



FINAL ENVIRONMENTAL IMPACT REPORT

FOR THE

2013 COTATI GENERAL PLAN UPDATE

SCH# 2013082037

NOVEMBER 2014

Prepared for:

City of Cotati
Community Development Department
201 West Sierra Avenue
Cotati, CA 94931

Prepared by:

De Novo Planning Group
1020 Suncastr Lane, Suite 106
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D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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FINAL EIR

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INTRODUCTION

The City of Cotati (City) has determined that a program-level environmental impact report (EIR) is required for the proposed 2013 General Plan (Project) pursuant to the requirements of the California Environmental Quality Act (CEQA). CEQA requires the preparation of an EIR prior to approving any project, which may have a significant impact on the environment. For the purposes of CEQA, the term "Project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

A Program EIR is an EIR which examines the environmental impacts of an agency plan, policy, or regulatory program, such as a general plan update. Program EIRs analyze broad environmental impacts of the program, with the acknowledgement that site-specific environmental review may be required for particular aspects of the program, or particular development projects that may occur in the future.

Cotati circulated a Notice of Preparation (NOP) of an EIR for the proposed project on August 12, 2013 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on August 19, 2013 with the Cotati Planning Commission. Subsequently, Cotati published a public Notice of Availability (NOA) for the Draft EIR on September 9, 2014, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2013082037) and was published in the Press Democrat pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from September 9, 2014 through October 24, 2014. The Public Draft 2013 General Plan was also available for public review and comment during this time period.

This Final EIR was prepared to address comments received in response to the Draft EIR. The City has prepared a written response to the Draft EIR comments and made textual changes to the Draft EIR where warranted. The responses to the comments are provided in this Final EIR in Section 2.0, and all changes to the text of the Draft EIR are summarized in Section 3.0. Responses to comments received during the comment period do not involve any new significant impacts or "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

PROJECT DESCRIPTION

The 2013 Cotati General Plan is the overarching policy document that guides land use, housing, transportation, infrastructure, community services, and other policy decisions throughout Cotati. The General Plan includes the seven elements mandated by State law, to the extent that they are relevant locally, including: Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety. The City may also address other topics of interest; this General Plan includes Community Health and Wellness, Community Services and Facilities, and Economic Vitality Elements. The General Plan sets out the goals, policies, and programs in each of these areas and serves as a policy guide for how the City will make key planning decisions in the future, and how the City will

interact with the Sonoma County, surrounding cities, and other local, regional, State, and Federal agencies.

The General Plan contains the goals and policies that will guide future decisions within the city. It also identifies actions that will ensure the goals and policies in the General Plan are carried out.

Refer to Section 2.0 (Project Description) of the Draft EIR for a more comprehensive description of the details of the proposed project.

ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the proposed project. The alternatives analyzed in this EIR are briefly described as follows:

- **Alternative 1: No Project Alternative.** Under Alternative 1, the City would not adopt the General Plan Update. The 1998 General Plan would continue to be implemented and no changes to the General Plan, including the Land Use Map (see Figure 3.9-3), Circulation Diagram, goals, policies, or actions would occur. Subsequent projects, such as amending the Municipal Code, including the Land Use Code and zoning map, and the Design Review Criteria would not occur.
- **Alternative 2: Open Space and Parks/Reduced Development Alternative.** As shown on Figure 5.0-1, Alternative 2 would revise the General Plan Update to increase the amount of open space and parks uses and reduce development associated with commercial, industrial, and residential uses. General Commercial, Commercial Industrial, and Low Medium Density Residential uses would be decreased in the City and SOI and would be replaced with less intense uses, primarily Open Space/Parks. This alternative was developed to reduce impacts associated with scenic resources, traffic noise, traffic impacts to US 101 and SR 116, and to reduce cumulative impacts associated with development.
- **Alternative 3: Reduced Land Use Intensity Alternative.** Under Alternative 3, urban and industrial development under the General Plan Update Land Use Map would be focused more tightly around the City as shown on Figure 5.0-2. General Commercial, Commercial Industrial, and Low Medium Density Residential uses would be decreased in the City and SOI and would be replaced with less intense uses, such as agricultural and rural residential. This alternative was developed to reduce impacts associated with scenic resources, traffic noise, traffic impacts to US 101 and SR 116, and to reduce cumulative impacts associated with development.

Alternatives are described in detail in Section 5.0 of the Draft EIR. As summarized in Table 5-7 of the Draft EIR, Alternative 2 (Open Space and Parks/Reduced Development) is the environmentally superior alternative because it provides the greatest reduction of potential impacts in comparison to the other alternatives.

COMMENTS RECEIVED

The Draft EIR addresses environmental impacts associated with the proposed project that were known to the City, raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. The Draft EIR discusses potentially significant impacts associated with aesthetics/visual resources, air quality, biological/natural resources, cultural resources, geology/soils/minerals, greenhouse gases/climate change, hazards, hydrology/water quality, land use/agricultural resources/population, noise, public services/recreation, transportation/circulation, utilities, and cumulative impacts.

NOP Comments

During the NOP process, the City received one comment letter from the California Public Utilities Commission.

Draft EIR Comments

During the Draft EIR review process, the City received comments from the following public agencies, organizations, or individuals:

- Erik Alm, Caltrans
- Beth Dadko, Sonoma County
- Jenny Blaker, Resident
- Bryant R. Moynihan, Nexus Realty Group
- Robin Miller, Cotati Vintners Collective
- Robin Miller, Highway 116 Associated Investors
- Robin Miller, Townsend Capital Partners
- Linell Hardy, Resident

Acting as lead agency, the City of Cotati has prepared a response to the Draft EIR comments. The responses to the comments are provided in this Final EIR in Section 2.0 (Comments on Draft EIR and Responses) and all changes to the text of the Draft EIR are summarized in Section 3.0 (Errata). Responses to comments received during the comment period do not involve any new significant impacts or “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

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This Final Environmental Impact Report (FEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). The City of Cotati is the lead agency for the environmental review of the 2013 Cotati General Plan (General Plan, General Plan Update, or Project) and has the principal responsibility for approving the project. This FEIR assesses the expected environmental impacts resulting from approval and adoption of the 2013 Cotati General Plan and responds to comments received on the Draft EIR.

The 2013 Cotati General Plan is the overarching policy document that guides land use, housing, transportation, infrastructure, community services, and other policy decisions throughout Cotati. The General Plan includes the seven elements mandated by State law, to the extent that they are relevant locally, including: Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety. The City may also address other topics of interest; this General Plan includes Community Health and Wellness, Community Services and Facilities, and Economic Vitality Elements. The General Plan sets out the goals, policies, and programs in each of these areas and serves as a policy guide for how the City will make key planning decisions in the future, and how the City will interact with the Sonoma County, surrounding cities, and other local, regional, State, and Federal agencies.

1.1 PURPOSE AND INTENDED USES OF THE EIR

CEQA REQUIREMENTS FOR A FINAL EIR

This FEIR for the 2013 Cotati General Plan has been prepared in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. State CEQA Guidelines Section 15132 requires that an FEIR consist of the following:

- the Draft Environmental Impact Report (Draft EIR) or a revision of the draft;
- comments and recommendations received on the Draft EIR, either verbatim or in summary;
- a list of persons, organizations, and public agencies commenting on the Draft EIR;
- the responses of the lead agency to significant environmental concerns raised in the review and consultation process; and
- any other information added by the lead agency.

In accordance with State CEQA Guidelines Section 15132(a), the Draft EIR is incorporated by reference into this Final EIR.

An EIR must disclose the expected environmental impacts, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed projects, and obligates them to balance a variety of public objectives, including economic, environmental, and social factors.

PURPOSE AND USE

The City of Cotati, as the lead agency, has prepared this Final EIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from approval and implementation of the 2013 General Plan. Responsible and trustee agencies that may use the EIR are identified in Chapter 1.0 of the Draft EIR.

