure CUL-5) and that have not been adequately evaluated for CRHR listing at the project site, the qualified archaeologist will conduct a Phase II investigation to determine if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with local California Native American tribe(s) and any Phase II work plans may be combined with a tribal cultural resources plan prepared under Mitigation Measure TCR-3. If applicable, a Native American monitor shall be present in accordance with Mitigation Measure TCR-4.</p> <p>A Phase II evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation will characterize the nature of the sites, define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains.</p> <p>If the archeologist and, if applicable, a Native American monitor (see Mitigation Measure TCR-4) or other interested tribal representative determine it is appropriate, cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the sites shall be evaluated according to the criteria of the CRHR. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." The report shall be submitted to Sonoma County for review and approval prior to the issuance of any grading or construction permits. Recommendations in the Phase II report shall be implemented for all ground disturbance activities.</p>	-

Impact	Mitigation Measure (s)	Residual Impact
-	<p>CUL-7 Phase III Data Recovery. If the results of the Phase II site evaluation (Mitigation Measure CUL-6) yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction in accordance with Mitigation Measure CUL-5, the project applicant shall ensure that all recommendations for mitigation of archaeological impacts are incorporated into the final design and approved by the County prior to construction. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI standards for archaeology according to a research design reviewed and approved by the County prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with local California Native American tribe(s) and any Phase III work plans may be combined with a tribal cultural resources plan prepared under Mitigation Measure TCR-3. If applicable, a Native American monitor shall be present in accordance with Mitigation Measure TCR-4.</p> <p>As applicable, the final Phase III Data Recovery reports shall be submitted to Sonoma County prior to issuance of any grading or construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities.</p> <p>CUL-8 Cultural Resources Monitoring. If recommended by Phase I, XPI, Phase II, or Phase III studies (Mitigation Measures CUL-3, CUL-4, CUL-6, and/or CUL-7), the project applicant shall retain a qualified archaeologist to monitor project-related, ground-disturbing activities. If archaeological resources are encountered during ground-disturbing activities, Mitigation Measures CUL-5 through CUL-7 shall be implemented, as appropriate. The archaeological monitor shall coordinate with any Native American monitor as required by Mitigation Measure TCR-4.</p> <p>CUL-9 Unanticipated Discovery of Archaeological Resources. If archaeological resources are encountered during ground-disturbing activities, work within 60 feet shall be halted and the project applicant shall retain an archaeologist meeting the SOI's PQS for archaeology (National Park Service 1983) immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of CCR Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. If the</p>	-

Impact	Mitigation Measure (s)	Residual Impact
-	resource is of Native American origin, implementation of Mitigation Measures TCR-1 through TCR-4 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the County for review and approval. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.	-
Impact CUL-3. The discovery of human remains is always a possibility during ground disturbing activities. Ground disturbance associated with development facilitated by the project may disturb or damage known or unknown human remains. This impact would be less than significant with adherence to existing regulations.	None required	Less than significant
Energy		
Impact ENR-1. Development facilitated by the project would not result in a significant environmental impact due to the wasteful, inefficient, or unnecessary consumption of energy resources.	None required	Less than significant
Impact ENR-2. Development facilitated by the project would not conflict with or obstruct an applicable renewable energy or energy efficiency plan.	None required	Less than significant
Geology and Soils		
Impact GEO-1. No Rezoning Sites are located in Alquist-Priolo Earthquake Fault Zone, and therefore development facilitated by the project would not directly or indirectly cause substantial adverse effects involving rupture of a known earthquake fault.	None required	No impact
Impact GEO-2. Development facilitated by the project could result in exposure of people or structures to a risk of loss, injury, or death from seismic events. Development facilitated by the project could be located on a geologic unit or soil that is unstable or could become unstable resulting in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. This impact would be less than significant with compliance with applicable laws and regulations.	None required	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Impact GEO-3. Development facilitated by the project would include ground disturbance such as excavation and grading that would result in loose or exposed soil. This disturbed soil could be eroded by wind or during a storm event, which would result in the loss of topsoil. Adherence to existing permit requirements and County regulations would ensure this impact is less than significant.	None required	Less than significant
Impact GEO-4. Development facilitated by the project may result in the construction of structures on expansive soils, which could create a substantial risk to life or property. This impact would be less than significant with compliance with the requirements of the California Building Code.	None required	Less than significant
Impact GEO-5. Development facilitated by the project would not include septic tanks or alternative wastewater disposal systems on soils incapable of supporting such systems.	None required	No impact
Impact GEO-6. Development facilitated by the project may directly or indirectly destroy a unique paleontological resource or site or unique geologic feature during ground disturbing activities.	<p>GEO-1 Paleontological Review of Project Plans. For projects with proposed ground-disturbing activity, the project applicant shall retain a Qualified Professional Paleontologist to review proposed ground disturbance associated with development to:</p> <ol style="list-style-type: none"> 1. Assess if the project will require paleontological monitoring; 2. If monitoring is required, to develop a project-specific Paleontological Resource Mitigation and Monitoring Program (PRMMP) as outlined in Mitigation Measure GEO-2; 3. Draft the Paleontological Worker Environmental Awareness Program as outlined in Mitigation Measure GEO-3; and 4. Define within a project specific PRMMP under what specific ground disturbing activity paleontological monitoring will be required and the procedures for collection and curation of recovered fossils, as described in Mitigation Measures GEO-4, GEO-5, and GEO-6. <p>The Qualified Paleontologist shall base the assessment of monitoring requirements on the location and depth of ground disturbing activity in the context of the paleontological potential and potential impacts outlined in this section. A qualified professional paleontologist is defined by the SVP standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and</p>	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
-	<p>techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010). The County shall review and approve the assessment before grading permits are issued.</p> <p>GEO-2 Paleontological Resources Mitigation and Monitoring Program. For those projects deemed to require a PRMMP under Mitigation Measure GEO-1 above, the Qualified Paleontologist shall prepare a PRMMP for submission to the County prior to the issuance of grading permits. The PRMMP shall include a pre-construction paleontological site assessment and develop procedures and protocol for paleontological monitoring and recordation. Monitoring shall be conducted by a qualified paleontological monitor who meets the minimum qualifications per standards set forth by the SVP.</p> <p>The PRMMP procedures and protocols for paleontological monitoring and recordation shall include:</p> <ol style="list-style-type: none"> 1. Location and type of ground disturbance requiring paleontological monitoring. 2. Timing and duration of paleontological monitoring. 3. Procedures for work stoppage and fossil collection. 4. The type and extent of data that should be collected with recovered fossils. 5. Identify an appropriate curatorial institution. 6. Identify the minimum qualifications for qualified paleontologists and paleontological monitors. 7. Identify the conditions under which modifications to the monitoring schedule can be implemented. 8. Details to be included in the final monitoring report. <p>Prior to issuance of a grading permit, copies of the PRMMP shall be submitted to the County for review and approval as to adequacy.</p> <p>GEO-3 Paleontological Worker Environmental Awareness Program (WEAP). Prior to any ground disturbance within Rezoning Sites underlain by geologic units with high paleontological resource potential, the applicant shall incorporate information on paleontological resources into the Project's Worker Environmental Awareness Training (WEAP) materials, or a stand-alone Paleontological Resources WEAP shall be submitted to the County for review and approval. The Qualified Paleontologist or his or her designee shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff if fossils are discovered by construction staff. The Paleontological WEAP training shall be fulfilled simultaneously with the overall WEAP training, or at the first preconstruction meeting at which a Qualified Paleontologist attends prior to ground disturbance. Printed literature (handouts) shall accompany the initial training. Following the initial WEAP training, all new workers and contractors must be trained prior to conducting ground disturbance work. A sign-in sheet for workers who have</p>	-

