
Initial Study/ Mitigated Negative Declaration

Project:
Nu Forest Products Annexation & Development

Lead Agency:
City of Cloverdale

June 2016

- 1. Project title:** Nu Forest Products Annexation and Development Project
- 2. Lead agency name and address:** City of Cloverdale
124 N. Cloverdale Boulevard
Cloverdale, CA 95425
- 3. Contact person and phone number:** Jerry Haag, Consulting Planner
- 4. Project location:** East side of Asti Road, south of current City limits, north of the City's Corporation Yard and west of the Russian River. Assessor's Parcels 116-260-004, -030, -033, -046, -046 -050 & -55. Exhibit 1 shows the regional location of the project area and Exhibit 2 shows the area in relation to the City of Cloverdale. (Note: All exhibits are attached to the back of this Initial Study.)
- 5. Project sponsors name and address:** Nu Forest Products
PO Box 727
Healdsburg CA 95448
Attn: Sharmaine Ege
- 6a. Existing General Plan designations** *Sonoma County:*
LI-Light Industrial
AR- Agricultural Residential
- 6b. Proposed General Plan designations:** *City of Cloverdale:*
CF-Conservation Features (proposed to be deleted)
RR-Rural Residential (proposed to be added)
GI-General Industrial (proposed to be expanded)
P-Public
- 7a. Existing Zoning:** *County of Sonoma:*
L-I, Light Industrial
AR, Agricultural Residential
- 7b. Proposed Pre-Zoning:** *City of Cloverdale:*
M-1, Light Industrial
RR, Rural Residential
P, Public

8. Description of project:

Overview. Proposed General Plan Amendment, Rezoning, Conditional Use Permit/Design Review and annexation to the City of Cloverdale for an approximate 42.6-acre area lying east of existing City boundaries. The properties all lie within the City of Cloverdale Sphere of Influence and City's Urban Growth Boundary. See Exhibit 3 that depicts the annexation area and affected property ownerships proposed for annexation.

The major property owner in the annexation area, Nu Forest Products, currently operates a lumber mill, wood drying yard and lumber storage facility in south Healdsburg. NuForest also operates a lumber storage yard with no milling or other industrial use on the eastern portion of the annexation area. The Nu Forest owner is seeking annexation to Cloverdale consolidate operations within the proposed annexation area.

Major elements of the project include a General Plan Amendment, Rezoning, Design Review for the proposed relocation and expansion of the Nu Forest operation and annexation of the Nu Forest site and adjacent properties to the City of Cloverdale. These elements are described below.

General Plan Amendment: Changes are proposed to the City of Cloverdale General Plan land use map from CF (Conservation Features) and TOD (Transit Oriented Development) land use designations to the following land use designations GI, General Industrial, RR, Rural Residential and P, Public. Existing General Plan land use designations are shown on Exhibit 4A and proposed amendments to the General Plan Land Use Map are shown on Exhibit 4B. The amendments have been proposed based on existing site conditions, development patterns and property owner sentiment.

Rezoning: the City proposes to rezone the various properties comprising the project to the following zoning districts: M-1, General Industrial, RR, Rural Residential and P, Public. If approved by the Cloverdale City Council, the zoning would become effective upon completion of the annexation process. The proposed rezoning would allow for the expanded use of the existing Nu Forest Products operation to allow the milling, processing, offices and increased storage of wood products on the site. The approved zoning would allow for one single family and associated accessory structures to be built on the Grace Matovich Trust property (AP 116-260-050), future light industrial uses on the Cerasoli (AP 115-260-033), Schwartzler Trust (AP 116-260-030) and Poustinchian (AP 116-260-046) properties. The existing PG&E substation on the southern portion of the site (AP 116-260-045) would remain in its current condition and would be zoned P-Public. If approved, proposed zoning would be consistent with the amended General Plan Land Use Map.

Part of the proposed zoning would include revising the text of the City's M-1 District to allow live-work development to occur in this District subject to the issuance of a conditional use permit by the Cloverdale Planning Commission.

Exhibit 5 shows proposed City of Cloverdale rezoning districts.

Conditional Use Permit & Major Design Review (Nu Forest): A part of the application includes a Conditional Use Permit and Major Design Review approval for Nu Forest to expand current storage and administrative office uses on the site. In addition to wood storage, future operations would include wood milling and processing. Table 18.06.030-A of the Cloverdale Zoning Code requires approval of a conditional use permit for heavy manufacturing uses in the M-1 District. The Zoning ordinance further defines heavy manufacturing to include planing mills, sawmills and wood products. Section 18.03.150 of the Zoning Code requires Major Design Review for industrial development projects that includes review of overall building design, use of materials and similar features.

The proposed Nu Forest site plan is shown on Exhibit 6. Proposed improvements would include demolition of a number of older structures on the site and construction of four 100-ft x 100-ft industrial canopy structures on a portion of the property, totalling up to 40,000 square feet. Each canopy structure would have a concrete foundation and floor, a solid roof supported by large uprights and beams but would not include surrounding walls. Lumber milling, planing and related activities would occur under the canopy structures. A portion of the site would be devoted to open storage of raw and milled lumber, awaiting shipment. Milling activities would generate sawdust and “slash,” another milling by-product. Both products would be temporarily stored on site and trucked to off-site recycled materials businesses for reuse.

Large semi-trucks would be used to haul logs onto the site and transport finished material to customers. Preliminarily, it is estimated that up to 8 truck trips per day would be generated.

Other improvements on the Nu Forest site would include paved parking areas on portions of the site and construction of a water quality and drainage basin on the south side of site. Existing office uses on the site would continue. Upon completion of the annexation process, the City water and sewer lines would be extended to the site to support the expansion of lumber operations. The precise location of water and sewer extensions to serve the annexation properties is being determined; however, it is anticipated that a water line would be extended in an easterly direction from Asti where an existing 16-in. diameter line currently exists to connect to an existing City water line on the All-Coast property to the west, providing a looped water system. A sewer line is anticipated to be constructed from the approximate center of the Nu Forest site in a western direction to Asti Road, then south to connect to the City’s wastewater treatment plant. The sewer line extension is anticipated to require construction of one lift (pumping) station on the Nu Forest site.

Stormwater runoff would be directed to an onsite water quality and retention pond located on the south side of the Nu Forest site to accommodate stormwater and release it into the nearby Russian River via an open swale. The pond would also be designed to provide water quality features per City of Cloverdale standards prior to release into the river.

An existing pond exists in the easterly portion of the annexation area. This pond is jointly owned by Nu Forest Products and the property owner to the east, All-Coast and was constructed to provide a reservoir for fire suppression purposes. The pond is primarily owned and maintained by All-Coast and may remain after construction of planned improvements on the Nu Forest site.

At build out, the Nu Forest facility would have up to 73 full-time and seasonal employees on the site (including millworkers and office staff) and would operate 5 days per week (plus two Saturdays per month during the peak summer season), from 7 a.m. to 3:30 p.m. During peak summer months, work may commence at 6 a.m. Maintenance of machinery generally would occur during non-production hours.

Prior to development, other properties in the annexation area (excluding Nu Forest) would be required to complete Plot Plan Reviews, Design Reviews, Conditional Use Permits and other municipal review procedures prior required by the Cloverdale Zoning Code prior to building permit issuance by the City, following completion of the annexation process.

Annexation to the City of Cloverdale: The Nu Forest property owner has requested annexation to the City of Cloverdale. The Cloverdale City Council will be requested to adopt a resolution formally requesting this action. Five adjacent properties are proposed to be included in the annexation in order to avoid creating a “county island” which would be properties within an unincorporated portion of the County surrounded by properties within the City.

See Table 1 with a summary of Assessor’s Parcels, ownership and approximate acreage for properties included in the annexation.