The environmental review process enables interested parties to evaluate the proposed project in terms of its environmental consequences, to examine and recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the project. While CEQA requires that consideration be given to avoiding adverse environmental effects, the lead agency must balance adverse environmental effects against other public objectives, including the economic and social benefits of a project, in determining whether a project should be approved.

This EIR will be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with the proposed project. Subsequent actions that may be associated with the proposed project are identified in Chapter 2.0 (Project Description) of the Draft EIR. This EIR may also be used by other agencies within Sonoma County, including the Sonoma Local Agency Formation Commission (LAFCO), which may use this EIR during the preparation of environmental documents related to annexations, Municipal Service Reviews, and Sphere of Influence decisions in the Cotati Planning Area.

1.2 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR has involved, or will involve, the following general procedural steps:

NOTICE OF PREPARATION

The City of Cotati circulated a Notice of Preparation (NOP) of an EIR for the proposed project on August 12, 2013 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on August 19, 2013 with the Cotati Planning Commission. No public or agency comments on the NOP related to the EIR analysis were presented or submitted during the scoping meeting. However, during the 30-day public review period for the NOP, which ended on September 12, 2013, a written comment letter from the California Public Utilities Commission (CPUC) was received. A summary of the CPUC comment is provided later in this chapter. The NOP and all comments received on it are presented in Appendix A of the Draft EIR.

NOTICE OF AVAILABILITY AND DRAFT EIR

The City of Cotati published a public Notice of Availability (NOA) for the Draft EIR on September 9, 2014, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2013082037) and was published in the Press Democrat pursuant to the public noticing requirements of CEQA. The Draft EIR was

available for public review from September 9, 2014 through October 24, 2014. The Public Draft 2013 General Plan was also available for public review and comment during this time period.

The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less than significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

RESPONSE TO COMMENTS/FINAL EIR

The City of Cotati received eight comment letters regarding the Draft General Plan and Draft EIR from public agencies, organizations, and members of the public during the 45-day review period.

In accordance with CEQA Guidelines Section 15088, this Final EIR responds to the written comments received on the Draft EIR. The Final EIR also contains minor edits to the Draft EIR, which are included in Chapter 3.0 (Errata). This document and the Draft EIR, as amended herein, constitute the Final EIR.

CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

The Cotati City Council will review and consider the Final EIR. If the City Council finds that the Final EIR is "adequate and complete," then it may certify it in accordance with CEQA. The rule of adequacy generally holds that an EIR can be certified if:

- 1) The EIR shows a good faith effort at full disclosure of environmental information; and
- 2) The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project in contemplation of environmental considerations.

Upon review and consideration of the Final EIR, the Cotati City Council may take action to approve, revise, or reject the project. A decision to approve the 2013 Cotati General Plan, for which this EIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093.

Policies and actions to mitigate potential environmental impacts have been incorporated into the project, to the extent feasible. No additional mitigation is feasible or available, as described in Chapters 3.1 through 4.0 of the Draft EIR. The annual report on general plan status required pursuant to the Government Code will serve as the monitoring and reporting program for the project.

1.3 ORGANIZATION OF THE FINAL EIR

This Final EIR has been prepared consistent with Section 15132 of the State CEQA Guidelines, which identifies the content requirements for Final EIRs. This Final EIR is organized in the following manner:

CHAPTER 1.0 – INTRODUCTION

Chapter 1.0 briefly describes the purpose of the environmental evaluation, identifies the lead agency, summarizes the process associated with preparation and certification of an EIR, and identifies the content requirements and organization of the Final EIR.

CHAPTER 2.0 – COMMENTS ON DRAFT EIR AND RESPONSES

Chapter 2.0 provides a list of commenters, copies of written comments made on the Draft EIR (coded for reference), and responses to those written comments.

CHAPTER 3.0 - ERRATA

Chapter 3.0 consists of minor revisions to the Draft EIR in response to comments on the Draft EIR. The revisions to the Draft EIR do not change the intent or content of the analysis or mitigation.

2.1 INTRODUCTION

No new significant environmental impacts or issues, beyond those already covered in the Draft Environmental Impact Report (Draft EIR) for the 2013 Cotati General Plan Update, were raised during the comment period. Responses to comments received during the comment period do not involve any new significant impacts or “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

CEQA Guidelines Section 15088.5 states that: *New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.*

Chapters 2.0 and 3.0 of this Final EIR include information that has been added to the EIR since the close of the public review period in the form of responses to comments and errata.

2.2 LIST OF COMMENTERS

Table 2-1 lists the comments on the Draft EIR that were submitted to the City during the 45-day public review period. The assigned comment letter number, letter date, letter author, and affiliation, if presented in the comment letter or if representing a public agency, are also listed.

RESPONSE LETTER	INDIVIDUAL OR SIGNATORY	AFFILIATION	DATE
A	Erik Alm, AICP	Caltrans	10/24/14
B	Beth Dadko	Sonoma County	10/24/14
C	Jenny Blaker	Resident	10/24/14
D	Bryant R. Moynihan	Nexus Realty Group	9/9/14
E	Robin Miller	Cotati Vintners Collective	10/23/14
F	Robin Miller	Highway 116 Associated Investors	10/23/14
G	Robin Miller	Townsend Capital Partners	10/23/14
H	Linell Hardy	Resident	10/24/14

2.3 COMMENTS AND RESPONSES

REQUIREMENTS FOR RESPONDING TO COMMENTS ON A DRAFT EIR

CEQA Guidelines Section 15088 requires that lead agencies evaluate and respond to all comments on the Draft EIR that regard an environmental issue. The written response must address the significant environmental issue raised and be detailed, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, the written response must be a good faith and reasoned analysis. However, lead agencies only need to respond to significant environmental issues associated with the project and do not need to provide all of the information requested by the commenter, as long as a good faith effort at full disclosure is made in the EIR (CEQA Guidelines Section 15204(a)).

CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible environmental impacts of the project and ways to avoid or mitigate the significant effects of the project, and that commenters provide evidence supporting their comments. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence.

CEQA Guidelines Section 15088 also recommends that revisions to the Draft EIR be noted as a revision in the Draft EIR or as a separate section of the Final EIR. Chapter 3.0 of this Final EIR identifies all revisions to the 2013 Cotati General Plan Update Draft EIR.

RESPONSES TO COMMENT LETTERS

Written comments on the Draft EIR are reproduced on the following pages, along with responses to those comments. To assist in referencing comments and responses, the following coding system is used:

- Each comment letter is lettered (i.e., Letter A), each comment within each letter is numbered (i.e., Comment A-1, Comment A-2, etc.), and each response is numbered correspondingly (i.e., Response A-1, Response A-2, etc.).

Where changes to the Draft EIR text result from the response to comments, those changes are included in the response and identified with revisions marks (underline for new text, ~~strike out~~ for deleted text).

Oct 24 2014 2:19PM HP LASERJET FAX

p. 1

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 4
 P.O. BOX 23660
 OAKLAND, CA 94623-0660
 PHONE (510) 286-6053
 FAX (510) 286-5559
 TTY 711
www.dot.ca.gov



*Serious Drought.
 Help save water!*

Letter A

October 24, 2014

SONGEN160
 SCH# 2013082037

Ms. Vicki Parker
 Community Development Director
 City of Cotati
 201 West Sierra Avenue
 Cotati, CA 94931

Dear Ms. Parker:

2013 Cotati General Plan Update – Draft Environmental Impact Report (DEIR)

Thank you for continuing to include the California Department of Transportation (Caltrans) in the environmental review process for the 2013 Cotati General Plan Update. The following comments are based on the DEIR.

Traffic Safety and Operations

On Tables 3-12-14 and 3.12-15, Intersections 4 and 5, the peak hour volumes for the General Plan Buildout to Sphere of Influence (SOI)/Urban Growth Boundary (UGB) alternative shown in Figure 3.12-10 are higher than the peak hour volumes for General Plan Buildout to City Limits alternative shown in figure 3.12-9. Please explain why is the Level of Service for the General Plan Buildout to SOI/UGB alternative is better than the General Plan Buildout to City Limits alternative.