Impact	Mitigation Measure (s)	Residual Impact
-	<p>completed the training shall be submitted to the County upon completion of WEAP administration.</p> <p>GEO-4 Paleontological Monitoring. Paleontological monitoring shall only be required for those ground-disturbing activities identified under Mitigation Measure GEO-1, where construction activities (i.e., grading, trenching, foundation work) are proposed in previously undisturbed (i.e., intact) sediments with high paleontological sensitivities. Monitoring shall be conducted by a qualified professional paleontologist (as defined above) or by a qualified paleontological monitor (as defined below) under the supervision of the qualified professional paleontologist. Monitoring may be discontinued on the recommendation of the qualified professional paleontologist if they determine that sediments are likely too young, or conditions are such that fossil preservation would have been unlikely, or that fossils present have little potential scientific value. The monitoring depth required for each of the Rezoning Sites is provided in Table 4.7-3, in addition to the associated geologic unit.</p>	-

Table 4.7-3 Rezoning Sites Subject to Mitigation

GEY-1 through GEY-3, GUE-2 through GUE-4, LAR-1 through LAR-8, SAN-1, SAN-3, SAN-5, SAN-10	Quaternary young alluvium (Q, Qal)	None
GEY-4	Quaternary young alluvium (Q, Qal) Early Cretaceous to Late Jurassic Great Valley Complex (KJgvc)	None
GUE-1	Quaternary old alluvial and marine terrace deposits (Qt)	All excavations within native (intact) sediments
FOR-1 through FOR-6, GRA-1, GRA-3 through GRA-5, PET-1 through PET-3	Wilson Grove Formation (Twg, Pwg)	All excavations within native (intact) sediments
GRA-2	Quaternary young alluvium (Qal)	None
SAN-2, SAN-4, SAN-6 through SAN-9, AGU-1 through AGU-3, SON-1 through SON-4	Quaternary old alluvium (Qo)	All excavations within native (intact) sediments

Impact	Mitigation Measure (s)			Residual Impact
-	GLE-1, GLE-2	Huichica and Glen Ellen Formations (QT)	All excavations within native (intact) sediments	-
	PEN-1 through PEN-9	Petaluma Formation (Pp)	All excavations within native (intact) sediments	
	PET-4	Wilson Grove Formation (Twg, Pwg) Pliocene to Miocene Sonoma Volcanics (Psv, Tsb) mapped within the southeast corner	All excavations within native (intact) sediments None	

The following outlines minimum monitor qualifications and procedures for fossil discovery and treatment:

1. **Monitoring.** Paleontological monitoring shall be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources and meets the minimum standards of the SVP (2010) for a Paleontological Resources Monitor. The Qualified Paleontologist will determine the duration and timing of the monitoring based on the location and extent of proposed ground disturbance. If the Qualified Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions at the surface or at depth, they may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Refer to Table 4.7-2 and Table 4.7-3 for a paleontological resource potential summary and recommendations for each of the 59 Rezoning Sites.
2. **Fossil Discoveries.** In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. A Qualified Paleontologist shall evaluate the find before restarting construction activity in the area. If the Qualified Paleontologist determines that the fossil(s) is (are) scientifically significant; including identifiable specimens of vertebrate fossils, uncommon invertebrate, plant, and trace fossils; the Qualified Paleontologist (or paleontological monitor) shall recover them following standard field procedures for collecting paleontological as outlined in the PRMMP prepared for the project.
3. **Salvage of Fossils.** Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the Qualified Paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. If fossils are discovered, the Qualified Paleontologist (or