Table 1. Ownerships and Characteristics of Annexation Area

Assessor Parcel No.	Site Address	Owner	Acres	Existing Use	Proposed Use
116-260-033	340 Asti Road	Cerasoli	0.45 acre	single family dwelling	Single family dwelling & light industrial
116-260-030	29550 Ivy Dell Ln.	Schwartzler Trust	0.45 acre	single Family dwelling	Single family dwelling
116-260-050	428 Asti Road	Matovich Trust	6.3 acres	vacant	Single family dwelling
116-260-046	(no address)	Poustinchian	4.07 acres	vacant	Light industrial
116-260-055	428 Asti Road	Nu Forest	14.68 acres	Single family dwelling	Lumber Mill
116-260-004	280 Asti Road	Nu Forest	12.17 acres	Lumber Storage	Lumber Mill
116-260-045	650 Asti Road	PG&E	4.5 acres	Power substation	No change

Source: City of Cloverdale, 2016

Adjacent properties are located on the east side of Asti Road and range in size from approximately one-half acre to 6.3 acres in size. The annexation would also include an existing PG&E substation located in the southern portion of the annexation area. No changes are proposed to PG&E's substation.

Upon completion of the annexation process, City water and sewer service could be extended to all properties within the annexation area as well as police services from the Cloverdale Police Department. All affected properties are currently within the boundary of the Cloverdale Fire Protection District (CFPD) and the annexation would not affect CFPD boundaries or operations. No changes are proposed to the boundaries of the Cloverdale Unified School District, since the affected properties already lie in this District. All other municipal services provided by the City would be extended to the properties included in the annexation.

9. Surrounding land uses and setting: The eastern portion of the project site is used by Nu Forest lumber mill operations that are proposed to be expanded by this project, with the

western portion of the Nu Forest site vacant. Smaller properties on the east side of Asti Road under various ownerships are either vacant or have been developed with a single family detached residence. These properties on the western side of the annexation area generally have moderate to steep topography with significant tree cover. A drainage course generally runs in a north-south direction on the east side of Asti Road. A PG&E unmanned substation exists on the southern portion of the annexation area.

Properties to the north of the annexation area are located within the City of Cloverdale and are vacant. The property east and north of the annexation area is developed with All-Coast Forest Products, Inc., a mill operation similar to the Nu Forest facility and is located in the unincorporated portion of Sonoma County. The Russian River lies further east of the All-Coast lumber mill site. Properties south of the annexation area lie in the City of Cloverdale and are developed with City infrastructure facilities. The 101 freeway is located west of the site as well as existing railroad tracks, a SMART train station (currently unused) and train maintenance facility, all of which are within the City of Cloverdale.

10. Other public agencies whose approval is required:

- Local Agency Formation Commission (annexation)
- City of Cloverdale (demolition & building permits, utility extensions & easements, encroachment permits)
- State Department of Fish & Wildlife (creeks and wetlands, possible)
- North Coast Regional Water Quality Control Board (wetlands, possible)
- Army Corps of Engineers (wetlands, possible)
- Northern Sonoma County Air Pollution Control District (air quality permits)
- State Water Resources Control Board (Notice of Intent)

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "potentially significant impact" as indicated by the checklist on the following pages.

X	Aesthetics	-	Agricultural Resources	-	Air Quality
X	Biological Resources	-	Cultural Resources	X	Geology/Soils
-	Greenhouse Gas Emissions	X	Hazards and Hazardous Materials	-	Hydrology/Water Quality
-	Land Use/ Planning	-	Mineral Resources	X	Noise
-	Population/Housing	-	Public Services	-	Recreation
-	Transportation/ Circulation	-	Utilities/Service Systems	-	Mandatory Findings of Significance

Determination (to be completed by Lead Agency):

On the basis of this initial evaluation:

 I find that the proposed project **could not** have a significant effect on the environment and a **Negative Declaration** will be prepared.

 X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **Mitigated Negative Declaration** will be prepared.

 I find that although the proposed project **may** have a significant effect on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on the attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **Environmental Impact Report** is required, but must only analyze the effects that remain to be addressed.

 I find that although the proposed project could have a significant effect on the environment, there **will not** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project.

Signature: David J. Kelley

Date: 6/1/16

Printed Name: David J. Kelley

For: City of Cloverdale

Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except "no impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "no impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "no impact" answer should be explained where it is based on project-specific factors as well as general factors (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "potentially significant impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less-Than-Significant Unless Mitigation Incorporated" implies elsewhere the incorporation of mitigation measures has reduced an effect from "potentially significant effect" to a "less than significant impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 15063(c) (3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less-Than-Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead Agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each agency should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to a less than significant level.

V. ENVIRONMENTAL CHECKLIST

The following Environmental Checklist form is used to describe the impacts of the proposed project, as detailed in the Project Description. Potential environmental impacts are described as follows:

Potentially Significant Impact: An environmental impact that could be significant and for which no feasible mitigation is known. If any potentially significant impacts are identified in this Checklist, an Environmental Impact report (EIR) must be prepared.

Potentially Significant Unless Mitigated: An environmental impact that requires the incorporation of mitigation measures to reduce that impact to a less-than-significant level.

Less-Than-Significant-Impact: An environmental impact may occur, however, the impact would not be considered significant based on CEQA environmental standards.

No Impact: No environmental impacts would occur.

1. Aesthetics

Environmental Setting

The annexation area consists of two smaller subareas. Properties fronting along the east side of Asti Road contain moderate to steep slopes with a generally dense canopy of native and introduced trees. Three homes and out buildings have been constructed along this frontage (the Cerasoli property, Nu Forest property and the Schwartzler Trust property). The Matovich Trust property and the Poustinchian properties are currently vacant.

The eastern portion of the annexation area, the Nu Forest Products property, is partially developed with an existing lumber storage area and office space. A portion of the Nu Forest property contains a pond used to store fire suppression water (shared with the neighboring All-Coast Lumber operation) with the remainder currently vacant.

An existing PG&E substation is located in the southern portion of the annexation area.

A number of existing security lights have been installed on the existing Nu Forest property, existing residences and the PG& E substation.

Asti Road that forms the western boundary of the site is not designated as a State or local scenic highway based on the General Plan EIR (source: [http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/.](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/))

Surrounding uses include US 101 Freeway and Asti Road west of the site, vacant land north of the site, All-Coast Lumber Mill and the Russian River east of the site and the City of Cloverdale Corporation Yard and Water Treatment Plant south of the site.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the Proposal:</i>				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a		X		

state scenic highway?				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

- a) No impact. The annexation area generally contains private properties with no public vistas, public parks, playgrounds, overlooks or other public gathering places that would constitute a vista. There would be no impact with respect to this topic.
- b) Less-Than-Significant with Mitigation. Future development that could occur on the parcels of land fronting on the east side of Asti Road could remove or damage mature native and introduced trees to allow the development of new residences, live-work units, industrial buildings, driveways, parking lots, pedestrian paths and other improvements. Such activities could result in Loss of tree cover or damage to mature trees. This would be a potentially significant impact but would be reduced to a less-than-significant level by adherence to the following measures.

Mitigation Measure Aesthetics-1: Future grading and/or development on any parcels of land fronting on Asti Road in the annexation area shall be reviewed by a California-certified arborist to identify methods to provide for maximum tree protection. These methods shall be reflected in final development plans. If mature trees cannot be protected, replacement native trees shall be planted on the site at a 2:1 ratio with adequate measures to ensure successful growth of the replacement trees. No Certificate of Occupancy shall be granted on any lot with required replacement tree plantings until tree replantings are reviewed and approved by the Cloverdale Community Development Department.

Mitigation Measure Aesthetics-2: Future development on parcels of land in the annexation area with substantial tree cover shall include measures identified by a California-certified arborist that ground disturbing activities will not significantly impact native trees on the lot. This shall include installation of exclusion fencing at locations approved by the arborist during project construction, provision of adequate irrigation of trees during construction, limitations on grading within exclusion areas and limitations of use (e.g. no storage of construction materials) under tree drip lines and other protection measures as may be recommended by the arborist.