A-1

The figure on 3.12-9: Intersection 12 southbound approach through AM peak volume is 21, not 216.

A-2

The proposed mitigations such as lane configuration modifications and intersection signal installations on State Route 116 should meet necessary warrants and should be coordinated with Caltrans.

A-3

Please be advised that all traffic controls proposed within the State Right of Way must meet required warrants (Per CA MUTCD). Guidance on Caltrans Standards regarding traffic control devices may be found at: <http://www.dot.ca.gov/hq/traffops/engineering/mutcd/index.htm>

A-4

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Oct 24 2014 2:19PM HP LASERJET FAX

P. 2

Ms. Vicki Parker/City of Cotati
October 24, 2014
Page 2

Should you have any questions regarding this letter, please contact Luis Melendez of my staff at (510) 286-5606 or luis_melendez@dot.ca.gov.

Sincerely,



ERIK ALM, AICP
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Response to Letter A Erik Alm, AICP, Caltrans

- Response A-1:** The commenter correctly notes that traffic volumes at intersections 4 and 5 are higher under the General Plan Buildout to SOI/UGB alternative than they are for the General Plan Buildout to City Limits alternative, and asks why the intersection levels of service are not correspondingly worse. The reason is that the General Plan includes additional roadway improvements under the Buildout to SOI/UGB alternative beyond those assumed in the City Limits alternative. These additional improvements are identified on pages 3.12-21 through 3.12-23 of the DEIR and include a second right-turn pocket on the southbound off-ramp, as well as improvements at upstream and downstream intersections that allow the Gravenstein Highway corridor and interchange-area intersections to operate more efficiently (and at better LOS).
- Response A-2:** The commenter notes a typo regarding traffic volumes on Intersection 12 on Figure 3.12-9. The commenter is correct. The figure incorrectly showed 216 southbound AM approach trips, rather than correctly showing 21 trips. This typo has been corrected. The revised and corrected figure is included in Section 3.0 of this Final EIR. The analysis in the Draft EIR used the correct trip numbers. The error was simply a typo on the figure. As such, the analysis and conclusions in the Draft EIR were not affected by this minor figure error.
- Response A-3:** The commenter states that proposed roadway and signal improvements on State Route 116 should meet necessary warrants and should be coordinated with Caltrans. This comment is noted. The City will coordinate with Caltrans, as applicable and appropriate, on future roadway improvements on State facilities.
- Response A-4:** The commenter states that traffic controls within the State Right of Way must meet required warrants and provides a web link to guidance documents on Caltrans standards. This comment is noted. The City will coordinate with Caltrans, as applicable and appropriate, on future roadway improvements within the State Right of Way.

Letter B

From: Beth Dadko <Beth.Dadko@sonoma-county.org>
Date: October 24, 2014 at 4:22:39 PM PDT
To: 'Vicki Parker' <VParker@cotaticity.org>
Cc: 'Susan Harvey' <SHarvey@cotaticity.org>
Subject: Cotati Health and Wellness Element- General Plan Update Comments

Hello Vicki,

I think you already have my comments on the General Plan update. But since it's the last day of the comment period, I thought I would resend them.

· Opportunities in the Community Health and Wellness Element

o Add language around "Health in All Policies:

§ In introductory language the element states "considering public health in land use decisions", but health could be considered for every decision

§ The first Objective of "Actively Promote Healthy Lifestyles Through the City Decision-Making Process, City Operations, and City Leadership. Policy CHW1.4 could specifically say take a "Health in All Policies" approach preceding that.

o Add Policy to Prioritize places or populations with biggest inequities for development, services and programming

o Add Actions around CHW1.4 such as develop considerations of health and disparities on staff reports and complete to the extent feasible

o Call out Health Action on Action CHW-1b

o Put "areas where there are greatest disparities" in Policy CHW 2.1 for encouraging new locations of health care and medical facilities

o Put "focus on areas of highest need" in Policy CHW3.2 for encouraging local food systems including farmer's markets, community gardens, edible school yards, CSA's, etc.

· Opportunities in the Land Use Element: Add language to "prioritize places with greatest disparities"

o Policy LU 3.14 or 3.15 about siting new parks and recreation facilities

o Policy LU 3.17 or 3.18 about art in public places

o Policy LU 4.1 ensuring that public facilities, services, and amenities are distributed in a manner that enhances the quality of life for the broadest number of people- call out desire to provide more to historically underserved areas or equitable distribution

Have a wonderful weekend,

Beth

B-1

Response to Letter B Beth Dadko, Sonoma County

Response B-1: The commenter provides a range of suggested language related to community health and wellness policies in the Draft General Plan. The City appreciates this input, and these comments and suggestions have been forwarded to the City Council for their review and consideration. Given that these comments do not address the adequacy of the Draft EIR and would have no bearing on the environmental analysis, no changes to the EIR are warranted.

Letter C

8166 Arthur Street
Cotati, CA 94931

October 24, 2013

Vicki Parker
Community Development Director
City of Cotati
201 West Sierra Avenue
Cotati, CA 94931

Re: Public Comment on 2013 draft Final General Plan & EIR: deadline October 24, 5 pm

I have other comments on the General Plan and EIR but am focusing for now on what I believe are errors/omissions, a few suggestions and a few textual edits.

1. The California tiger salamander (Sonoma County population) is actually listed as Federally Endangered, not Threatened as stated in the EIR.

See <http://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=D01T>

I believe this is significant because of the different level of protection afforded to species listed as endangered as opposed to threatened.

C-1

2. The most recent updates about breeding CTS that were added to the CNDDDB in the last couple of years have not been included. Information about a newly discovered breeding site was submitted by local experts and listed in the CNDDDB and this should be taken into account.

3. I previously submitted the following comments on **September 3, 2012**. As far as I can tell they have not been addressed and I believe they are just as relevant now as they were then:

Policy CON 1.1: This lists sensitive habitats, but omits the word "protect"
Suggest change to "Protect sensitive habitats including..." [otherwise it is not a policy!]

CON 1.2: Add: oak woodlands or valley oak savannah.

Delete: agricultural lands, substitute with grazing lands.

Agricultural lands are not natural wildlife habitats. (Grazing land may be compatible with protection of sensitive species, but vineyards, for example, usually are not. Annual grasslands are also not natural, in the sense that most annual grasses are non-native and invasive.)

C-2

CON 1.3: Delete this paragraph. (It does nothing to promote the conservation of sensitive habitat).

CON 1.5: I think a word is missing here? "regionally... [appropriate][?]. native plant species..."

CON 1.6: "Avoid removal of large, mature trees..." Add "native" i.e. "Avoid removal of large, mature, *native* trees..."

Policy CON 1.6, Action CON 1.b.c: Suggest add: *project-related* employees.

CON 1.d. On the subject of a map being made available to developers, this brings to mind the destruction, several years ago, of vernal pools in Cotati, which were habitat to endangered species, and which were drained and filled when it became known that the listing of an endangered species was imminent, thus destroying the very habitat that the listing was intended to protect. If a detailed map were produced and made available to developers, how would this be avoided?

C-2
Cont

Police CON 1.8: Action CON 1.e. Add *removal of invasive, non-native plants*.

- 4. **Community Health & Wellness:** There is an emphasis on the value of access to healthy foods, support for local farmers, etc. BUT no mention of Cotati’s hard-fought Fast Food Ordinance limiting the number and location of fast food chain restaurants in the City. The General Plan does contain support for other existing ordinances.

C-3

Suggest: the addition of a Policy and/or Action to continue to support/enact/enforce the current Fast Food Ordinance, as part of the City’s support for a healthy foods policy.

Suggest: The City to sign onto the County’s Healthy and Sustainable Food Action Plan, <http://sonomacofsa.org/fap/>

- 5. **COMMUNITY SERVICES & FACILITIES:** Although Goal CSF 1 is to “Provide high quality public services ... to all residents, businesses and visitors...” I do not see any recognition anywhere in the General Plan of the rapidly changing demographics in the area. According to the last census, 25.4% of Sonoma County residents identified as of Hispanic or Latino origin and in Cotati the figure is 17.3%. Not all of these speak English. Language isolation is recognized as a health issue in Sonoma County. Suggest: a new clause recognizing the need for outreach and access to people whose first language is not English, to help ensure appropriate access to services for them and to help them become more active participants in the community.