Impact	Mitigation Measure (s)	Residual Impact
	<p>Paleontological Monitor) shall recover them as specified in the project's PRMMP.</p> <p>GEO-5 Preparation and Curation of Recovered Fossils. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the University of California Museum of Paleontology), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist.</p> <p>GEO-6 Final Paleontological Mitigation Report. Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Paleontologist shall prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated. The report shall be submitted to the County prior to occupancy permits. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.</p>	
Greenhouse Gas Emissions		
<p>Impact GHG-1. Development facilitated by the Housing Element Update would not meet State GHG goals for 2030 or 2045.</p>	<p>GHG-1: Comply with BAAQMD Project-Level Land Use Thresholds. Individual residential projects facilitated by the Housing Element Update project shall comply with the following BAAQMD thresholds for land use projects as defined in the BAAQMD CEQA <i>Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans</i>, published April 2022, or its later adopted successor. Projects on the Rezoning Sites shall include, at a minimum, the following design elements:</p> <ol style="list-style-type: none"> 1. Buildings <ol style="list-style-type: none"> a. The project shall not include natural gas appliances or natural gas plumbing. 2. Transportation <ol style="list-style-type: none"> a. The project shall achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2. <p>As noted in the BAAQMD CEQA <i>Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans</i>, a project designed and built to incorporate these design elements would contribute its fair share to achieve California's long-term climate goals, and an agency reviewing the project under CEQA can conclude that the project would not make a cumulatively considerable contribution to global climate change.</p> <p>If the County adopts a GHG reduction strategy that meets the criteria under CEQA Guidelines Section 15183.5(b), projects may comply with that GHG reduction strategy in</p>	<p>Significant and Unavoidable</p>

Impact	Mitigation Measure (s)	Residual Impact
-	lieu of implementing the BAAQMD project-level land use thresholds stated above.	-
Hazards and Hazardous Materials		
Impact HAZ-1. Development facilitated by the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, nor through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	None required	Less than significant
Impact HAZ-2. Development facilitated by the project could result in development on sites contaminated with hazardous materials. However, compliance with applicable regulations relating to site remediation would minimize impacts from development on contaminated sites.	None required	Less than significant
Impact HAZ-3. The Rezoning Sites are not located within two miles of an airport. Development facilitated by the project would not result in a safety hazard or excessive noise for people residing or working in or near the Rezoning Sites.	None required	No impact
Impact HAZ-4. Development facilitated by the project would not result in any physical changes that could interfere with or impair emergency response or evacuation. Therefore, the project would not result in interference with these types of adopted plans.	None required	Less than significant
Impact HAZ-5. Development facilitated by the project could expose people or structures to risk of loss, injury, or death involving wildland fires.	Refer to WFR-1: Construction Wildfire Risk Reduction; WFR-2: Landscape Plan Wildfire Risk Reduction; and WFR-3: New Structure Locations.	Significant and unavoidable
Hydrology and Water Quality		
Impact HWQ-1. Development facilitated by the project would not violate water quality standards or Waste Discharge Requirements, or otherwise substantially degrade surface or groundwater quality.	None required	Less than significant
Impact HWQ-2. Development facilitated by the project would not interfere substantially with groundwater recharge such that the	None required	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
project may impede sustainable groundwater management of local groundwater basins.		
Impact HWQ-3. Development facilitated by the project would alter drainage patterns and increase runoff in the Rezoning Sites, but would not result in substantial erosion or siltation on or off site, result in increased flooding on or off site, exceed the capacity of existing or planned stormwater drainage systems, or generate substantial additional polluted runoff.	None required	Less than significant
Impact HWQ-4. Development facilitated by the project would alter drainage patterns on and increase runoff from the Rezoning Sites. The Rezoning Sites within an area at risk from inundation by flood hazard would be required to comply with applicable General Plan goals and policies.	None required	Less than significant
Impact HWQ-5. The Rezoning Sites are not within an area at risk from inundation by seiche or tsunami, and therefore would not be at risk of release of pollutants due to project inundation.	None required	Less than significant
Impact HWQ-6. Development facilitated by the project would comply with adopted water quality control plans and sustainable groundwater management plans applicable to the Rezoning Sites.	None required	Less than significant
Land Use and Planning		
Impact LU-1. Project implementation would provide for orderly development in the unincorporated County and would not physically divide an established community.	None required	Less than significant
Impact LU-2. The project would not result in a significant environmental impact due to a conflict with any land use plan and policy.	None required	Less than significant
Mineral Resources		
Impact MIN-1. Although mineral extraction sites occur throughout the County, none are within the Rezoning Sites.	None required	No impact

