Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
4.1 Aesthetics				
	none			
Cumulative Impacts	none			
4.2 Air Quality				
	AQ-1 Construction emissions	Significant	AIR-1: The City shall enforce portions of the Cotati Municipal Code relevant to dust, namely, Sections 14.34.090 and 17.30.070 E. Dust. The City shall also ensure that all construction sites, regardless of size, shall implement BAAQMD Basic Control Measures; additional measures, listed as Enhanced Control Measures, shall be implemented at larger construction sites (greater than 4 acres) (refer to Table 4.2-7). In addition, all project permits shall limit truck idling time to five minutes and require that all construction equipment be properly maintained and tuned.	LTS
	Impact AQ-2: Increased vehicle and truck traffic generated at buildout of the DSP will increase the levels of toxic air contaminants (TACs) in the planning area (thresholds c, d).	Significant	AQ-2: The City shall prohibit new sensitive uses, e.g., residences or convalescent homes, within the 135 feet of Highway 101.	LTS
Cumulative Impacts	Impact AQ-3: Implementation of the DCP may result in a cumulatively considerable contribution to the significant cumulative impact on global			LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
	climate change (threshold f) if the DSP would conflict with or obstruct implementation of greenhouse gas reduction measures under Assembly Bill 32.			
4.3 Biological Resources				
	BIO-1. Implementation of the DSP has the potential to impact the California tiger salamander, a federally listed endangered species	Significant	Mitigation BIO-1a. For the seven parcels (APNs 144-680-051, 144-190-023, 144-190-030, -021, 144-272-015, 144-274-014, and 144-274-015) identified in the FESA applicability section above that must address the potential presence of the California tiger salamander, the following measures apply: [see detailed assessment methodology in impact section]. Mitigation BIO-1b: For the six parcels where surveys have been completed that demonstrate absence of the California tiger salamander (APNs 144-170-006, -007, -008, 144-170-009, 144-200-002, and 144-200-004), [seek USFWS concurrence]	LTS
	Impact BIO-2: The pallid bat could be impacted by the renovation or destruction of older, unoccupied buildings located within the Downtown Specific Plan Area (threshold a).	Significant	Mitigation BIO-2: Prior to the removal or extensive renovation of any building (e.g., old barns, houses, or sheds) within the DSP area, surveys shall be conducted to determine if any special-status bat species reside in the proposed impacted features. Surveys shall be conducted by a biologist with experience surveying for and identifying bat species. Any special-status bats identified in trees or buildings to be impacted shall be evicted in a manner that does not harm the bats. Eviction methods would need to be coordinated with CDFG. In addition, bat	LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
			houses shall be constructed in open space areas outside any proposed development envelope. The number of bat houses established should be commensurate with the approximate number of bats that are evicted. California Native Species forms would be completed and sent to CDFG's Natural Diversity Database office in Sacramento for each special-status bat species identified.	
	BIO-3: Implementation of the Downtown Specific Plan has the potential to adversely impact tree-nesting raptors	Significant	Mitigation BIO-3: A nesting survey shall be conducted prior to commencing with earth-moving, construction work, or tree removal if this work would commence between March 15th and August 31st. [see other mitigation details in impact section.]	LTS
	BIO-4: Implementation of the Downtown Specific Plan has the potential to impact western burrowing owl	Significant	Mitigation BIO-4: To prevent take of burrowing owls on a project site, surveys shall be conducted in the winter and spring the year prior to construction of the project and again 30 days prior to construction of the project. [see other mitigation details in impact section.]	LTS
	BIO-5: Development under the Downtown Specific Plan has the potential to impact other nesting birds including special-status birds such as the loggerhead shrike	Significant	Mitigation BIO-5: A nesting survey shall be conducted prior to commencing with construction work if this work would commence between March 15th and August 31st. [see other mitigation details in impact section.]	LTS
	BIO-6. Development within the vicinity of Cotati Creek and Laguna de Santa Rosa may have significant impacts on the watercourses and riparian area, and may adversely affect the water quality of these creeks	Significant	Mitigation BIO-6: Buildings and associated structures shall be setback from the top of a creek bank a minimum distance of 2.5 times the height of the bank or 30 feet, whichever is greater ("creek setback zone"). [see other mitigation details in impact section.]	LTS
	BIO-7: Implementation of the	Significant	Mitigation BIO-7: Impacts to waters of the United	LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
	Downtown Specific Plan has the potential to adversely impact waters of the United States and State (including wetlands)		States and/or State shall be avoided to the greatest extent feasible. If impacts cannot be avoided completely, impacts shall be reduced to less-than-significant levels through various means including partial avoidance/ minimization of impacts, and mitigation compensation. [see other mitigation details in impact section.]	