C-4

- 6. The **Noise element** focuses solely on noise from construction and traffic but there are two other sources of noise that currently negatively impact residents: bars, and motorbikes on paths that are supposedly closed to vehicular traffic e.g. along the Laguna de Santa Rosa trail.

C-5

Suggest: adding a policy or action to address these other Noise-related issues.

- 7. **Thomas Page School** is no longer an Elementary School but an Academy for K-8 grades.

C-6

- 8. Most of the **maps** in the General Plan are too small making it difficult to see any detail. I know most of them are included full size in the EIR but I hope that in the final version of the GP the maps will be full size too.

C-7

- 9. **Open Space** is designated *OSP* in some text/maps and *P* in others. All references/headings in text, maps, etc. should be made internally consistent.

C-8

Thank you for taking these comments into consideration.

Sincerely

Jenny Blaker

Response to Letter C Jenny Blaker

Response C-1: The commenter notes that the California tiger salamander (CTS) population in Sonoma County is actually listed as Federally Endangered, not Threatened. The commenter also indicates that she believes that this is significant because of the different level of protection afforded to species listed as endangered as opposed to threatened.

The commenter is correct; the Sonoma County population of CTS is federal Endangered. This comment warrants revisions on Page 3.3-10 as follows:

TABLE 3.3-3: SPECIAL STATUS ANIMALS PRESENT OR POTENTIALLY PRESENT IN COTATI		
SPECIES	STATUS	HABITAT
AMPHIBIANS		
<i>Ambystoma californiense</i> California tiger salamander	<u>FE (Sonoma County DPS)/CT</u> FT/CT	Need underground refuges, especially ground squirrel burrows and vernal pools or other seasonal water sources for breeding.

The error originated because the CNDDDB database (May 2011 and November 2014 queries) provide a “Federal Status” of Threatened when a query is run for special status species in Sonoma County. The CNDDDB notes under “General Habitat” indicate that the Sonoma County Distinct Population Segment (DPS) is federally listed as endangered, even though this is not noted under “Federal Status.” Regardless, the correct federal status is “Endangered” for all CTS in Sonoma County’s DPS, including those in and around the City of Cotati. The California status is “Threatened.”

The commenter is correct that an Endangered listing receives a different level of protection under the federal Endangered Species Act; however, it should be noted that under CEQA they are treated equally as special status species. All of the protections of the federal Endangered Species Act are provided to Endangered species. Many, but not all, of the protections of the federal Endangered Species Act are available to Threatened species. Under CEQA, however, both Endangered and Threatened listings warrant a species to fall under the category of “Special Status Species,” which is defined on page 3.3-1 and 3.3-2 of the Draft EIR. More specifically, the term “Special Status Species” encompasses those species that are “Federally listed or proposed for listing under the Federal Endangered Species Act (50 CFR 17.11-17.12).” This broad definition provides an equal treatment for federally Endangered, Threatened, and even those species that are a Candidate for listing when they are not currently listed. As such, the City of Cotati has developed policies that broadly discuss “Special Status Species” regardless of whether their protective status is federally “Endangered” or “Threatened.”

The commenter has also noted that in the last couple of years information about a newly discovered CTS breeding site was submitted by local experts to the California Department of Fish and Wildlife and listed in the CNDDDB. The commenter noted that the most recent updates to the CNDDDB added this information and that the information should be taken into account.

This comment warranted a new CNDDDB database query (November 2014). The new CNDDDB query shows an additional CTS occurrence record located at the corner of McGinnis Circle and Ross Street. The occurrence record indicates that the occurrence is from a constructed mitigation vernal pool on an approximately two-acre neighborhood lot. There are roads on two sides and foot paths through the lot. The site is a narrow habitat corridor that links to the upper Laguna Channel. The upland habitat is dense non-native grasses. The pool habitat had emergent vegetation and is up to ten inches deep.

The updated CNDDDB query does not warrant text changes to the Draft EIR; however, Figure 3.3-2 and 3.3-3 on Pages 3.3-47 and 3.3-49 were updated to reflect a November 2014 query. These revised figures are included in Chapter 3.0 of this Final EIR.

Response C-2: The commenter provides a range of suggested language related to conservation policies in the Draft General Plan. The City appreciates this input, and these comments and suggestions have been forwarded to the City Council for their review and consideration. Given that these comments do not address the adequacy of the Draft EIR and would have no bearing on the environmental analysis, no changes to the EIR are warranted.

Response C-3: The commenter provides a range of suggested language related to community health and wellness policies in the Draft General Plan. The City appreciates this input, and these comments and suggestions have been forwarded to the City Council for their review and consideration. Given that these comments do not address the adequacy of the Draft EIR and would have no bearing on the environmental analysis, no changes to the EIR are warranted.

Response C-4: The commenter provides a range of suggested language related to community services and facilities policies in the Draft General Plan. The City appreciates this input, and these comments and suggestions have been forwarded to the City Council for their review and consideration. Given that these comments do not address the adequacy of the Draft EIR and would have no bearing on the environmental analysis, no changes to the EIR are warranted.

Response C-5: The commenter provides a range of suggested language related to noise policies in the Draft General Plan. The City appreciates this input, and these comments and

suggestions have been forwarded to the City Council for their review and consideration. Given that these comments do not address the adequacy of the Draft EIR and would have no bearing on the environmental analysis, no changes to the EIR are warranted.

Response C-6: The commenter states that Thomas Page School is no longer an elementary school, but an academy for grades K-8. The commenter is correct. Revisions to the General Plan have been made in order to reflect the minor name change of this school and the inclusion of grades 7 and 8 to this school. This minor correction has no bearing on the analysis or conclusions contained in the Draft EIR.

Response C-7: The commenter states that many of the maps in the General Plan are too small, but notes that they are provided in full size in the EIR. The commenter is also directed to the General Plan Existing Conditions Report, which serves as a companion document to the General Plan Policy Document. The small figures contained in the Policy Document are provided as full sized figures in both the Draft EIR and the Existing Conditions Report.

Response C-8: The commenter notes discrepancies in labeling for Open Space and Parks. The General Plan has been updated to resolve these discrepancies.

Vicki Parker

Letter D

From: Vicki Parker
Sent: Tuesday, September 09, 2014 10:33 AM
To: Bryant
Subject: RE: 7700 Old Redwood Highway, Suite B

Bryant – Thank you for your comments on the General Plan. Below is a link to the Draft Update and Draft EIR. You can review the document and the preparers' information there. I will log your comments below and they will be responded to along with all other public comments that come in. The comments will be addressed during the Final EIR and adoption process. If you have additional comments after reviewing, please feel free to forward them to me. Thank you.

<http://cotati.generalplan.org/>

From: Bryant [<mailto:bryant@nexusrealty.com>]
Sent: Tuesday, September 09, 2014 8:52 AM
To: Vicki Parker
Subject: RE: 7700 Old Redwood Highway, Suite B

Vicki:

I am concerned that the General Plan update does not address the needs of the community.

1. When was the scoping session for the general plan update and who participated?
2. Who has been engaged to draft the general plan?
3. What public hearings have been held and who has participated?
4. When were the property owners and tenants notified and how?
5. Will the draft EIR and General plan eliminate the Specific Plan areas that confuse everyone?
6. Does the Draft reverse the up-zoning of properties along the Old Redwood Highway?