Impact	Mitigation Measure (s)	Residual Impact
Noise		
<p>Impact NOI-1. Construction activities associated with development facilitated by the project could result in noise level increases that would exceed applicable construction noise standards at nearby noise sensitive receivers. Operational noise impacts from HVAC units and generators would potentially exceed County standards if located near noise-sensitive land uses. These would be significant impacts and mitigation measures would be required.</p>	<p>NOI-1 General Construction Activities Noise Reduction Measures. If construction activities occur during nighttime hours as defined in the General Plan Noise Element (currently 10 p.m. to 7 a.m.), or applicable successor regulation, within 0.5 mile of a noise-sensitive receiver (residences, schools, day care facilities, hospitals, nursing homes, long term medical or mental care facilities, places of worship, libraries and museums, transient lodging, and office building interiors), the following measures shall be implemented:</p> <ol style="list-style-type: none"> 1. Nighttime construction noise shall not exceed the noise level standards shown in Table 4.13 4 when conducted between the hours of 10 p.m. to 7 a.m. 2. The project applicant shall retain a qualified consultant to prepare a project-specific construction noise impact analysis. 3. The analysis of nighttime construction activities shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The analysis shall consider the type of construction equipment to be used and the potential noise levels at noise-sensitive receivers located within 0.5 mile of the Rezoning Site. 4. Provided the nighttime construction noise analysis determines that nighttime noise levels will not exceed 45 dBA L50, 50 dBA L25, 55 dBA L08, or 60 dBA L02 between the hours of 10 p.m. to 7 a.m., construction may proceed without additional measures. 5. Provided the nighttime construction noise analysis determines that nighttime noise levels would exceed the nighttime standards shown in Table 4.13 4, additional measures shall be implemented to reduce noise levels below the standard. These measures may include, but not be limited to, use of temporary noise barriers or performing activities at a further distance from the noise-sensitive land use. <p>NOI-2 Pile Driver Noise and Vibration Reduction Measures. If pile driving activities occur within 2.8 miles of a noise-sensitive receiver (residences, schools, day care facilities, hospitals, nursing homes, long term medical or mental care facilities, places of worship, libraries and museums, transient lodging, and office building interiors), or, during daytime or nighttime hours, within 160 feet of a vibration-sensitive receiver (residences, research and advanced technology equipment), the following measures shall be implemented:</p> <ol style="list-style-type: none"> 1. Daytime (7 a.m. to 10 p.m.) <ol style="list-style-type: none"> a. Pile Driving Vibration <ol style="list-style-type: none"> i. Use of a pile driver shall not occur within 160 feet of a vibration-sensitive receiver; ii. Daytime pile driving vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV at vibration sensitive receivers 	<p>Less than significant</p>

Impact	Mitigation Measure (s)	Residual Impact
-	<p>2. Nighttime (10 p.m. to 7 a.m.):</p> <p>a. Pile Driving Noise</p> <ul style="list-style-type: none"> i. Nighttime pile driving noise shall not exceed the noise level standards shown in Table 4.13 4 when conducted between the hours of 10 p.m. to 7 a.m. ii. The project applicant shall retain a qualified consultant to prepare a project-specific construction noise impact analysis. iii. The analysis of nighttime pile driving activities shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The analysis shall consider the type of pile driver to be used and potential noise levels at noise-sensitive receivers located within 15,000 feet of the Rezoning Site. iv. Provided the analysis concludes that noise levels will not exceed 45 dBA L₅₀, 50 dBA L₂₅, 55 dBA L₀₈, or 60 dBA L₀₂ between the hours of 10 p.m. to 7 a.m., construction may proceed without additional measures. v. Provided the analysis concludes that pile driving noise levels exceed the nighttime standards shown in Table 4.13 4, additional measures shall be implemented to reduce noise levels below the standard. These measures may include, but not be limited to, use of temporary noise barriers to reduce noise levels. <p>b. Pile Driving Vibration</p> <ul style="list-style-type: none"> i. Use of a pile driver shall not occur within 160 feet of a vibration-sensitive receiver. ii. Nighttime pile driving vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV at vibration sensitive receivers. iii. The project applicant shall retain a qualified consultant to prepare a project-specific construction vibration impact analysis. iv. The analysis of nighttime pile driving vibration shall be completed in accordance with industry standards. The analysis shall consider the type of pile driver to be used and potential vibration levels at vibration-sensitive receivers located within 160 feet of the Rezoning Site. v. Provided the analysis concludes vibration levels do not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV, construction may proceed without additional measures. vi. Provided the analysis concludes that pile driving vibration levels exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 	-

Impact	Mitigation Measure (s)	Residual Impact
-	<p>in/sec PPV, additional measures shall be implemented to reduce vibration levels below the standard. These measures may include, but not be limited to, pre-drilling pile holes, utilizing a vibratory pile driver, or performing pile driving at a further distance from the noise-sensitive land use to reduce vibration levels.</p> <p>NOI-3 Breaker Noise Reduction Measures. If construction activities use a breaker noise during nighttime hours as defined in the General Plan Noise Element (currently 10 p.m. to 7 a.m.), or applicable successor regulation, within 0.5 mile of a noise-sensitive receiver (residences, schools, day care facilities, hospitals, nursing homes, long term medical or mental care facilities, places of worship, libraries and museums, transient lodging, and office building interiors), one of the following measures shall be implemented:</p> <ol style="list-style-type: none"> 1. Nighttime breaker noise shall not exceed the noise level standards shown in Table 4.13 4 when conducted between the hours of 10 p.m. to 7 a.m. 2. The project applicant shall retain a qualified consultant to prepare a project-specific construction noise impact analysis. 3. The analysis of nighttime breaker activities shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The analysis shall consider type of breaker used and other factors of the environment and the potential noise levels at noise-sensitive receivers located within 0.5 mile of the Rezoning Site. 4. Provided the nighttime breaker noise analysis determines that nighttime noise levels will not exceed 45 dBA L₅₀, 50 dBA L₂₅, 55 dBA L₀₈, or 60 dBA L₀₂ between the hours of 10 p.m. to 7 a.m., construction may proceed without additional measures. 5. Provided the nighttime breaker noise analysis determines that nighttime noise levels would exceed the nighttime standards shown in Table 4.13 4, additional measures shall be implemented to reduce noise levels below the standard. These measures may include, but not be limited to, use of temporary noise barriers or performing breaking at a further distance from the noise-sensitive land use. <p>NOI-4 Blasting Noise and Vibration Reduction Measures. If construction activities using blasting occurs during construction of a Rezoning Site, the following measure shall be implemented:</p> <ol style="list-style-type: none"> 1. Daytime (7 a.m. to 10 p.m.) <ol style="list-style-type: none"> a. Blasting Vibration <ol style="list-style-type: none"> i. Daytime blasting vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV at vibration sensitive receivers 	-