- c) **Less-Than-Significant with Mitigation.** Future development that could occur on the parcels of land fronting on the east side of Asti Road could significantly degrade the existing visual quality and character of the site by removing existing tree cover, changing existing topography and constructing a number of residences and light industrial buildings where none currently exist. A number of these properties are currently vacant and are visible from Asti Road and from the nearby 101 freeway. Future proposed development on the Nu Forest site would be located behind a small hill and would not be significantly visible from either Asti Road or the 101 freeway.

Potential impacts to the existing visual character for properties fronting on Asti Road could be a potentially significant impact as a result of constructing new structures and other improvements where none are current visible. Use of reflective building materials could result in a potentially significant impact on passers-by. This impact would be reduced to a less-than-significant level by adherence to the following mitigation measures.

Mitigation Measure Aesthetics-3: Future development on parcels of land fronting on Asti Road should be screened from view to the fullest extent feasible by landscape buffers or fences that limit views of new development from adjacent streets and roadways.

Mitigation Measure Aesthetics-4: The design of future structures on properties fronting on Asti Road shall exclude use of highly reflective materials, including but not limited to window glass, porch railings or other accent materials. Other exterior building materials shall be of neutral colors and tones to minimize visibility.

- d) **Less-than-Significant impact.** Construction of future improvements within the project area would include the addition of new exterior lights associated with proposed industrial development on the Nu Forest site and new buildings on properties fronting on Asti Road. However, new development in the annexation area will be subject to General Plan Policy UL 1-2 (Minimize light spillage that carries off the property where lights are located). Adherence to this Policy when individual Plot Plans are reviewed by the City will ensure this impact will be less-than-significant.

2. Agricultural and Forestry Resources

Environmental Setting

No portion of the project area is used for or zoned for agricultural production. No Williamson Act contract or Timber Preserve contract exists in the area. The western portion of the site contains a significant tree cover of native and introduced species.

Project Impacts:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of forest land (as defined by PRC Sec. 12220(g), timberland (as defined in PRC Sec. 4526), or timberland zoned Timberland Production (as defined in PRC Sec. 51104 (g)?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?		X		
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to a non-				X

agricultural use or conversion of forest land to a non-forest use?

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Discussion

- a-c) No impact. There would be no impact to agricultural resources since the project area has been developed with a lumber mill facility and scattered residences. No portion of the site is used for agricultural production, no Williamson Act contracts exist on the site and the site is not zoned for agricultural uses. No impacts would therefore result.

- d) Less-than-Significant with Mitigation. The western portion of the site contains a moderate to dense cover of mature native and introduced trees. Future development on these properties that could be allowed under the amended General Plan and zoning could have a potentially significant impact on these resources. Adherence to Mitigation Measures Aesthetics 1 and 2 (see above) will reduce impacts to trees and forest resources to a less-than-significant impact.

- e) No impact. There would be no impact with respect to other changes in the environment that would result conversion of farmland to a non-agriculture use or the conversion of forestland to a non-forest use since the predominance of development associated with the project would occur on the eastern, vacant portion of the project area. This is where the expansion of the Nu Forest lumber mill and associated operations would occur.

3. Air Quality

Environmental Setting

The City of Cloverdale is located at the northern end of Sonoma County and lies within the Northern Sonoma County Air Pollution Control District (NSCAPCD) jurisdiction. The NSCAPCD develops rules and regulations, and establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines when necessary.

Major air pollutants regulated by federal, state and local air quality authorities include ozone, particulate matter (PM 10 and 2.5), toxic air contaminants (airborne substances that may cause cancer) and odors.

Minimal air pollutants are found in the annexation area since a majority of the properties are vacant. A portion of the Nu Forest property is used for office space and lumber storage. No milling or similar operations currently occur on this site. Similarly, no sensitive air receptors are located near the annexation area, including but not limited to hospitals, convalescent care facilities, schools, parks or similar land uses.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the Proposal:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X

Discussion

a-e) Less-than-Significant/No Impact. Air pollution concerns for the City of Cloverdale were addressed in the Environmental Impact Report (EIR) for the General Plan update completed in 2009. According to the General Plan EIR, due to the temporary nature of construction related impacts and required compliance with NSCAPCD rules and regulations, these impacts will not result in the generation significant air pollutants or

cause excess exposure of pollutants to sensitive receptors and are considered to be less than significant.

The NSCAPSD is currently in attainment for all criteria pollutants and any increase in criteria emissions is already accommodated for by the air district. As a result, the area will remain in attainment for criteria pollutants and any impacts from increased emissions from the City of Cloverdale are considered less than significant.

The primary land use proposed in the annexation area, Nu Forest Products, would be a relocation of existing lumber milling, storage and similar operations already occurring elsewhere in the NSCAPCD in the City of Healdsburg. Therefore, there could be a very small net increase in criteria pollutants following expansion of the Nu Forest site proposed for annexation to Cloverdale. Minimal other development is proposed for the annexation that could significantly impact local or regional air quality.

4. Biological Resources

Environmental Setting

The western portion of the project site is partially developed with Nu Forest lumber storage and offices. This portion of the project site has been highly disturbed for a number of years as a result of historic light industrial operations and does not contain any special-status or protected plant or wildlife species.

The eastern portion of the site is largely vacant and contains an extensive cover of native and introduced tree species and groundcover. Although the City's 2009 General Plan EIR does not indicate these properties contain special-status or protected plant or wildlife species (see Figure 4.10-3), it is possible that these properties have the potential to provide habitat for special-status bird, mammal, reptile and plant species. A site-specific biological resource reconnaissance was not conducted as part of this Initial Study.

Figure 4.10-2 contained in the General Plan EIR notes the presence of two potential wetlands on or adjacent to the annexation area. The first is a pond in located on a portion of the Nu Forest ownership, on the southeast corner of the annexation area, used as a reservoir for fire protection and co-owned with the All-Coast property owner. The second is an unnamed intermittent stream that flows through the annexation area, along the western boundary of the Nu Forest property. This tributary flows to the Russian River to the east.

Based on information contained in the General Plan EIR, no portion of the annexation area is located within a Habitat Conservation Plan or Natural Community Conservation Plan area.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal result:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion

- a) Less-than-Significant with Mitigation. Future grading operations and development of parcels of land fronting Asti Road for residential, live-work or industrial uses could significantly impact nesting or roosting birds, including special-species birds, as well as decrease bird habitat in this portion of Cloverdale. Future development could also impact other special-status wildlife and/or plants, although no such species are identified in the General Plan EIR. To ensure this impact is reduced to a less-than-significant level, future development on parcels of land fronting on the east side of Asti Road shall implement Mitigation Measure BIO-1 and BIO-2 to reduce impacts to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service to a level less than significant.

Mitigation Measure BIO-1: Prior to issuance of a grading and/or a building permit for parcels located on the east side of Asti Road, a site-specific biological reconnaissance shall be

completed by a qualified biological firm as approved by the Cloverdale Community Development Department. The reconnaissance shall include a literature search and site inspection of the presence of special-status plants or wildlife. If no special-status species are identified, no further action is required. If special-status species are identified, the biologist shall recommend an action plan to ensure that any special-status species are fully protected. Protective actions may include first, avoiding the species during construction and post – construction or relocation of the species to an alternative suitable site. Any relocation actions shall occur in consultation with the California Department of Fish & Wildlife and/or the U.S. Fish & Wildlife Service. Necessary permits and approvals shall be obtained prior to relocation. No work on portions of the affected site may occur until clearances are granted by the City of Cloverdale, the California Department of Fish & Wildlife or the U. S. Fish & Wildlife Service, as appropriate.

- b,c) Less-than-Significant with Mitigation. Future development on the eastern portion of the Nu Forest property or other properties fronting on Asti Road could impact wetlands, other waters and/or riparian habitats. Such impacts could include installing sewer and/or water line extensions through potential wetland area, full or partial fill of wetlands or discharge of polluted runoff into wetland areas. Such actions would be a potentially significant impact. This impact would be reduced to a less-than-significant level.