I look forward to addressing these questions. -Bryant

Bryant R Moynihan
 Nexus Realty Group, Inc.
 P.O. Box 2210
 Petaluma, CA 94953-2210

Office 707/769-5280
 Fax 707/769-5282
 Cell 707/484-2566
 DRE# 00914397

From: Vicki Parker <VParker@cotaticity.org>
Sent: Thursday, September 04, 2014 1:46 PM

1

D-1

Response to Letter D Bryant R. Moynihan, Nexus Realty Group

Response D-1: The commenter provides a list of questions related to public outreach and engagement during the General Plan Update, and inquires about elimination of Specific Plan areas and zoning of properties along the Old Redwood Highway. The commenter is referred to the General Plan Update website (cotati.generalplan.org) which contains extensive information about past meetings, public hearings, community outreach, and other relevant data regarding the General Plan Update. The General Plan Update process is also summarized on pages 2.0-1 through 2.0-3 of the Draft EIR. With respect to Specific Plan areas and zoning, the commenter is directed to the Land Use Map and the General Plan Land Use Element. As shown in the General Plan, the existing Specific Plans in Cotati have not been eliminated. The General Plan does not change the zoning of any specific parcels within the Planning Area. Changes to General Plan land use designations are shown on the General Plan Land Use Map. No changes to the Draft EIR are warranted.

COTATI VINTNERS COLLECTIVE LLC

1101 5TH AVE. SUITE 300
SAN RAFAEL CA 94947

Letter E

October 23 2014

City of Cotati
Community Development Department
Vicki Parker, Community Development Director
201 West Sierra Avenue
Cotati, CA 94931

RE: City of Cotati – Proposed General Plan & Draft EIR
Public Comments

Dear Ms. Parker,

I am writing you on behalf of Cotati Vintner’s Collective LLC the owner of 200, 220, & 280 Helman Lane, APN 046-286-009 & 010, 046-113-033. Cotati Vintner’s Collective LLC is working with Adobe & Associated Civil Engineers in effort to annex this property into the City of Cotati.


E-1

200, 220, & 280 Helman Lane are located within the sphere of influence of the City of Cotati. On March 10, 2014 Dave Brown of Adobe & Associates & I met with City Staff to discuss this property. During this meeting I had explained that the ownership intended to bring in an application requesting annexation of this property into the City with the ultimate goal to develop this property for industrial related uses. City Staff instructed us to hold off on submitting an application for this annexation request until the Cotati General Plan and its associated EIR was completed. As requested no application request was submitted. We intend to submit an application for annexation of this property in the near future.

E-2

Based on my review the of the updated General Plan, Action LU 1B suggests that the Land Use Code shall be amended in the future. Its my understanding that the zoning that applies to the subject property is planned to be reviewed and amended to become a hybrid of General Industrial & Commercial Industrial Uses. Because these uses will ultimately affect the types of end users and uses we can accommodate on this site, we would like to be involved in this process in effort to obtain the land uses most desired by ownership can be incorporated into the end list of uses.

E-3

Sincerely,

Robin Miller
Owners Rep.

Response to Letter E Robin Miller, Cotati Vintners Collective

Response E-1: The commenter states that the Cotati Vintner's Collective is working to annex property into the City of Cotati. This comment is noted.

Response E-2: The commenter provides a brief summary of past communications with the City regarding the subject property and indicates an intention to submit an application for annexation in the near future. This comment is noted.

Response E-3: The commenter expresses a desire to be involved in future amendments to the Land Use Code that may affect uses on the subject property. This comment is noted. No changes to the Draft EIR are warranted.

HIGHWAY 116 ASSOCIATED INVESTORS LLC

1101 5th Ave. Suite 300

San Rafael CA 94947

Letter F

October 23 2014

City of Cotati
 Community Development Department
 Vicki Parker, Community Development Director
 201 West Sierra Avenue
 Cotati, CA 94931

RE: City of Cotati – Proposed General Plan & Draft EIR
 Public Comments

Dear Vicki Parker,

I am writing you on behalf of Highway 116 Associated Investors LLC the owner of the 7.17-acre property on the corner of Highway 116 and Alder Avenue, APN 144-050-009 & 046-286-021. Highway 116 Associated Investors LLC is working with a Multi-Family Management Company in effort to develop a 205-unit Residential Multi-Family development.

F-1

On August 28th 2014 I met with City Staff to discuss this property. During this meeting I had explained that the Ownership intended to bring in an application for a 205 Unit Residential Multi-Family Development that would be a net benefit to the City with regard to tax and fee generation on an annual basis above and beyond the cost of City provided services. In a previous meeting on April 2nd 2014 City Staff instructed Highway 116 Associated Investors LLC to hold off on submitting any application for the site until the General Plan and the associated EIR was completed. At the City's request we did not submit. We plan on submitting an application for this project in the near future.

F-2

The 205-unit Multi-Family Residential project would increase land values and in-turn increase property tax revenues to the City beyond its current use and tax contributions. The project would also provide a customer base for the approved but un-built retail center adjacent to this property. Currently this property is approved as Multifamily Residential & Commercial Office buildings within a larger approved Master Plan Development. This property is also included within a special assessment district for roadway improvements which increases the finance and construction costs for this project. Due to current property values within the City of Cotati and the relatively low residential unit density of the approved project, ownership has a situation where the financing and construction of the approved project is unfeasible. Therefore this property remains vacant as it has for the past 8+ years. It is understood that a PUD may be needed for a project of our desired use and density. We would like to see if a policy can be added to the updated General Plan that would accommodate the 205 Unit Multifamily Residential project we intend to submit for. Perhaps (Policy LU 1.2) can be modified for the (C) Commercial Plan Use designation to allow for 25 residential dwelling units per acre within the Commercial Gravenstein District. This modification to the General Plan policy would allow the City to Amend the Land Use Code for our project. The increased unit density would allow our project the ability to be financed and constructed which ultimately will increase the City's tax basis and contribute to the assessment districts for roadway improvements that the City hopes to implement. The modified policy/action for the CG

F-3

HIGHWAY 116 ASSOCIATED INVESTORS LLC1101 5th Ave. Suite 300

San Rafael CA 94947

zoning district should make amending the Land Use Code and approving our project more feasible. We feel that this requested policy modification would be consistent with Policy LU 1.1, and objective LU 1C. It is uplifting to see that on page 6-2 of the General Plan update where Action EV1d is being suggested with an emphasis to streamline the permitting process on vacant and underdeveloped parcels.

F-3
Cont

With regard to the General Plan Circulation Diagram sheet 2-4 we have designed our project to anticipate the suggested changes to Alder Avenue as well as the extension of Derby Lane. Ownership is happy to work with the City to provide the land dedication and easements necessary to accommodate this new circulation plan as well as the widening of Highway 116.

F-4

Should the City choose to accommodate our request for a modification to the Update General Plan policy(s) as requested we believe the Draft Environmental Impact Report (DEIR) would also need to be updated with regard to traffic, sewer, and water impacts as it relates to our project. We believe that Water & Sewer demands of our project will be greater than the evaluated commercial uses and the traffic generation of our residential project will be less than what is anticipated. We ask the City take measures to evaluate and include the potential impacts of our project into consideration in the General Plan and the EIR. We hope that this added review and evaluation of our project will provide a clearer forecast of the potential impacts and allow the City Staff & Commissions an more streamlined approach to reviewing and approving of our project, which will benefit the City of the Cotati as will as its residents.

F-5

Sincerely,



Robin Miller
Owners Rep.

Response to Letter F Robin Miller, Highway 116 Associated Investors

- Response F-1:** The commenter states that Highway 116 Associated Investors, LLC is working to develop a 205-unit residential multifamily development near the corner of Highway 116 and Alder Avenue. This comment is noted.
- Response F-2:** The commenter provides a brief summary of past communications with the City regarding the subject property and indicates an intention to submit an application for development in the near future. This comment is noted.
- Response F-3:** The commenter provides suggested changes to the General Plan to help accommodate the project contemplated by the commenter. This input has been forwarded to the City Council for their consideration. The commenter has not addressed the adequacy of the Draft EIR, and no changes to the EIR are warranted.
- Response F-4:** The commenter expresses a willingness to work with the City to accommodate planned circulation improvements in the vicinity of the subject property. This comment is noted, and no changes to the Draft EIR are warranted.
- Response F-5:** The commenter states that if the City chooses to accommodate the commenter's request for modifications to the General Plan to accommodate the subject project, the Draft EIR would need to be revised accordingly. This comment is noted. If and/or when the commenter or other party submits a formal application for development or re-designation of the subject property, the City will conduct a review of the application consistent with the requirements of CEQA and City planning procedures. At this time, the City is proceeding with approval of the General Plan as written, and as such, no changes to the Draft EIR are warranted. The potential environmental effects of a future application would be addressed under CEQA at the project-level, if and when an application is received and processed by the City.