	BIO-8: Implementation of the Downtown Specific Plan has the potential to impact native trees located outside of watercourses and riparian zones	Significant	Mitigation BIO-8: A tree permit shall be obtained from the City of Cotati for any trees protected by City ordinance within the DSP area. [see other mitigation details in impact section.]	LTS
Cumulative Impacts	BIO-9: Implementation of the DSP may contribute to the cumulative loss of non-native annual grassland, which could result in the loss of foraging/nesting/denning habitat for many common wildlife species, forcing these species to relocate and move into other animals' territories.	Significant	Mitigation BIO-9. To mitigate impacts to ruderal, non-native annual grassland habitats in the DSP area, grassland areas that are outside of proposed grading activities should be enhanced. [see other mitigation details in impact section.]	LTS
	BIO-10: Construction of development projects within the DSP area would result in cumulative impacts to "waters of the United States" and stream channels that are regulated by the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game.	Significant	With adequate, general plan-mandated setbacks and other protections, impacts to wetland resources should be minimized. Mitigation that includes re-creation of impacted waters of the U.S. would also offset this cumulative impact.	LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
4.4 Cultural Resources				
	CULT-1: Implementation of the DSP may result in the removal or alteration of buildings that have the potential to be historic resources, or may result in development that may be incompatible with adjacent historic structures	Significant	Mitigation CULT-1a, buildings over 45 years in age: If buildings over 45 years in age are proposed for alteration or demolition, a professional historian shall evaluate whether the building is a significant historic resource under CEQA standards. If the professional determines the building is a significant historic resource, it shall make recommendations for appropriate mitigation measures within the CEQA Guidelines and The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards). The 45 year threshold applies from the date of inventory, and the buildings studied will therefore change over time. For example, at the time of this writing (2008), buildings constructed prior to 1963 are considered potentially important. However, by buildout of the plan (estimated to occur in the year 2025), buildings constructed prior to 1980 will need to be considered. Mitigation CULT-1b, historic buildings or building additions: Proponents shall meet with the Historical Society and City architectural review staff or consultant to discuss and address items such as size, bulk, scale, massing, and exterior design elements and other mitigation measures to reduce the impact to the historic resource to the extent feasible. All window framing on wood-sided historic buildings shall be wood, not metal. Wood-sided historic buildings shall be maintained with a wood exterior.	Unavoidable

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
			The slope of each hipped or gabled roof on all new buildings or additions shall be compatible with the slope on existing buildings. Mitigation CULT-1c, proposed renovations of historic structures: Renovations to existing historic structures shall be designed to enhance their function, safety and longevity. Proposed renovations of all buildings identified as significant shall use durable, State Historic Building Code compliant materials that fit the period of construction (late 19th to mid-20th century) and architectural character of the existing buildings. All renovations proposed for buildings fifty years of age or older shall use the State Historic Building Code instead of the Uniform Building Code. Mitigation CULT-1d, proposed demolitions: Demolition of historic buildings will be allowed only after a recordation according to Historic American Building Survey (HABS) standards has been completed. Copies of the HABS recordation for each building shall be maintained in the local public library, City of Cotati Planning Division, and at the Sonoma State University Information Center. These federal recordation standards include large-format photography and measured architectural drawings, along with a professionally prepared historic descriptive text. The HABS requirements are provided at http://www.cr.nps.gov/habshaer/habs/guidelines/arch-index.htm. No demolition permits will be issued by the City until the HABS recordation has been completed.	