Impact	Mitigation Measure (s)	Residual Impact
-	<p>2. Nighttime (as defined in the General Plan Noise Element (currently 10 p.m. to 7 a.m.), or applicable successor regulation:</p> <p>a. Blasting Noise</p> <ul style="list-style-type: none"> ii. Nighttime blasting noise shall not exceed the noise level standards shown in Table 4.13 4 when conducted between the hours of 10 p.m. to 7 a.m. iii. The project applicant shall retain a qualified consultant to prepare a project-specific construction noise impact analysis. iv. The analysis of nighttime blasting activities shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The analysis shall consider the blasting plan and potential noise levels at noise-sensitive receivers located within 0.25 mile of the Rezoning Site. v. Provided the analysis concludes that noise levels will not exceed 45 dBA L₅₀, 50 dBA L₂₅, 55 dBA L₀₈, or 60 dBA L₀₂ between the hours of 10 p.m. to 7 a.m. construction may proceed without additional measures. vi. Provided the analysis concludes that pile driving noise levels exceed the nighttime standards shown in Table 4.13 4, additional measures shall be implemented to reduce noise levels below the standard. These measures may include, but not be limited to, use of temporary noise barriers to reduce noise levels. <p>b. Blasting Vibration</p> <ul style="list-style-type: none"> i. Nighttime blasting vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV at vibration sensitive receivers within 0.25 mile feet of the Rezoning Site. ii. The project applicant shall retain a qualified consultant to prepare a project-specific construction vibration impact analysis. iii. The analysis of nighttime blasting vibration shall be completed in accordance with industry standards. The analysis shall consider the blasting plan and potential vibration levels at vibration-sensitive receivers located within 0.25 mile of the Rezoning Site. iv. Provided the analysis concludes vibration levels do not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV, blasting may proceed without additional measures. v. Provided the analysis concludes that pile driving vibration levels exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the 	-