TOWNSEND CAPITAL PARTNERS LLC
1101 5th Ave. Suite 300
San Rafael CA 94947

Letter G

October 23 2014

City of Cotati
Community Development Department
Vicki Parker, Community Development Director
201 West Sierra Avenue
Cotati, CA 94931

RE: City of Cotati – Proposed General Plan & Draft EIR
Public Comments

Dear Ms. Parker,

I am writing you on behalf of Townsend Capital Partners LLC the Owner of the 5.63-acre property on the corner of Highway 116 and Alder Avenue, APN 144-040-011 & 021. Townsend Capital Partners is working with a Senior Living Operating Company in an effort to develop a 110 Unit Assisted Living & Memory Care facility at this location.

G-1

In January 2014 the Owner had submitted a pre-application for a Mixed-Use project consisting of a Commercial Office Building and an Assisted Living/Memory Care facility (aka Residential Care Facility for the Elderly – RCFE). On February 19th 2014 Cotati Planning Department provided a comment letter regarding the project pre-application. Within the comment letter it was noted that the project will require a Land Use Code Amendment to allow for a RCFE within the CG (Commercial Greenstein Corridor). In a subsequent April 2nd 2014 meeting with the City Staff instructed Townsend Capital Partners to hold off on submitting an application for this project until the Cotati General Plan and associated EIR for the General Plan was completed. As requested Townsend Capital Partners did not submit its application for this project, we intend on submitting for this project in the near future.

G-2

After our review Draft General Plan we were disappointed that within Chapter 7. *Land Use* Action LU 1b: that there is no suggested policy addressing the provision of an RCFE in effort to create increased flexibility for amending the Land Use Code for a unique commercial project such as ours. Our project would develop this blighted property, increase City's property tax base as well as create 100 good paying jobs within the City. We request that an additional action item be provided within Policy LU 1.3 of the General Plan Update to allow the City the increased flexibility to Amend the Land Use Code for a project such as ours. We believe that the addition of a policy/action for the CG zoning district would make amending the Land Use Code for our project and ultimately approving our project more feasible. We feel that this requested policy would be consistent with Policy LU 3.2 as well as Policy EV 1.12 "encourage the growth of new commercial enterprises within the appropriately zoned areas..." and Object EV 1E "Provide a Business Friendly Environment for both existing and new companies". It is encouraging to see that on page 6-2 of the General Plan update that Action EV1d is being suggested with an emphasis to streamline the permitting process on vacant and underdeveloped parcels.

G-3

With regard to the General Plan Circulation Diagram sheet 2-4 we have designed our project to anticipate the suggested changes to Alder Avenue as well as the extension of

G-4

TOWNSEND CAPITAL PARTNERS LLC

1101 5th Ave. Suite 300
San Rafael CA 94947

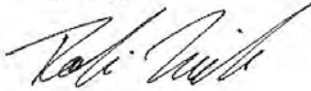
Derby Lane. Ownership is happy to work with the city to provide the land dedication and easements necessary to accommodate this new circulation plan.

G-4
Cont

We hope that the City will add a policy that would allow for a future modification to the Land Use Code in effort to develop an RCFE at our property. If the City is agreeable to this requested modification of the General Plan and ultimately the Land Use Code, we believe the Draft Environmental Impact Report (DEIR) may need to be updated with regard to water, sewer, and traffic impacts from our proposed project. We believe that Water & Sewer demands for the RCFE mixed-use project will be greater than the evaluated commercial uses and the traffic generation of project will be less than what is anticipated. We ask the City to take measures to evaluate and include the potential impacts of our project into consideration, for the General Plan and the associated EIR. We hope that this added review and evaluation of our project will provide a clearer forecast of the potential impacts and allow the City and its Staff to take a more streamlined approach to reviewing and approving of our project; which will benefit the City of the Cotati as well as its constituents.

G-5

Sincerely,



Robin Miller
Owners Rep.

Response to Letter G Robin Miller, Townsend Capital Partners

- Response G-1:** The commenter states that Townsend Capital Partners, LLC is working to develop a 110-unit assisted living and memory care facility near the corner of Highway 116 and Alder Avenue. This comment is noted.
- Response G-2:** The commenter provides a brief summary of past communications with the City regarding the subject property and indicates an intention to submit an application for development in the near future. This comment is noted.
- Response G-3:** The commenter provides suggested changes to the General Plan to help accommodate the project contemplated by the commenter. This input has been forwarded to the City Council for their consideration. The commenter has not addressed the adequacy of the Draft EIR, and no changes to the EIR are warranted.
- Response G-4:** The commenter expresses a willingness to work with the City to accommodate planned circulation improvements in the vicinity of the subject property. This comment is noted, and no changes to the Draft EIR are warranted.
- Response G-5:** The commenter states that if the City chooses to accommodate the commenter's request for modifications to the General Plan to accommodate the subject project, the Draft EIR would need to be revised accordingly. This comment is noted. If and/or when the commenter or other party submits a formal application for development or re-designation of the subject property, the City will conduct a review of the application consistent with the requirements of CEQA and City planning procedures. At this time, the City is proceeding with approval of the General Plan as written, and as such, no changes to the Draft EIR are warranted. The potential environmental effects of a future application would be addressed under CEQA at the project-level, if and when an application is received and processed by the City.

8171 Arthur St.
Cotati, CA 94931
Oct. 24, 2014

Letter H

Vicki Parker
City of Cotati

Dear Vicki,
The following are some of my thoughts on the General Plan Update and the Draft EIR for that Update.

Land Use Section 7 pg. 7-6 & 7-7 of General Plan Update
I have noticed in this section that in regards to Annexation the language has changed quite drastically if my memory serves me correctly. In the previous plan I recollect a definite prohibition to Annexing land until infill had occurred. In this update the word "prioritize" comes into play when talking about the issue of annexation.

H-1

Action LU 1c: Prioritize the processing of development applications for infill...over those projects requiring annexation.

Does this mean that if there are no applications for infill projects and there are projects which require annexation then those would be permitted even though there were vacant parcels within the city limits? I'm wonder why the change to prioritize?

Section 3.8 Hydrology and Water Quality pg. 3.8-19 & 3.8-20 EIR

"The City's local groundwater supply is a key element of its drought contingency plan and is planned to remain as such throughout the foreseeable future."

H-2

I'm wondering how the city monitors the groundwater levels to insure this plan? It would be good to see mention of gray water systems and rain catchment systems as a way of reducing water demands. This all seems to assume that our water systems will not significantly change in light of the current drought and that prior volumes are an indicator of future volumes. What if that is not the case? How will that impact the ability to mitigate potential impacts?

Section 3.1 pg. 3.1-14 EIR

H-3

Action OS 1e: Work...separators (see Figure 9.1)

It took me quite a while to figure out that figure 9.1 is actually in the General Plan Update and not in the EIR where it is referenced. It would be helpful to note when items that are being referred to are actually in a different document.

**H-3
Cont**

Thank you for considering my comments.