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
	CULT-2: New development has the potential to unearth previously undiscovered resources of archaeological significance within developed and undeveloped portions of the planning area, including human remains	Significant	Mitigation CULT-2: Permits for projects that require excavation or grading shall require that any discovery of archaeological resources will cause the cessation of construction and the use of an archaeologist to assess and appropriately protect those resources. [see other mitigation details in impact section.]	LTS
Cumulative Impacts	CULT-Cum: Implementation of the DSP plus cumulative projects may result in the removal or alteration of buildings that have the potential to be historic resources, or may result in development that may be incompatible with adjacent historic structures.	Significant	Mitigation CULT-1a, buildings over 45 years in age: If buildings over 45 years in age are proposed for alteration or demolition, a professional historian shall evaluate whether the building is a significant historic resource under CEQA standards. If the professional determines the building is a significant historic resource, it shall make recommendations for appropriate mitigation measures within the CEQA Guidelines and The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards). The 45 year threshold applies from the date of inventory, and the buildings studied will therefore change over time. For example, at the time of this writing (2008), buildings constructed prior to 1963 are considered potentially important. However, by buildout of the plan (estimated to occur in the year 2025), buildings constructed prior to 1980 will need to be considered. Mitigation CULT-1b, historic buildings or building additions: Proponents shall meet with the Historical Society and City architectural review staff or consultant to discuss and address items such as size,	Unavoidable

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
			bulk, scale, massing, and exterior design elements and other mitigation measures to reduce the impact to the historic resource to the extent feasible. All window framing on wood-sided historic buildings shall be wood, not metal. Wood-sided historic buildings shall be maintained with a wood exterior. The slope of each hipped or gabled roof on all new buildings or additions shall be compatible with the slope on existing buildings. Mitigation CULT-1c, proposed renovations of historic structures: Renovations to existing historic structures shall be designed to enhance their function, safety and longevity. Proposed renovations of all buildings identified as significant shall use durable, State Historic Building Code compliant materials that fit the period of construction (late 19th to mid-20th century) and architectural character of the existing buildings. All renovations proposed for buildings fifty years of age or older shall use the State Historic Building Code instead of the Uniform Building Code. Mitigation CULT-1d, proposed demolitions: Demolition of historic buildings will be allowed only after a recordation according to Historic American Building Survey (HABS) standards has been completed. Copies of the HABS recordation for each building shall be maintained in the local public library, City of Cotati Planning Division, and at the Sonoma State University Information Center. These federal recordation standards include large-format photography and measured architectural drawings, along with a professionally prepared historic	

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
			descriptive text. The HABS requirements are provided at http://www.cr.nps.gov/habshaer/habs/guidelines/arch-index.htm. No demolition permits will be issued by the City until the HABS recordation has been completed.	
4.5 Geological Resources				
	GEO-1: Implementation of the DSP will result in additional development and population that would be subject to seismic hazards including ground shaking, liquefaction, and expansive soils	Significant	Mitigation GEO-1: Prior to issuance of any site-specific grading or building permits within the DSP area, a design-level geotechnical investigation shall be prepared by the developer/applicant and submitted to the City of Cotati for review and confirmation that the proposed development complies with the California Building Code and other applicable regulations. Each geotechnical report shall determine the surface geotechnical conditions and address potential seismic hazards. Analysis in the geotechnical report shall conform with the California Division of Mines and Geology recommendations presented in the Guidelines for Evaluating Seismic Hazards in California. All measures, design criteria, and specifications set forth in the geotechnical reports shall be implemented as a condition of individual project approval.	LTS
	GEO-2: Implementation of the DSP could expose soils to erosion as specific projects are developed	Significant	Mitigation GEO-2: All construction activities within the DSP area will be required to comply with construction Best Management Practices (BMPs) and strategies established by the City of Cotati the Regional Water Quality Control Board (which will be included in project Storm Water Pollution Prevention	LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
			Plans), and the California Stormwater Quality Association. Examples of recommended BMPs include: Schedule construction activities during dry weather. Protect and establish vegetation. Stabilize construction entrances and exits to prevent tracking onto roadways Protect exposed slopes from erosion through preventative measures such as covering slopes to avoid contact with stormwater. Install straw wattles (fiber rolls) and silt fences on contour to prevent concentrated flow.	