Mitigation Measure BIO-2: Prior to issuance of a grading and/or a building permit for any parcel of land in the project area, a qualified wetland biologist as approved by the Cloverdale Community Development Department shall survey the site for the potential presence of wetlands, other waters or riparian habitat. If none is found, no further action shall be required. If wetlands, other waters or riparian habitat is identified, the wetland biologist shall prepare an action plan for the approval of the City of Cloverdale. The action plan shall identify specific steps to be taken to ensure that any future impacts to wetlands, other waters or riparian habitat is less-than-significant. These methods may include, but are not limited to, preparing a formal wetland delineation, permanent on-site protection of wetlands or off-site relocation of wetlands to an approved alternative site. If relocated off-site, the applicant or property owner shall obtain necessary permits and approvals from the Regional Water Quality Control Board, the California Department of Fish & Wildlife, the U. S. Army Corps of Engineers or other agencies. No construction near wetlands, other waters or riparian habitat areas may proceed until the approval action plan is approved and implemented.

- d) Less-than-Significant. Several parcels in the annexation area are fenced to preclude wildlife migration or are developed with lumber storage uses. A major wildlife and fish corridor exists east of the site along the Russian River. This impact would be less-than-significant.
- e) Less-than-Significant. Proposed development on all parcels of land proposed for annexation to the City of Cloverdale will be required to comply with all municipal requirements protecting local biological resources, including but not limited to tree

protection ordinances. Compliance will be required at the time development is proposed in the City and this impact would be less-than-significant.

- f) No Impact. No Habitat Conservation Plans or Natural Community Conservation Plans have been adopted within the City of Cloverdale and no impact would occur with respect to this topic.

5. Cultural Resources

Environmental Setting

The City of Cloverdale General Plan EIR (2009) does not identify the presence of any historic, prehistoric, paleontological or Native American resources within the annexation area. Major historic resources within the Cloverdale Planning area, as identified in the General Plan EIR, include the Isaac Shaw building, the Pinschower house, an historic bridge over the Russian River and the Gould Shaw house. None are located within the annexation area.

The General Plan EIR concluded, based on a records search at the University of California, Berkeley Museum of Paleontology, that no paleontological resources have been identified in Cloverdale.

Although the General Plan EIR did not identify the presence of buried prehistoric resources or Native American resources in or near the annexation area, the close proximity of the area to the Russian River may result in a moderate to high potential to encounter such resources within the area. Typically Native American settlements were located near major bodies of water, such as rivers, creeks and streams.

As part of the CEQA process, City staff initiated an SB 18 Native American Tribal Consultation with the State of California Native American Heritage Commission in February 2016.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal result in impacts to:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Sec. 15064.5?				X

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Sec. 15064.5?		X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X	
d. Disturb any human remains, including those interred outside of formal cemeteries?		X	

Discussion

- a) No Impact. Based on the General Plan EIR and site observations, no above-ground historic resources are present within the annexation area and no impacts would result with respect to this topic.

- b-d) Less-Than-Significant Impact. The relatively close proximity of the annexation area to the Russian River may be linked to historic Native American or other historic settlements in this location. Although future construction and ground-disturbing activities could impact buried cultural, Native American and/or paleontological resources, adherence to General Plan implementing Measure CDO 4-2.a (“Maintain standard conditions of approval for CEQA and project review of development projects including agricultural conversion that require cultural resources studies where applicable and require that work be halted and studies conducted if cultural or archeological resources are discovered; require that such studies be conducted by qualified historians or archeologists; and require notification pursuant to law if human remains are discovered”) and Implementing Measure CDO 4.2b (“Coordinate with the Native American Heritage Commission and local tribal members to determine if the study area or developments contain any artifacts or areas used for religious purposes.”). As required by the General Plan, future specific development proposals in the annexation area will be conditioned to implement the above-referenced General Plan Implementing Measures to ensure that future impacts to Native American, historic, paleontological and similar resources will be less-than-significant.

6. Geology and Soils

Environmental Setting

This section of the Initial Study is based on an analysis of local geologic conditions conducted by the firm of PJC & Associates Inc dated November 5, 2015, which is incorporated by reference

into this Initial Study. The PJC report is available for review at the Cloverdale Planning Department during normal business hours.

The eastern portion of the annexation area is relatively flat with the western portion characterized by moderate to steeply sloping areas. The entire annexation area is located in the Coast Ranges Geomorphic Province of California that includes many separate mountain ranges, hills and valleys located between the Pacific Ocean and the Great Valley to the east.

Flatter portions of the annexation area are underlain by alluvial deposits with layers of sand, gravel, silt and clay with a top covering of alluvium.

It is likely that the western portion of the annexation area is underlain by harder geologic material that has not eroded due to action of the nearby Russian River.

The PJC & Associates report notes that the site is not within an Alquist-Priolo Earthquake Fault Study zone. Three active fault zones have been identified near the annexation area: the Maacama (South), the Maacama (central) and the Collayomi Faults. These are located from 2.7 miles to approximately 13.9 miles from the project area. Existing and future development on the project area is and would continue to be subject moderate to severe ground shaking as a result of earthquake activity on one of these fault zones. The risk of ground rupture is considered low due to lack of identified faults in the general area.

The eastern portion of the project site is considered to have very high liquefaction potential. Liquefaction is a seismic hazard where there is a rapid, temporary loss of soil strength that could damage structures on that site.

The PJC & Associates report finds that the risk of lateral spreading, soil lurching or the presence of expansive (high shrink-swell potential) soils is low.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:		X		
i) Rupture of a known earthquake fault, as			X	

delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- ii) Strong seismic ground shaking?
- iii) Seismic-related ground failure, including liquefaction?
- iv) Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available

		X	
		X	
	X		
		X	
	X		
		X	
		X	

for the disposal of waste water?

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Discussion

- a) **Less-than-Significant with Mitigation.** The site geotechnical report concludes that the annexation area is not located within an Alquist-Priolo Earthquake Fault Zone or State of California Earthquake Fault Studies Zone, and there are no active faults in the annexation area. There is a potential for strong seismic shaking on the site from nearby active faults. Future buildings in the annexation area will be designed in accordance with the California Building Code standards adopted for the City that includes strict seismic safety design standards to resist the effects of groundshaking and building failure.

No preliminary soils reports have been prepared for properties located in the eastern portion of the annexation area. These properties exhibit moderate to steep slopes and future structures could be subject to landslide potential. Future landslides or soil failure could be a potentially significant impact for project properties and for other nearby properties as well. Adherence to the following will reduce this impact to a less-than-significant level.

Mitigation Measure GEO-1: Prior to issuance of a grading and/or a building permit for any parcel of land in the annexation area where no recent soils or geotechnical report has been prepared, a qualified California-registered engineering geologist or equivalent, as approved by the Cloverdale Community Development Department, shall prepare a report analyzing soil and geologic conditions on that particular property. The report shall include specific construction methods to be undertaken to reduce potential soil hazards to a less-than-significant level, including but not limited to landslides, ground failure and other potential hazards. The recommendations of the soils and geotechnical report shall be incorporated into all project grading and construction plans to ensure that future hazards from landsliding or similar hazards are reduced to a standard level of care.

- b) **Less-than-Significant Impact.** Future improvements within the annexation area will be subject to City of Cloverdale construction and post-construction erosion control and water quality protection requirements, including placement of silt fences and desilting basins to trap construction erosion and placement of water quality ponds to filter erosion from parking lots and landscaped areas. This impact would be less-than-significant with adherence to City standards.
- c) **Less-than-Significant with Mitigation.** Future construction of parcels of land located on the eastern side of the annexation area could be subject to landslide potential and other soil-related hazards. Adherence to Mitigation Measure GEO-1 will reduce this impact to a less-than-significant level.