Impact	Mitigation Measure (s)	Residual Impact
-	<p>structural damage impact to structures of 0.4 in/sec PPV, additional measures shall be implemented to reduce vibration levels below the standard. These measures may include, but not be limited to, blasting mats shall be implemented to reduce vibration levels below the threshold.</p> <p>NOI-5 HVAC Noise Reduction Measures. For any individual project that would place one or more HVAC unit(s) within 30 feet of an existing noise-sensitive receiver, the County shall, concurrently with design review and prior to the approval of building permits, require a project-specific design plan demonstrating that the noise level from operation of the HVAC unit(s) shall not contribute to a cumulative exceedance of the County noise standards at receiving noise-sensitive land uses, listed in Table 4.13 4. The analysis shall be completed in accordance with the County's current Guidelines for the Preparation of Noise Analysis. Noise control measures shall include, but are not limited to, the selection of quiet equipment, equipment setbacks, enclosures, silencers, and/or acoustical louvers.</p> <p>NOI-6 Generator Noise Reduction Measures. If an individual project would place permanent backup generators within 300 feet of an existing noise-sensitive receiver, the County shall, concurrently with design review and prior to the approval of building permits, require a project-specific design plan demonstrating that the noise level from operation of generators shall not contribute to a cumulative exceedance of the County noise standards at receiving noise-sensitive land uses, listed in Table 4.13 4. The analysis shall be completed in accordance with the County's current Guidelines for the Preparation of Noise Analysis. Project specific noise reduction measures shall be implemented into the design plan during construction by the project applicant. Noise control measures that could be implemented include, but are not limited to, the selection of quiet equipment, equipment setbacks, enclosures, silencers, and/or acoustical louvers.</p>	-
Impact NOI-2. If pile driving or blasting is performed during construction, vibration from this equipment may exceed applicable standards.	Refer to NOI-2: Pile Driver and Vibration Reduction Measures and NOI-4: Blasting Noise and Vibration Reduction Measures	Less than significant
Impact NOI-3. There are no Rezoning Sites within two miles of an airstrip or airport or within the noise contours for an airstrip or airport, and no impacts would occur from exposing residents or workers to excessive aircraft noise levels.	None required	No impact
Impact NOI-4. Rezoning Sites located near industrial sources, within the 60 and 65 dB L _{dn} contours of nearby roadways, and/or located near railroad line/crossing may exceed the	NOI-7 Exterior and Interior Land Use Noise Compatibility Compliance. Rezoning Sites with that may exceed noise compatibility standards include: GEY-1 through GEY-4, LAR-1, LAR-3, LAR-4, LAR-5, LAR-7, LAR-8, FOR-1, FOR-3, FOR-5, FOR-6, GRA-1, GRA-2, GRA-3, GRA-5, SAN-1 through SAN-10,	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
County's acceptable noise levels of 60 dB L _{dn} or less in outdoor activity areas and interior noise levels of 45 dB L _{dn} or less with windows and doors closed.	<p>GLE-1, AGU-2, AGU-3, PEN-1, PEN-3, PEN-5, PEN-6, PEN-8, PEN-9, PET-1 through PET-4, and SON-1 through SON-4.</p> <p>For Rezoning Sites where exterior noise levels may exceed 60 dB L_{dn} or greater in outdoor activity areas or where interior noise levels may exceed 45 dB L_{dn} or greater with windows and doors closed, the project applicant shall coordinate with the project architects and other contractors to ensure compliance with the County's noise standards to reduce noise levels in outdoor activity areas to less than 60 dB L_{dn} and interior noise levels to less than 45 dB L_{dn} with windows and doors closed.</p> <p>The specific project-level land use compatibility analysis shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The information in the analysis may include, for exterior areas, the layout and placement of the outdoor area, and for interior areas the wall heights and lengths, room volumes, window and door tables typical for a building plan, as well as information on any other openings in the building shell. With this specific plan information, the analysis shall determine the predicted exterior and interior noise levels at the planned buildings. If predicted noise levels are found to be in excess of the applicable limits, the report shall identify architectural materials or techniques that shall be incorporated into the project to reduce noise levels to the applicable limits.</p> <p>Measures to provide the required noise control may include, but are not limited to:</p> <ol style="list-style-type: none"> 1. Exterior <ol style="list-style-type: none"> a) Use of sound walls between the outdoor areas and nearby roadways. b) Placement of the outdoor areas where building attenuation would partially block or fully block the line of sight between the area and nearby roadways. 2. Interior <ol style="list-style-type: none"> a) Installation of windows, doors, and walls with higher Sound Transmission Class ratings over minimum standards. b) Installation of air conditioning or mechanical ventilation systems to allow windows and doors to remain closed for extended intervals of time so that acceptable interior noise levels can be maintained. 	-
Population and Housing		
Impact PH-1. Implementation of the project would accommodate an additional 8,246 new residents and 3,312 new housing units in the County. This would exceed population and housing forecasts established in the existing General Plan, but would be consistent with the ABAG population forecasts and the 6th cycle RHNA allocation housing requirements for the 2023-2031 planning period.	None required.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Impact PH-2. Development facilitated by the project could displace existing housing or people, necessitating the construction of replacement housing elsewhere.	<p>PH-1 Relocation Plan. For Rezoning Sites that contain existing rental housing that would displace individuals during development, the project applicant shall prepare a relocation plan, similar to the requirements of Government Code Section 7260-7277. The relocation plan may include, but not be limited to:</p> <ol style="list-style-type: none"> 1. Proper notification of occupants or persons to be displaced. 2. Provision of “comparable replacement dwelling” which means decent, safe, and sanitary; and adequate in size to accommodate the occupants. 3. Provision of a dwelling unit that is within the financial means of the displaced person. 4. Provision of a dwelling unit that is not subject to unreasonable adverse environmental conditions. <p>This measure shall apply to future development projects on Rezoning Sites that may displace individuals and is not limited to development undertaken by a public entity or development that is publicly funded. The County shall approve the relocation plan prior to project approval.</p>	Less than significant
Public Services and Recreation		
Impact PS-1. Development facilitated by the project would not result in substantial adverse physical impacts associated with the construction of new or physically altered fire facilities to maintain acceptable service ratio response times or other objectives.	None required	Less than significant
Impact PS-2. Development facilitated by the project would not result in substantial adverse physical impacts associated with the construction of new or physically altered police facilities to maintain acceptable service ratio response times or other objectives.	None required	Less than significant
Impact PS-3. Development facilitated by the project would not result in substantial adverse physical impacts associated with the construction of new or physically altered school facilities, and pursuant to State law, payment of impact fees to mitigate demand on school facilities would be required.	None required	Less than significant
Impact PS-4. Development facilitated by the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks, the construction of which could cause significant	None required	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
environmental impacts, to maintain acceptable service ratios, response times, or other objectives and would not increase the use of existing neighborhood and regional parks such that substantial physical deterioration of the facility would occur or be accelerated.	-	-
Impact PS-5. Development facilitated by the project would not result in substantial adverse physical impacts associated with the construction of new or physically altered library or other public facilities to maintain acceptable service ratios, response times, or other objectives, and the payment of property taxes funding library or other public facilities would be required.	None required	Less than significant
Transportation and Traffic		
Impact TRA-1. The addition of vehicle miles traveled (VMT) by drivers coming from development facilitated by the project would result in an exceedance of VMT thresholds and conflict with policies seeking to reduce VMT in Sonoma County.	<p>TRA-1 Transportation Demand Management Program. Prior to the issuance of building permits, the project applicant shall develop a Transportation Demand Management (TDM) program for the proposed project, including any anticipated phasing, and shall submit the TDM program to Permit Sonoma for review and approval. The TDM program shall identify trip reduction programs and strategies. The TDM program shall be designed and implemented to achieve trip reductions as required to reduce daily VMT and vehicle trips forecast for the project by 11.5 percent from the base year plus project value to reach the threshold value of 13.0, or other local threshold if one is later adopted, or a state or regional body provides more recent guidance.</p> <p>Trip reduction strategies that may be included in the TDM program include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Provision of bus stop improvements or on-site mobility hubs 2. Pedestrian improvements, on-site or off-site, to connect to nearby transit stops, services, schools, shops, etc. 3. Bicycle programs including bike purchase incentives, storage, maintenance programs, and on-site education program 4. Enhancements to countywide bicycle network 5. Parking reductions and/or fees set at levels sufficient to incentivize transit, active transportation, or shared modes 6. Cash allowances, passes, or other public transit subsidies and purchase incentives 7. Enhancements to bus service 8. Implementation of shuttle service 9. Establishment of carpool, bus pool, or vanpool programs 10. Vanpool purchase incentives 	Significant and Unavoidable