Cumulative Impacts	none			
4.6 Hazards and Hazardous Materials				
	none			
Cumulative Impacts	none			
4.7 Hydrology and Water Quality				
	HYD-1: Construction activities will temporarily disturb soils and may pose a risk of release of sediment or other contaminants into local watersheds which may degrade water quality or violate water quality standards	Significant	Mitigation HYD-1: All projects proposed under the DSP shall be required to comply with City and state regulations regarding site runoff and water quality protection, including NPDES requirements and implementation of BMPs. These permits require development and implementation of a stormwater pollution prevention plan (SWPPP) during construction and use of permanent BMPs to address post-construction runoff.	LTS
	HYD-2. A portion of the DSP planning area lies within the 100	Significant	Mitigation HYD-2: All development within the 100 year flood zone shall be constructed in accordance	LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
	year flood zone, which could subject people and structures to flood hazards		with City of Cotati Municipal Code requirements for construction in special flood hazard areas (Title 15).	
Cumulative Impacts	none			
4.8 Land Use Planning				
	none			
Cumulative Impacts	none			
4.9 Noise				
	NOISE-1: Construction activities in the planning area could generate short-term noise and vibration impacts on existing residential properties and noise sensitive land uses	Significant	All construction activities associated with the DSP shall comply with existing City standards and policies established within the City's General Plan and Municipal Code. In addition, the following measures shall be implemented: The construction contractor shall post a sign at all entrances to the work site prior to commencement of the work informing all contractors and subcontractors, their employees, agents, delivery personnel and all other persons at the property of the basic limitations upon noise and construction activities provided in the City's General Plan and Municipal Code. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. The construction contractor shall locate equipment staging in areas that will create the greatest possible distance between construction-related noise sources	LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
			and noise-sensitive receptors nearest the project site during all project construction.	
	NOISE-2: The buildout of the Downtown Specific Plan will potentially introduce sensitive land uses in areas with noise levels above acceptable levels	Significant	Mitigation NOISE-2: Where exterior noise levels are expected to exceed noise standards, development projects are required to prepare an acoustical analysis to identify the noise attenuation features that need to be included in the project's design to maintain interior noise levels at or below 45 dBA. Compliance with the recommendations of a qualified acoustical expert will ensure that interior noise standards are met. Building sound insulation requirements would need to include the provision of forced-air mechanical ventilation in noise environments exceeding 60 dBA CNEL, so that windows could be kept closed at occupant's discretion to control noise. Special building construction techniques (such as sound-rated windows and/or building façade treatments) may be required where exterior noise levels exceed 65 dBA CNEL. These treatments include, but are not limited to sound rated windows and doors, sound rated exterior wall assemblies, acoustical caulking, etc. The specific determination of what treatments are necessary will be conducted for applicable projects on a unit-by-unit basis during project design. Results of the analysis, including the description of the necessary noise control	LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
			treatments, will be submitted along with the building plans and approved prior to issuance of a building permit.	
	NOISE-3: Noise from retail components of mixed use projects may adversely impact the residential component	Significant	Mitigation NOISE-3: Mitigation for noise impacts of mixed-use developments shall be developed and applied as specific projects are proposed, based on acoustical analyses for these projects. Measures may include but are not limited to: • Operating hour limitations • Mechanical system design and location modifications • Limits on some combinations of tenants The acoustical analysis shall identify the noise attenuation features that need to be included in the project's design to maintain interior noise levels at or below 45 dBA for residential uses. The following noise insulation features, or their equivalent, shall be used to provide acceptable interior noise levels for residential uses in mixed use developments and residential development along heavily used transportation routes. Such features include: • Batting or resilient channels in exterior walls • Double paned windows • Air conditioners to enable occupants to keep their windows closed • Fixed windows with mechanical ventilation systems	LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
			• Noise baffles on exterior vents • Windows and sliding glass doors mounted in low air infiltration rate frames • Solid core exterior doors with perimeter weather stripping and threshold seals	
Cumulative Impacts	none			
4.10 Population and Housing				
	none			
Cumulative Impacts	none			
4.11 Public Services and Recreation				
	none			
Cumulative Impacts	none			
4.12 Traffic				
	TRAN-1: Implementation of the DSP would significantly affect the operations of three intersections in year 2025	Significant	Mitigation TRAN-1a: For the Old Redwood Highway/William and George Streets intersection, the City shall install a traffic signal. No changes to the intersection geometry would be needed. Mitigation TRAN-1b: For the East Cotati Avenue/Charles Street intersection, the traffic impacts could be reduced to less than significant by prohibiting peak hour left turns from Charles Street to East Cotati Avenue.	LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
			Additional traffic using Charles Street as a cut-through from Old Redwood Highway to East Cotati Avenue in an effort to avoid traffic signals would cause this situation to occur. Existing counts show that less than five vehicles in either peak hour make this left turn. Prohibiting left turns during the peak hour would not have a significant impact on existing traffic. In addition, implementation of traffic calming measures could also be installed on Charles Street to discourage additional cut-through traffic. Mitigation TRAN 1c: For the Old Redwood Highway/Henry and Charles Streets intersection, the City shall install a traffic signal. No changes to the intersection geometry would be needed.	