- d) **Less-than-Significant Impact.** The PJC & Associates report prepared for the Nu Forest property within the annexation area determined that the risk of liquefaction on future site improvements is considered low. Other properties within the annexation area are located on moderate to steeply sloping areas that are generally not prone to liquefaction.
- e) **Less-than-Significant Impact.** A number of properties in the annexation area use septic systems. Upon completion of the annexation area, all properties would be allowed to connect to the City of Cloverdale wastewater system. However, if wastewater facilities are not proximate to individual properties, existing septic systems may be allowed to continue. All existing septic systems are under the jurisdiction of the Sonoma County Permit and Resource Management Department of Sonoma County.

7. Greenhouse Gas Emissions

Environmental Setting

The annexation area is partially developed with existing Nu Forest Products operations that include storage and transport of milled lumber, company offices and a number of existing single-family residences. Greenhouse gasses are currently emitted into the atmosphere from passenger vehicles, trucks and forklift operations on the Nu Forest property.

Greenhouse Gasses include carbon dioxide, methane, nitrous oxides, perflorocarbons, sulphur hexafluoride and hydroflorocarbons. It is generally recognized that greenhouse gasses trap heat and moisture near the earth’s surface, increasing the ambient temperature, also known as global warming. Effects of global warming, include changing of ocean circulation patterns, a reduction of global ice coverage and general changes to climatic conditions.

Sonoma County has taken the lead in preparing a County-wide Climate Action Plan (CAP) with the intent of reducing the amount of greenhouse gasses for all cities in the County, including Cloverdale. The amount of targeted reduction is 25% below the 1990 emission level by the year 2020.

The draft CAP estimates that the City of Cloverdale emitted 57,300 metric tons of carbon monoxide in 1990 and 59,000 metric tons in 2010, the most recent estimate available.

Project Impacts:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a			X	

significant impact on the environment?

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

		X	

Discussion:

- a) Less-than-significant. Proposed annexation, development and operation of the Nu Forest lumber mill and other uses proposed for the annexation area would increase the amount of greenhouse gas emissions into the atmosphere as a result of increased traffic, operations of the expanded lumber mill and other operations that would be included in the annexation area. In terms of potential greenhouse gas emissions, the major land use change proposed for the annexation area, the Nu Forest lumber mill, would not be a new land use in the local air basin, but would be a relocation from its existing operation in Healdsburg. Thus there would not be a significant net increase in the amount of greenhouse gasses emitted into the atmosphere from approval and implementation of this project. Although replacement land uses on the existing Healdsburg site could generate greenhouse gasses, future uses of the Healdsburg site are unknown and beyond the jurisdiction of the City of Cloverdale. Future uses on the existing Nu Forest site in Healdsburg will be required to complete CEQA review for GHG emissions at the time such new use or uses are proposed.

- b) Less than Significant Impact. Neither the City of Cloverdale nor Sonoma County have an adopted Climate Action Plan (CAP), although such a draft plan has been prepared is being considered for adoption by the County and the various incorporated cities in the County, including Cloverdale. The CAP includes a goal of reducing county greenhouse gas emissions by 25 percent below 1990 levels by 2015, but has no mandatory provisions that would apply to the project. In addition to the CAP, the State of California has adopted regulations that apply to the project that will help the County achieve its reduction goal. The proposed project will be conditioned by the City of Cloverdale to comply with the California Green Building Standards Code, which includes requirements to increase recycling, reduce waste, reduce water use, increase bicycle use, and other measures that will reduce greenhouse gas emissions. Motor vehicle emissions associated with the project would be reduced through compliance with state regulations on fuel efficiency and fuel carbon content. The regulations include the Pavley fuel efficiency standards that require manufacturers to meet increasing stringent fuel mileage rates for vehicles sold in California and the Low Carbon Fuel Standard that requires reductions in the average carbon content of motor vehicle fuels. Emissions related to electricity consumption by the project would be reduced as the electric utility complies with the Renewable Portfolio Standard, which requires utilities to increase its mix of renewable energy sources to 33 percent by 2020. The project would not conflict with the Sonoma

County CAP and regulations adopted by the State of California to reduce greenhouse gas emissions.

The representative from Nu Forest Products, the largest owner and future user within the annexation area, have committed to operating an employee shuttle from Healdsburg to the annexation area site to reduce vehicle trips. The owners are also exploring the placement of on-site solar collectors to reduce dependency on the electric grid. Waste material generated by milling are operations are recycled rather than deposited in a local landfill. These actions would reduce air quality and greenhouse gas emissions below normal business as usual and would serve to reduce overall GHG emissions from vehicle trips from the annexation area.

No impacts are anticipate with respect to this topic.

8. Hazards

Environmental Setting

Portions of the annexation area have been developed with single-family residences (along Asti Road) and a lumber storage and office operation on the eastern portion of the site.

Earlier environmental analyses for the Nu Forest site determined that portions of the site were contaminated by previous deposits of diesel fuel and motor oil in the local groundwater above the Environmental Screening Levels adopted by the San Francisco Regional Water Quality Control Board (see "Expanded Phase I Environmental Site Assessment" by Anchor Environmental Consultants, Inc. dated September 21, 2008 and "Limited Phase II Subsurface Investigation" prepared by AEI Consultants dated November 6, 2014). These two documents are hereby incorporated by reference into this document and are available for review at the City of Cloverdale Community Development Department during normal business hours.

A follow-on subsurface investigation of the site was completed by SCS Engineers in November , 2015 ("Report of Limited Subsurface Investigation, 280 Asti Road, Cloverdale California"). This document is also incorporated by reference into this Initial Study and is available for review at the City of Cloverdale Community Development Department during normal business hours.

The project site is located to the north of Cloverdale Municipal Airport and is outside the jurisdiction of the Comprehensive Airport Land Use Plan for the airport (<http://www.sonoma-county.org/prmd/docs/airport/ch8-excerpt.htm>).

Based on a recent discussion with representatives of the Cloverdale Fire Protection District, the annexation area lies outside of an urban/wildland high fire hazard area (source: B. Elliott, Cloverdale Fire Protection District, 3/14/16).

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located				

<p>within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p>			X
<p>f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>			X
<p>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>			X
<p>h. Expose people or structures to a significant risk of loss, injury or death involving wildland fire, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>			X

Discussion

- a) Less-than-Significant Impact. Future industrial and potential agricultural uses (on the Matovich Trust property, proposed for Rural-Residential rezoning) within the annexation area would likely involve the transport, use, storage and disposal of potentially hazardous materials, including but not limited to fuels and lubricants for forklifts, potential servicing of trucks, other industrial solvents that would be used in the proposed Nu Forest lumber mill. Future residential uses could involve the transport, use and storage of normal and customary quantities of household paints and solvents and yard and garden care substances. Transport, use, storage and disposal of potentially hazardous materials is strictly regulated and controlled by a variety of local state and federal laws and regulations. The proposed expansion of Nu Forest Products and associated use of

potentially hazardous materials would be approximately the same as other, similar industrial uses in Cloverdale. Future transport, use, storage and disposal of potentially hazardous materials will be subject to review and inspection by the Cloverdale Fire Protection District and other regulatory agencies, including but not limited to the California Highway Patrol and OSHA, to ensure this impacts will be less-than-significant.

- b) Less-than-Significant With Mitigation. Proposed demolition of older structures within the annexation area could release lead based paints and/or asbestos containing material into the environment. Adherence to the following measure will mitigate this impact to a less-than-significant level.

Mitigation Measure HAZ-1: Prior to issuance of a demolition permit for any existing residence or other major structure in the annexation area (as determined by the Cloverdale Building Official), a licensed contractor shall determine the presence or absence of lead based paints or asbestos material on the site. If found in quantities at or above actionable levels as determined by the Cloverdale Building Department or Fire District, these materials shall be safely removed consistent with the Occupational Safety and Health Administration (OSHA) and other applicable standards and disposed of in an appropriate location. Necessary permits and approvals shall be secured from appropriate regulatory agencies.