Sincerely,

Linell Hardy

Response to Letter H Linell Hardy

- Response H-1:** The commenter provides a range of suggested language related to land use policies in the Draft General Plan. The City appreciates this input, and these comments and suggestions have been forwarded to the City Council for their review and consideration. Given that these comments do not address the adequacy of the Draft EIR and would have no bearing on the environmental analysis, no changes to the EIR are warranted.
- Response H-2:** The commenter questions how drought conditions may impact future water supplies and inquires about the use recycled water systems to reduce demand. The commenter is referred to pages 3.13-1 through 3.13-5 of the Draft EIR, which include a detailed description of existing and future groundwater supplies and surface water supplies. The discussion includes a description of recycled water supplies, and is based on information contained in the 2010 Cotati Urban Water Management Plan (UWMP). In compliance with State law, the UWMP includes an analysis of future water supplies following single, and multiple dry years (drought conditions). The analysis under Impact 3.13-1 in the Draft EIR demonstrates that adequate water supplies existing to meet demand associated with General Plan buildout. The policies and actions included in the General Plan related to water supplies outline and detail the City's comprehensive approach to ensure that adequate water supplies are available to meet existing and projected demand. The City appreciates the comments provided, and no changes to the Draft EIR are warranted.
- Response H-3:** The commenter notes that some of the General Plan policies and actions listed in the Draft EIR include references to figures that are not contained in the Draft EIR. This comment is noted. The Draft EIR includes numerous policies and actions from the General Plan that are included in the EIR verbatim. Some of these policies and actions reference figures contained in the General Plan. This comment is noted, and no changes to the Draft EIR are warranted.

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This chapter includes minor edits to the EIR. These modifications resulted from responses to comments received during the Draft EIR public review period.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, and do not alter the conclusions of the environmental analysis that would warrant recirculation of the Draft EIR pursuant to State CEQA Guidelines Section 15088.5. Changes are provided in revision marks with underline for new text and ~~strike out for deleted text~~.

3.1 REVISIONS TO THE DRAFT EIR

EXECUTIVE SUMMARY

No changes were made to the Executive Summary of the Draft EIR (DEIR).

1.0 INTRODUCTION

No changes were made to Chapter 1.0 of the DEIR.

2.0 PROJECT DESCRIPTION

No changes were made to Chapter 2.0 of the DEIR

3.1 AESTHETICS AND VISUAL RESOURCES

No changes were made to Section 3.1 of the DEIR.

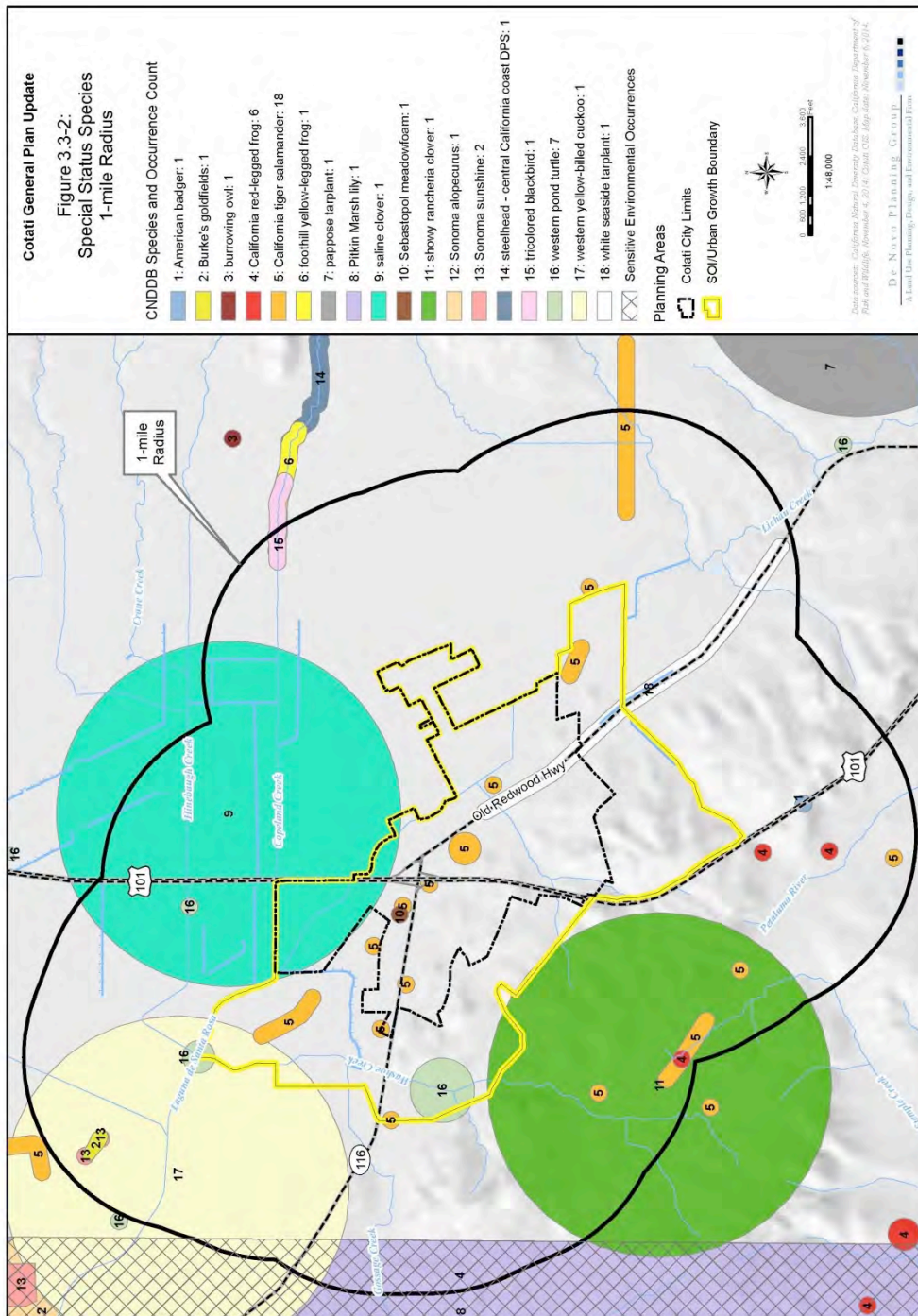
3.2 AIR QUALITY

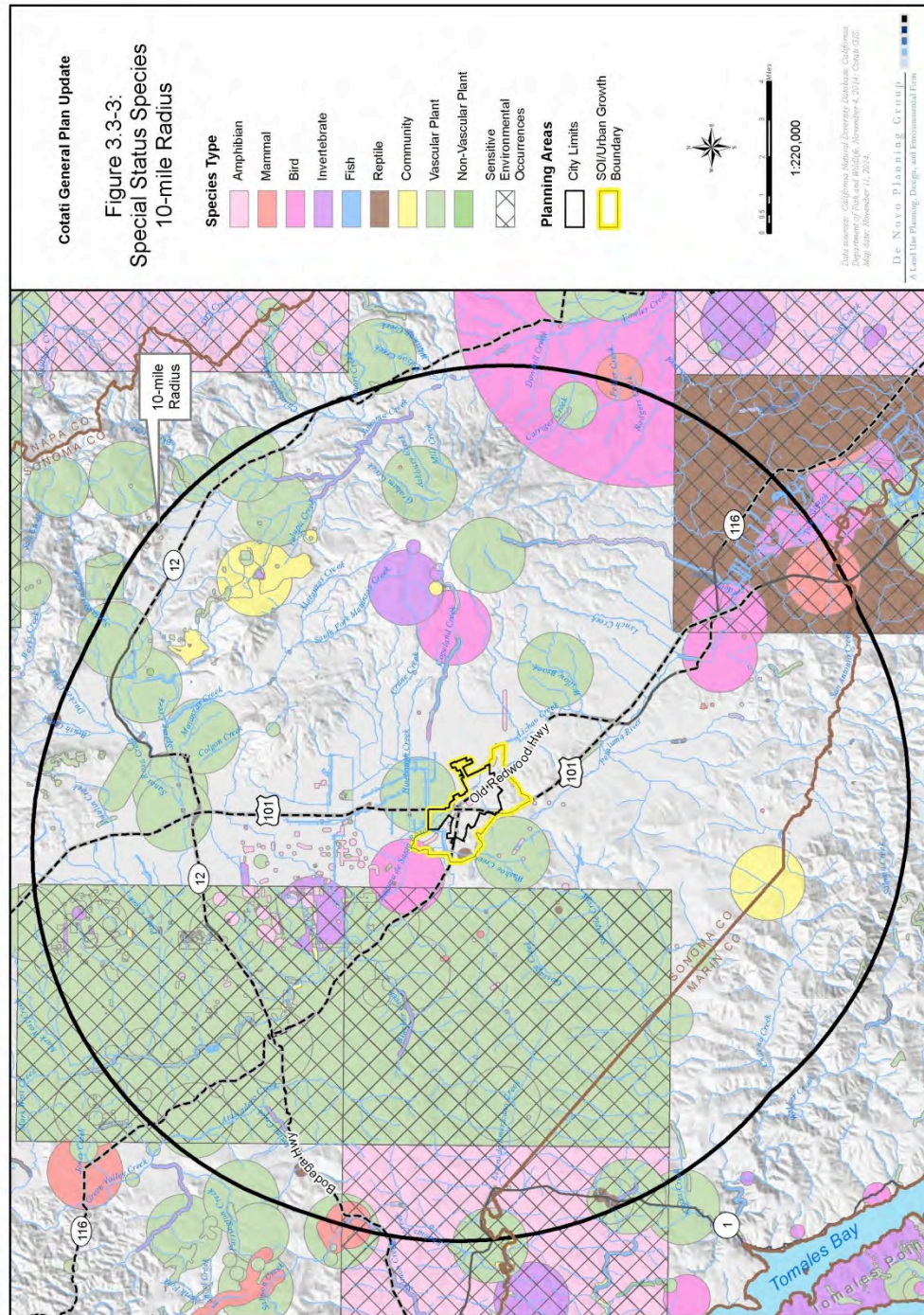
No changes were made to Section 3.2 of the DEIR.