	TRAN-2: In the future under the DSP, northbound vehicular queuing could extend substantially along Old Redwood Highway (south) just south of La Plaza	Significant	Mitigation TRAN-2: The City shall design Old Redwood Highway's (south) approach to La Plaza to allow potential future inclusion of a second right-turn lane. The City shall monitor traffic conditions over time, and if traffic queuing becomes unacceptable, the City shall install a second right-turn lane (note that under No Build conditions, additional northbound and southbound through lanes would be required at the Old Redwood/West Sierra/East Cotati intersection to achieve acceptable operating conditions).	LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
	TRAN-3: During peak traffic conditions, some traffic may elect to bypass the La Plaza area and instead divert to one of the outer hexagonal streets (Charles, Henry, Olaf, William or George Streets)	Significant	Mitigation TRAN-3: The City shall monitor traffic flows on Charles, Henry, Olaf, William and George Streets and, if traffic levels increase to unacceptable levels, the City shall implement traffic calming features, such as speed tables, semi-diverters, chokers, chicanes, and/or other measures.	LTS
	TRAN-4: Under the DSP, the fire station's egress will be relocated to La Plaza Street directly opposite East Cotati Avenue, requiring fire apparatus to use one-way La Plaza to access other roadways, including Old Redwood Highway and West Sierra Avenue. This could affect response times	Significant	Mitigation TRAN-4: Traffic signal pre-emption would clear vehicular queues along La Plaza streets in advance of fire apparatus leaving the fire station. With a traffic signal at La Plaza/Old Redwood Highway (south), it may be prudent to allow emergency vehicles to travel southbound on the one-block segment of La Plaza between East Cotati Avenue and Old Redwood Highway (south) by pre-empting the signal at La Plaza/Old Redwood Highway (south) or fire apparatus could access Old Redwood Highway (south) by traveling southbound along Charles Street.	LTS
	TRAN-5: Provision of multi-use pathways within La Plaza park could create conflicts between non-motorized users	Significant	Mitigation TRAN-5: The City shall install appropriate signage at La Plaza Park to require bicyclists using the pathways within the Park to walk their bicycles.	LTS
	TRAN-6: The La Plaza design under the DSP would result in slow-moving traffic and a high level of right turns. Although the outside travel	Significant	Mitigation TRANS-6. The City shall designate William, Olaf, Henry, Charles, Arthur, and George Streets be designated as bicycle streets (i.e., "bicycle boulevards") by installing signs and pavement markings. All types of vehicles	LTS

Table 2.0-1. Summary of Impacts and Mitigation				
Issue Area	**Impact**	**Level of Significance Prior to Mitigation**	**Mitigation**	**Residual Level of Significance**
	lane would be wide, some bicyclists may not be able to maneuver amongst vehicles while traveling along La Plaza, thus affecting their safety		would still be allowed on these streets, but bicycle safety and convenience would be enhanced.	
Cumulative Impacts	See above – 2025 impacts represent project and cumulative conditions			
4.13 Utilities and Service Systems				
	none			
Cumulative Impacts	none			
4.14 Water Supply				
	none			
Cumulative Impacts	none			