- c) No Impact. No public schools are located within a one-quarter radius of the project site (source: Cloverdale Unified School District website, <http://www.cusd.org/Page/1>) so there would be no impact with respect to this topic.
- d) No Impact. None of the properties included in the annexation area are listed on the State of California Cortese List as of March 16, 2016. No impacts are therefore anticipated with respect to this topic.
- e,f) No Impact. As identified in the Environmental Setting section of this Initial Study, the annexation area is located north of the Cloverdale Municipal Airport and lies outside of the applicable airport land use plan. No impacts would result with respect to this topic.
- g) No Impact. Proposed improvements that could be constructed within the annexation area would be built on private properties and would not block public roads or other public accessways used for emergency access. Future buildings constructed in the annexation area will be reviewed for adequate access by the Cloverdale Police Department and the Cloverdale Fire Protection District prior to approval by the City. This will ensure that no impacts would occur with respect to interference with emergency evacuation.
- h) No Impact. Based on a discussion with the Cloverdale Fire Protection District, the annexation area does not lie in a wildland/urban interface area and no impact would occur.

9. Hydrology and Water Quality

Environmental Setting

The project area is located near and to the west of the Russian River. One major property, All-Coast Lumber, is located between the annexation area and the River. A local intermittent creek flows through the approximate center of the annexation area. A second hydrologic feature is an existing pond in the southern portion of the annexation area that is used to store fire suppression water for the Nu Forest and All-Coast lumber operations.

A number of existing uses have been constructed within the annexation area, including lumber storage facilities on a portion of the Nu Forest property, single-family dwellings on three other properties and a small number of uninhabited outbuildings. All existing residences and industrial uses (Nu Forest offices) are served by private on-site septic systems.

The easterly portion of the annexation area lies within the 100-year flood hazard area as mapped by FEMA (source: Eric Janzen, City of Cloverdale, 3/9/16).

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would			X	

result in substantial erosion or siltation on-or off-site?				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death			X	

involving flooding, including flooding as a result of the failure of a levee or dam?

j. Inundation by seiche, tsunami, or mudflow?

			X

Discussion

a) Less-than-Significant Impact. A primary concern of storm water runoff is the potential amount of pollution associated with the construction and development within the annexation area, following completion of the annexation. Sediment from grading and excavation activities, oil and grease from equipment and vehicles, fertilizers and herbicides associated with landscaping are all considered non-point source (NSP) pollutants. As part of the normal and customary development review process, the City of Cloverdale will require the preparation and approval of an Erosion Control Plan for all future development projects in the annexation area. The Erosion Control Plan must document that development will not increase the flow or intensity of flow of rainwater runoff from the existing conditions. Low Impact Development (LID) measures are to be added to offset the impact of new impervious surfaces as required by NPDES No. CA0025054 and Cloverdale Municipal Code Section 16.10.160, which invoke the Santa Rosa LID Manual as adopted by the City of Cloverdale. The plan will be required to be submitted and approved by the Engineering Department prior to issuance of grading permits on all annexation properties.

In terms of the City’s Wastewater Treatment Plant discharge and water quality standards, future annexation and development of properties within the annexation area would increase flows into the City’s wastewater treatment plant. The Wastewater Treatment plant currently experiences an average daily inflow of 0.55 mgd (million gallons per day) during dry weather conditions and is approved by the North Coast Water Resources Control Board to process up to 1.0 mgd during dry weather. As of October 2014, the plant had a surplus capacity of 0.45 mgd (source: City of Cloverdale 2014 Infrastructure audit, 2014). The maximum design capacity during wet weather conditions is 8.25 mgd with average inflows of 4.10 mgd as of 2014, leaving a surplus capacity of 4.15 mgd.

Development under the proposed annexation could generate up to 4,680 gallons of wastewater per day that would need to be treated at the City’s wastewater plant (see Table 2). The amount of wastewater demand to be added to the City’s municipal wastewater as a result of project build out could be accommodated in the City’s wastewater treatment and disposal system. As a part of the proposed annexation and development project, property owners and/or future developers would generally be required to construct a wastewater collection system sized to accommodate future wastewater flows to connect to the City’s system.

Table 2. Annexation Build Out Wastewater Demand

Land Use Type	Wastewater Use Factor	Land Use/Amount	Wastewater Generation (gpd)
Light Industrial/ Nu Forest	50 gal/day/employee	73 employees ¹	3650
Other Light Industrial	same as above	3 employees ²	150
Single Family Residential	220/gpd/dwelling ³	4	880
Estimated Water Demand	--		4680

Notes:

1. Based on future Nu Forest build out per Nu Forest estimate

2. Based on 1 employee per 1,000 square feet

3. Based on City of Cloverdale estimate

Source: City of Cloverdale, 2016

- b) **Less-than-Significant Impact.** Properties within the annexation area that have been developed (including a portion of the Nu Forest property, the Cerasoli property and the Schwartzler property) rely on on-site private wells for domestic water. Following annexation, all properties would be allowed to connect to the City’s municipal water supply, although it would be the responsibility of individual owners to install necessary infrastructure to connect to the City system, including but not limited to sewer laterals. Since existing private wells in the annexation area rely on approximately the same groundwater resources as the municipal water system, no significant impacts are anticipated with respect to depletion of groundwater resources. Construction of new buildings in the City of Cloverdale following annexation would be required to comply with water conservation features required in the California Building Code, so that future water use could be less under City jurisdiction than is currently used in the unincorporated County.
- c-e) **Less-than-Significant Impact.** Construction of future improvements within the annexation area would increase the amount of impervious surfaces which, in turn, would increase the amount of stormwater runoff. Impervious surfaces that would be created on the Nu Forest property would include building areas, paved parking areas and driveways. Additional construction on other properties would also increase the amount of impervious surfaces, including but not limited to a new single-family dwellings on the Matovich Trust property, live-work buildings on the Cerasoli property, light industrial building(s) on the Poustinchian property as well as driveways and other paved surfaces on some or all of the properties. No specific development applications have been submitted to the City for these non-Nu Forest properties; however, future development on the Nu Forest properties would be limited to single family residences and small industrial buildings that would not result in a significant impact with respect to this topic.

Future development projects in the annexation area will be required to submit grading plans and have these plans approved by the Cloverdale Public Works Department. Based on the City's NPDES permit granted by the Regional Water Quality Control Board, grading plans must demonstrate that proposed future development would not increase the flow or intensity of flow of storm water runoff over the existing conditions. Low Impact Development (LID) measures must be included in each development project to offset the impact of new impervious surfaces as required by NPDES No. CA0025054 and Cloverdale Municipal Code Section 16.10.160, which invoke the Santa Rosa LID Manual as adopted by the City of Cloverdale. Typical measures implementing this requirement include use of detention or retention ponds to store excess peak flows to ensure that existing or planned downstream drainage facilities will not be significantly impacted. It is anticipated that, due to the relatively small size of properties included in the annexation, the courses of local creeks or streams within or adjacent to the annexation area would not be significantly changed or altered. A water quality pond is proposed to be constructed on the southwest portion of the Nu Forest site that would also detain stormwater prior to discharge into the Russian River.

Similarly, the City will require the submittal and approval of site-specific erosion control plans to limit the amount of polluted runoff from each property to a less-than-significant level when future developments are proposed. Future erosion control plans must cover both construction and post-construction operations of each future development project.

Additionally, the standard conditions require payment of development impact fees, targeted for construction of citywide public infrastructure projects, including water and drainage improvements that address the cumulative impacts of development.

Overall, future impacts related to drainage, stream course alteration and the generation of significant quantities of polluted runoff will be less-than-significant.

- g-j) Less-than-Significant Impact. The eastern portion of the annexation area is located within a 100-year flood hazard area (an "AE" zone) and would be subject to inundation on the event of a 100-year storm. The western portion of the annexation area is at a higher topographic elevation and lies above the AE flood hazard zone.