Impact	Mitigation Measure (s)	Residual Impact
-	<p>11. Low emission vehicle purchase incentives/subsidies</p> <p>12. Compliance with a future County VMT/TDM ordinance, if eligible</p> <p>13. Participation in a future County VMT fee program</p> <p>14. Participate in future VMT exchange or mitigation bank programs</p> <p>The TDM strategies depend heavily on context and area surrounding the Rezoning Sites.</p> <p>TRA-2 Construction Traffic Management Plan. To mitigate potential impacts and disruptions during project construction, the applicant shall submit a Construction Traffic Management Plan for County review and approval. The plan shall include, but not be limited to, the following:</p> <ol style="list-style-type: none"> 1. A prohibition on all construction truck activity during the period 30 minutes prior to the beginning of school and 30 minutes after the end of the school day. 2. The provision of flaggers at all on-site locations where construction trucks and construction worker vehicles conflict with school vehicle, bicycle, or pedestrian traffic. 3. Preservation of emergency vehicle access. 4. Identification of approved truck routes in communication with the County. 5. Location of staging areas and the location of construction worker parking. 6. Identification of the means and locations of the separation (i.e. fencing) of construction areas. 7. Provision of a point of contact for incorporated and unincorporated Sonoma County residents to obtain construction information, have questions answered and convey complaints. 8. Identification of the traffic controls and methods proposed during each phase of project construction. Provision of safe and adequate access for vehicles, transit, bicycles, and pedestrians. Traffic controls and methods employed during construction shall be in accordance with the requirements of the Manual of Uniform Traffic Control Devices (Federal Highway Administration, 2009 Manual on Uniform Traffic Control Devices with Revisions 1 and 2, May 2012). 9. Provision of notice to relevant emergency services, thereby avoiding interference with adopted emergency plans, emergency vehicle access, or emergency evacuation plans. 10. Maintenance of bicycle and pedestrian access along the project's driveway for the duration of project construction. 	-
Impact TRA-2. The proposed project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	None required	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Impact TRA-3. The proposed project would not result in inadequate emergency access.	None required	Less than significant
Tribal Cultural Resources		
Impact TCR-1. Development facilitated by the project has the potential to impact tribal cultural resources.	<p>TCR-1 Tribal Cultural Resources Consultation. If during the implementation of Mitigation Measure CUL-1, archival research results in the identification of an association between a historical built-environment resource and a local (traditionally and culturally affiliated) California Native American tribe, the qualified architectural historian or historian shall confer with the local California Native American tribe(s) on the implementation of Mitigation Measure CUL-2. Throughout the implementation of Mitigation Measures CUL-3 through CUL-9, the qualified archaeologist retained to implement the measures shall confer with local California Native American tribe(s) on the identification and treatment of tribal cultural resources and/or resources of Native American origin not yet determined to be tribal cultural resources through AB 52 consultation. If, during the implementation of Mitigation Measures CUL-3 through CUL-9, a resource of Native American origin is identified, the County shall be notified immediately in order to open consultation with the appropriate local California Native American tribe(s) to discuss whether the resource meets the definition of a tribal cultural resource.</p> <p>TCR-2 Avoidance of Tribal Cultural Resources. Development facilitated by the project shall be designed to avoid known tribal cultural resources. Any tribal cultural resource within 60 feet of planned construction activities shall be fenced off to ensure avoidance. The feasibility of avoidance of tribal cultural resources shall be determined by the County and applicant in consultation with local (traditionally and culturally affiliated) California Native American tribe(s).</p> <p>TCR-3 Tribal Cultural Resources Plan. A tribal cultural resources Plan shall be required for Rezoning Sites identified as potentially sensitive for tribal cultural resources during consultation with local (traditionally and culturally affiliated) California Native American tribe(s) during the implementation of TCR-1 and/or by the qualified archaeologist during the implementation of CUL-3 through CUL-9. Prior to any development facilitated by the project that would include ground disturbance, the project applicant or its consultant shall prepare a tribal cultural resources treatment plan to be implemented in the event an unanticipated archaeological resource that may be considered a tribal cultural resource is identified during construction. The plan shall include any necessary monitoring requirements, suspension of all earth-disturbing work in the vicinity of the find, avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the local Native Americans and, if applicable, a qualified archaeologist. Examples of appropriate treatment for tribal cultural resources include,</p>	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
-	<p>but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, and heritage recovery. As appropriate, the tribal cultural resources treatment plan may be combined with any Extended Phase I, Phase II, and/or Phase III work plans or archaeological monitoring plans prepared for work carried out during the implementation of Mitigation Measures CUL-4, CUL-6, CUL-7, or CUL-8. The plan shall be reviewed and approved by the County and the appropriate local California Native American tribe(s) prior to construction to confirm compliance with this measure.</p> <p>TCR-4 Native American Monitoring. For Rezoning Sites identified as potentially sensitive for tribal cultural resources through consultation with local California Native American tribe(s) during the implementation of TCR-1, and/or identified as sensitive for cultural resources of Native American origin by the qualified archaeologist during the implementation of CUL-3 through CUL-9, the project applicant shall retain a traditionally and culturally affiliated Native American monitor to observe all ground disturbance, including archaeological excavation, associated with development facilitated by the project. Monitoring methods and requirements shall be outlined in a tribal cultural resources treatment plan prepared under Mitigation Measure TCR-3. In the event of a discovery of tribal cultural resources, the steps identified in the tribal cultural resources plan prepared under Mitigation Measure TCR-3 shall be implemented.</p> <p>TCR-5 Sensitive Location of Human Remains. For any development facilitated by the project where human remains are expected to be present based on the results of tribal consultation during the implementation of TCR-1 and/or as identified by the qualified archaeologist, the County shall consult with local California Native American tribe(s) on the decision to employ a canine forensics team. If appropriate, the County shall require the use of a canine forensics team to attempt to identify human remains in a noninvasive way (e.g., non-excavation) for the purpose of avoidance, if avoidance is feasible (see Mitigation Measure TCR-2). Any requirements for the use of a canine forensics team shall be documented in the tribal cultural resources treatment plan prepared under Mitigation Measure TCR-3. Pending the results of any canine investigations, the tribal cultural resources treatment plan may require revision or an addendum to reflect additional recommendations or requirements if human remains are present.</p>	-
Utilities		
<p>Impact UTIL-1. Impacts related to stormwater drainage, electric power, natural gas, and telecommunication infrastructure would be less than significant. Impacts related to water and wastewater facilities would be significant due to Rezoning Sites</p>	<p>UTIL-1 Water and Wastewater Provider Capacity. Future development proposed on the following sites shall be required to demonstrate that the applicable water and/or sewer service provider has sufficient capacity and that existing water and/or sewer services are available to serve future development projects, or that the necessary</p>	<p>Significant and Unavoidable</p>