3.3 BIOLOGICAL AND NATURAL RESOURCES

This section was revised to include new and revised information to the EIR based on comments noted by Jenny Blaker, a citizen in Cotati. The revisions include corrections and updates of the existing information which is incorporated into the EIR. The changes to the text in the EIR occur in Section 3.3 Biological Resources in Table 3.3-3 (Special Status Animals Present or Potentially Present in Cotati) on Page 3.3-10. There were two figures that were updated based on new CNDDDB queries. The updated figures include Figure 3.3-2 (page 3.3-47) and Figure 3.3-3 (3.3-49).

TABLE 3.3-3: SPECIAL STATUS ANIMALS PRESENT OR POTENTIALLY PRESENT IN COTATI		
SPECIES	STATUS	HABITAT
AMPHIBIANS		
<i>Ambystoma californiense</i> California tiger salamander	<u>FE (Sonoma County DPS)/CT</u> FT/CT	Need underground refuges, especially ground squirrel burrows and vernal pools or other seasonal water sources for breeding.





3.4 CULTURAL RESOURCES

No changes were made to Section 3.4 of the DEIR.

3.5 GEOLOGY AND SOILS

No changes were made to Section 3.5 of the DEIR.

3.6 GREENHOUSE GASES AND CLIMATE CHANGE

No changes were made to Section 3.6 of the DEIR.

3.7 HAZARDS

No changes were made to Section 3.7 of the DEIR.

3.8 HYDROLOGY AND WATER QUALITY

No changes were made to Section 3.8 of the DEIR.

3.9 LAND USE, AGRICULTURE, AND POPULATION

No changes were made to Section 3.9 of the DEIR.

3.10 NOISE

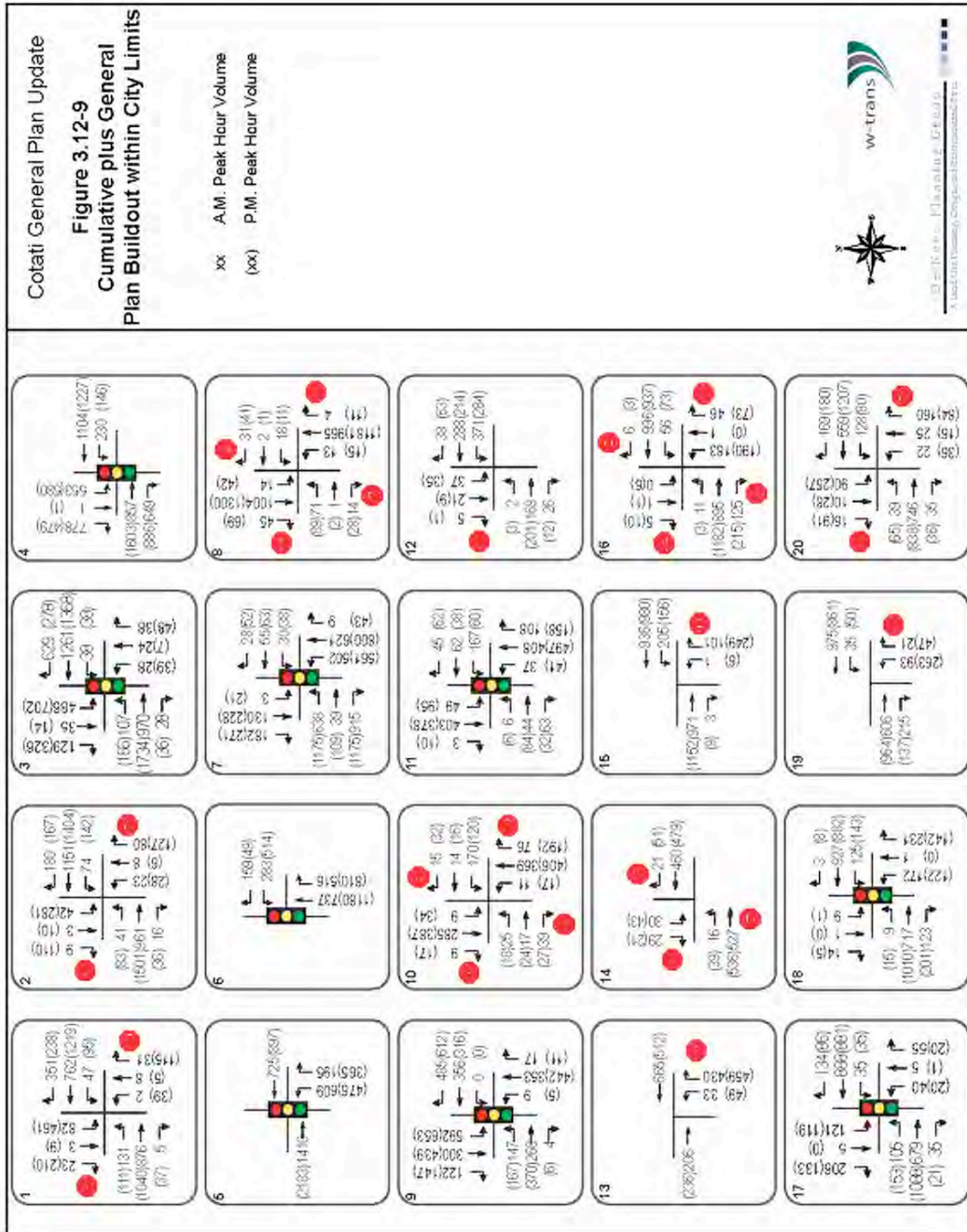
No changes were made to Section 3.10 of the DEIR.

3.11 PUBLIC SERVICES AND RECREATION

No changes were made to Section 3.11 of the DEIR.

3.12 TRANSPORTATION AND CIRCULATION

This section was revised to include a correction to Figure 3.12-9 on page 3.12-77 of the Draft EIR. A comment letter received from Caltrans noted a typo regarding traffic volumes on Intersection 12 on Figure 3.12-9. The original figure incorrectly showed 216 southbound AM approach trips, rather than correctly showing 21 trips. This typo has been corrected. The revised and corrected figure is provided below.



3.13 UTILITIES

No changes were made to Section 3.13 of the DEIR.

4.0 OTHER CEQA-REQUIRED TOPICS

No changes were made to Chapter 4.0 of the DEIR.

5.0 ALTERNATIVES

No changes were made to Chapter 5.0 of the DEIR.

6.0 REPORT PREPARERS

No changes were made to Chapter 6.0 of the DEIR.