Future development that could occur on the eastern portion of the annexation area would consist of the expansion of the existing Nu Forest Products lumber mill, wood processing and storage operations. No future housing would be located in a flood hazard area and improvements constructed within the annexation area would meet flood construction methods and materials required by the California Building Code, as enforced by the City of Cloverdale. Portions of the annexation area would be subject to inundation by water in the event of a dam failure upstream of the site along the Russian River. This is documented on Figure PS-1f contained in the Public Safety Element of the

Sonoma County General Plan 2020 (<http://www.sonoma-county.org/prmd/gp2020/fig-ps1f.pdf>). It is likely such portions of the site would be limited to the flatter eastern portion closest to the Russian River. Future potential flooding of this portion of the area would likely be the same as the impact experienced from a 100-year flood event and would be less-than-significant as discussed above.

10. Land Use

Environmental Setting

The annexation area consists of a mix of developed properties (portions of the Nu Forest site), three single-family residences, older barns and other accessory buildings. Surrounding uses include light industrial uses to the west (All-Coast Forest Products) under County jurisdiction, City of Cloverdale wastewater treatment facilities and a corporation yard to the south within the City of Cloverdale, a train station/maintenance structure and the 101 freeway to the west (in the City of Cloverdale) and vacant land to the north in the City of Cloverdale.

Project Impacts:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion

a-c) No Impact. If approved, the proposed annexation would change the status of the affected properties from the unincorporated portion of Sonoma County to the City of Cloverdale. Other than the proposed expansion of operations on the Nu Forest site, no other land use changes would immediately occur in the annexation area. However, under the proposed General Plan Amendment and rezoning, future development would be allowed on all properties, which would generally be consistent with development patterns that would be allowed under existing Sonoma County land use regulations. No impacts are anticipated with respect to this topic.

None of the properties included in the proposed annexation lie within a Habitat Conservation Plan or a Natural Community Conservation Plan.

11. Mineral Resources

Environmental Setting

No significant mineral resources exist in the project area based on the Land Use Diagram of the Cloverdale General Plan.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Discussion

a-b) The General Plan notes no deposits of minerals on or adjacent to the annexation area and no impacts would result.

12. Noise

Environmental Setting

The project area is located on the east side of the 101 freeway, a major noise generator in this portion of Cloverdale. Another source of localized noise is lumber mill operations from the existing Nu Forest storage yard (primarily truck and forklift noise) on the eastern portion of the annexation area and lumber mill, truck and forklift operations to the east on the All-Coast property.

Noise is currently generated by vehicle traffic using Asti Road that forms the western boundary of the area. Based on limited traffic on this roadway, local roadway noise from Asti Road is not considered significant. The General Plan EIR does not identify any major sources of stationary (non-vehicular) noise on or adjacent to the annexation area.

The annexation area is located a significant distance north of Cloverdale Municipal Airport and is not subject to significant noise from this source (see Figure 4.7-1 contained in the Cloverdale General Plan EIR).

Project Impacts and Mitigation Measures

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the				X

project vicinity above levels existing without the project?			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

Discussion

- a) Less-than-Significant with Mitigation. The project involves the expansion of the existing Nu Forest lumber mill on the east side of the annexation area and the construction of other light industrial facilities and one dwelling within the area. Operation of these uses could have the effect of exposing existing and future residents near the annexation area to levels of noise above the 65 dB level. In addition future dwellings constructed on the site either in the proposed General Industrial zoning district or the proposed Rural Residential district could be subject to significant noise either from future traffic, especially trucks, using Asti Road or from future lumber mill operation on the Nu Forest site. Pursuant to the California Building Code, interior noise levels for residences cannot exceed 45 decibels (Ldn/CNEL). Consistency with this requirement will be confirmed during review of site-specific building plans for future residences. Exceedances of City of Cloverdale exterior noise levels of 65 decibels (Ldn/CNEL) could occur with respect to

future dwellings that could be constructed within the annexation area and on surrounding properties as a result of future operational noise related to Nu Forest operations. This would be a potentially significant and would be reduced to a less-than-significant level by adherence to the following measure.

Mitigation Measure Noise-1: Prior to issuance of a building permit for future residential and major industrial uses in the annexation area, a qualified acoustical consultant as approved by the City of Cloverdale shall conduct a site-specific analysis to ensure that future uses and site activities comply with City standards set forth in the Noise Element of the Cloverdale General Plan and other applicable local noise regulations. Each analysis shall contain, at minimum, a summary of recent 24-hour noise measurements and specific measures to be incorporated into final building plans and specifications to reduce exterior and interior noise to City standards.

- b) Less-than-significant. None of the proposed improvements within the annexation area would generate significant groundborne vibration since normal construction techniques would be used. No unusually tall buildings are proposed that could require pile driving or similar construction methods that would generate significant levels of vibration. The one property that could potentially generate vibration would be the proposed expansion of Nu Forest Products. However, no significant receptors currently exist or are proposed immediately adjacent to the Nu Forest site. The closest use to Nu Forest is the All Coast lumber mill, located immediately west of the Nu Forest site, that would be an equivalent use and would not be a sensitive receptor. This impact would be less-than-significant.
- c) Less-than-Significant. No significant noise above existing ambient level of noise would be created in the project location without annexation and future construction of project improvements. This impact would be less-than-significant.
- d) Less-than-Significant with Mitigation. Future construction of residential and light industrial uses within the annexation area could result in potentially significant noise during normally quiet times of the day, which is evening and night time periods. This would be a potentially significant on existing and future residences that could be allowed in the annexation area. Adherence to the following measure will ensure this impact will be reduced to a less-than-significant level.

Mitigation Measure Noise-2: All future construction activities for properties in the annexation area shall be limited to the hours of 7 a.m. to 6 p.m. Monday through Saturdays. No construction shall occur on state or federal holidays. Exceptions to these restrictions may be granted by the Cloverdale Community Development Director for unusual or emergency conditions.

- e, f) No Impact. The project area is not located within an approved land use plan or near the Cloverdale Municipal Airport, the closest public or private airport to the area. No impacts would occur with respect to this topic.

13. Population and Housing

Environmental Setting

The annexation area is currently partially developed with Nu Forest lumber operations, three single-family dwellings and a PG&E electric substation. Surrounding uses include vacant land to the north (within the City of Cloverdale), a lumber mill and the Russian River to the east (unincorporated County territory), City of Cloverdale infrastructure and a corporation yard to the south (within the City) and the 101 freeway, a train station/maintenance shed and railroad right-of-way to the west (within the City).

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion

- a) No Impact. The proposed project would have no impact on substantial population growth within the City of Cloverdale since the project would allow for the development of one new single family dwelling within the annexation area.

- b-c) No Impact. The proposed project could result in removal of one existing dwelling within the annexation area on the Nu Forest property and would allow construction of one dwelling on the Matovich Trust property. No impact would result with respect to this topic.

14. Public Services

Environmental Setting

Essential public services to the project area are provided as follows:

- *Fire Protection.* Fire protection services are provided by the Cloverdale Fire Protection District, which is headquartered at 451 S. Cloverdale Boulevard. A fire station is located at the district headquarters. The District also provides emergency rescue and fire code inspection services and maintains a variety of fire suppression apparatus at the headquarters Fire Station. The District maintains automatic aid agreements with the Geyserville Fire District and City of Healdsburg Fire Department (source: B. Elliott, Cloverdale Fire Protection District, 3/4/16).
- *Police Protection.* Police and security protection is provided by the Sonoma County Sheriff's Department based on Santa Rosa. The Sheriff's Department provides five deputies to patrol northern Sonoma County, including the annexation area, on a 24-hour per day basis (source: Al Tupman, Sheriff Department, 3/28/16). The City of Cloverdale Police Department maintains a mutual aid agreement with the County Sheriff, so that Cloverdale personnel may be the first responder to the annexation area in the event of an emergency (source: S. Cramer, Cloverdale Police Department, 3/28/16).
- *Schools.* Public educational services for residents of the project site are provided by the Cloverdale Unified School District. The District provides K-12 educational services for residents of Cloverdale and the surrounding unincorporated area. Private schools are also available in the greater Cloverdale area.