Impact	Mitigation Measure (s)	Residual Impact
that are not located adjacent to existing wastewater collection infrastructure; impacts would be less than significant with implementation of mitigation measures. However, water supply impacts would be significant and unavoidable, even with implementation of mitigation measures.	<p>improvements to serve a Rezoning Site will be made prior to occupancy:</p> <ol style="list-style-type: none"> 1. Rezoning Sites that need to demonstrate capacity from the applicable water service provider: GUE-1, GUE-2, FOR-4, GRA-1 through GRA-5, SAN-1, SAN-3, SAN-5, SAN-8, and SON-1 through SON-4. 2. Rezoning Sites that need to demonstrate capacity from the applicable wastewater service provider GEY-1, GUE-2, GUE-3, LAR-1 through LAR-8, FOR-1, FOR-2, FOR-6, GRA-4, SAN-6, SAN-7, SAN-10, PEN-2, PEN-4, PEN-9, PET-1, and SON-1 through SON-4. <p>The required documentation shall be provided to the County during the plan review and permit approval process for projects on the above-listed Rezoning Sites.</p>	-
Impact UTIL-2. The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, including the Central Disposal Site. The project would not impair the attainment of solid waste reduction goals and would comply with federal, State, and local statutes and regulations related to solid waste.	None required	Less than significant
Wildfire		
Impact WFR-1. The project includes Rezoning Sites that are in or near an SRA or Very High FHSZs, but development facilitated by the project would not substantially impair an adopted emergency response or evacuation plan.	None required	Less than significant
Impact WFR-2. The project includes Rezoning Sites that are in or near Moderate, High, and Very High FHSZs. Development facilitated by the project would expose project occupants and structures to wildfire risks for sites located in or near (within 2 miles of) SRAs or Very High FHSZs.	<p>WFR-1 Construction Wildfire Risk Reduction. The County of Sonoma shall require the following measures during project construction:</p> <ol style="list-style-type: none"> 1. Construction activities with potential to ignite wildfires shall be prohibited during red-flag warnings issued by the National Weather Service for the site. Example activities include welding and grinding outside of enclosed buildings. 2. Fire extinguishers shall be available onsite during project construction. Fire extinguishers shall be maintained to function according to manufacturer specifications. Construction personnel shall receive training on the proper methods of using a fire extinguisher. 3. Construction equipment powered by internal combustion engines shall be equipped with spark arresters. The spark arresters shall be maintained pursuant to manufacturer recommendations to ensure adequate performance. <p>At the County's discretion, additional wildfire risk reduction requirements may be required during construction. The</p>	Significant and Unavoidable

Impact	Mitigation Measure (s)	Residual Impact
-	<p>County shall review and approve the project-specific methods to be employed prior to building permit approval.</p> <p>WFR-2 Landscape Plan Wildfire Risk Reduction. Project landscape plans shall include fire-resistant vegetation native to Sonoma County and/or the local microclimate of the site and prohibit the use of fire-prone species, especially non-native, invasive species.</p> <p>WFR-3 New Structure Locations. Prior to finalizing site plans, proposed structure locations shall, to the extent feasible given site constraints, meet the following criteria:</p> <ol style="list-style-type: none"> 1. Located outside of known landslide-susceptible areas; and 2. Located at least 50 feet from sloped hillsides. <p>If the location meets the above criteria, no additional measures are necessary. If the location is within a known landslide area or within 50 feet of a sloped hillside, structural engineering features shall be incorporated into the design of the structure to reduce the risk of damage to the structure from post-fire slope instability resulting in landslides or flooding. These features shall be recommended by a qualified engineer and approved by the County prior to the building permit approval.</p>	-