Local schools serving the project site include Jefferson Elementary School, Washington Middle School and Cloverdale High School.

- *Library Service.* Sonoma County Library provides library service to Cloverdale as well as the greater Sonoma County. Numerous branch libraries are located in both incorporated cities and unincorporated communities throughout the County. The library administrative headquarters is located in Santa Rosa. The branch library closest to the annexation area is located at 401 N. Cloverdale Boulevard in Cloverdale.

- *Maintenance.* Maintenance of local streets, roads and other governmental facilities within the unincorporated portion of the County are the responsibility of the County of Sonoma.
- *Energy.* Residents of Cloverdale receive electrical power from Pacific Gas & Electric Company (PG&E), a regulated public utility serving northern and central California.
- *Communication facilities.* Major communication facilities in Cloverdale are provided by AT&T although other providers are also available.

Project Impacts

Would the proposal:

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Fire protection?			X
Police protection?			X
Schools?			X
Parks?			X

Other public facilities?

			X
--	--	--	---

Discussion

- a) No Impact. The proposed annexation and subsequent development that would be allowed under City of Cloverdale jurisdiction would not adversely impact the level of service provided by the Cloverdale Fire Protection District, the Cloverdale Unified School District or the Sonoma County Library, since there would be no change to the status of these providers upon annexation or their respective boundaries. Representatives from the Cloverdale Fire Protection District have indicated that no new or expanded facilities would be needed to serve the proposed annexation and future development (source: B. Elliott, CFPD)

Should the annexation be approved, police protection services would be provided by the City of Cloverdale Police Department instead of the County Sheriff. Based on discussions with the Cloverdale Police Chief, the City’s Police Department could provide an enhanced level of emergency and non-emergency response times to calls for service from properties in the annexation area, since the Cloverdale Police Department is located closer to the area than the County Sheriff’s office and provides a higher level of staffing than the County Sheriff than is currently available to the affected properties.

Upon future development within the annexation area, property owners or developers would be required to pay development impact fees that support these City Departments and special districts, such as the Cloverdale Fire Protection District.

Maintenance of local roads and other public facilities would be provided by the City of Cloverdale and would be funded by City property taxes and fees paid by future residents. Library service to the project area would continue to be provided by the Sonoma County Library system.

No changes to the boundary of the Cloverdale Unified School District is proposed as part of this project.

There would be no changes to annexation area properties in terms of electrical, natural gas or telecommunication services since such services are not affected by local municipal boundaries.

Overall, impacts to public services would be less-than-significant.

For impacts to parks, refer to item 15, below.

15. Recreation

Environmental Setting

The annexation area is partially developed with much of the area vacant. No parks, playgrounds or similar uses are present on the project area.

The closest public parks are south of the site on West Second Street and West First Street. City Park is located at 450 W. Second and the City pool is located at 205 West First Street.

The City of Cloverdale and Sonoma County Regional Parks Department operate Cloverdale River Park located at 31820 McCray Road on the west bank of the Russian River, north of the annexation area.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion

a-b) No Impact. The proposed annexation project would not significantly impact the existing City of Cloverdale recreational facilities or regional park facilities, such that the facilities

would be substantially degraded. If annexed into the City, future development that would be allowed would be subject to City of Cloverdale Parks and Recreation Facilities development impact fees which are used for City wide park projects relating to community needs.

Future development within the annexation area could include construction of one new dwelling and the removal of one dwelling, which would have no impact on City or regional park facilities.

16. Traffic and Transportation

Environmental Setting

Primary local access to the annexation area is provided by Asti Road, a collector road extending through the City of Cloverdale in a north-south direction. Regional access is provided by the US 101 freeway immediately west of the annexation area.

Access to individual properties within the annexation area is via a number of driveways off of Asti Road. Access to the Nu Forest property is provided via a private drive north of the annexation area that also serves the All-Coast Lumber mill to the east.

The 2008 General Plan EIR analyzed the intersection of the US 101 freeway northbound and southbound at Citrus Fair Drive under AM and PM peak hour conditions. This intersection is the closest to the annexation area. The EIR documents that existing and build out peak hour operations of this intersection would be Level of Service (LOS) A, which is the highest level of service. LOS A is characterized by minimal delay and minor, if any, congestion.

Public transportation to the City of Cloverdale and the annexation area is provided by the Sonoma County Transit Agency (SCTA). SCTA provides regional service to communities to the south and an intercity Cloverdale Shuttle for local trips.

Existing railroad tracks are located just west of the annexation area and west of Asti Road. These tracks are presently not in use but are planned for future SMART train operations. A station has been constructed along the tracks just west of the annexation area but is not currently used.

No bicycle paths or sidewalks are located along Asti Road adjacent to the annexation area.

No public or private airports or airstrips exist on or adjacent to the annexation area.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X

e. Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion

a, b) Less-than-Significant Impact. As noted in the Environmental Setting section of this Initial Study, existing and future operations of the nearest major intersection to the annexation area, Citrus Fair Drive and the 101 north and south bound freeway ramps, is expected to operate at an acceptable level of service through the build-out of the General Plan, which is 2025. Table 4.5-8 contained in the General Plan EIR documents that the Highway 101 on- and off-ramps at Citrus Fair Drive are expected to operate at LOS A or C during both A.M. and P.M. peak hour periods.

The following table (Table 3) estimates the number of total and peak hour trips that could be generated in the annexation area. The table shows that up to 133 daily trips could be generated as a result of annexation and build out of the subject properties. There would be up to 120 peak trips during the morning peak period and up to 112 peak trips in the pm peak.

Table 3. Annexation Build Out Estimated Trip Generation

Land Use Type	Amount	Total Daily Trips	AM Peak	PM Peak
Nu Forest (existing) ¹	--	12		
Nu Forest – proposed ¹	--	71		
<i>Subtotal Nu Forest trips</i>	--	59	54	57
Industrial ²	3,000 SF	21	19	20
Single Family Residential (existing & proposed) ³	3	29	22	29
Total Trips	--	133	120	112

Notes:

- Existing and proposed Nu Forest trip generation based on field observation and future estimates provided by project applicant.
- Future industrial uses include up to 1,000 square foot live-work industrial space on Cerasoli site & up to 2,000 square foot industrial space on Poustinchian property

3. Existing dwellings on Cerasoli, Schwartzler & Nu Forest properties, per property owners.
4. Proposed dwelling on Matovich Family trust property, per landowner representative.
Trip rates per ITE Trip Generation Manual, 9th Edition, 2012

The addition of anticipated project trips on the local transportation system near the project site is not expected to significantly increase congestion or conflict any local or regional transportation plan or policy dealing with transportation. The primary landowner in the annexation area, Nu Forest Products, is considering the operation of an employee shuttle to and from Healdsburg for mill employees. If implemented, the shuttle would reduce overall and peak hour trips as identified in the above table.

Furthermore, the City of Cloverdale Streets and Thoroughfare Development Impact Fee will be collected before any project in the annexation area is developed. These fees provide for cumulative improvements of the roadway system to accommodate citywide traffic needs at ultimate General Plan build out.

- c) No Impact. As noted in the Environmental Setting section of this Initial Study, no public or private airports or airstrips exist on or adjacent to the annexation area. The area is not located within the airport land use plan for Cloverdale Municipal Airport, so there would be no impacts with respect to this topic.
- d, e) No Impact. Properties included in the annexation area are all served by private driveways from Asti Road. If no changes to current structures are proposed, existing driveways may remain as they currently exist. New development proposals will be reviewed by the City of Cloverdale Community Development Department, Public Works Department and Fire Department to ensure consistency with City standards and to ensure there would be no hazards or impediments to emergency vehicle access. Future development proposals would also be reviewed by the Cloverdale Fire Protection District to ensure that District design criteria are met in terms of emergency access. No impact would result with respect to this topic.
- f) No Impact. The proposed annexation and future development would be consistent with the Cloverdale General Plan, as amended by the project. There would be no impacts with respect to potential conflicts with alternative modes of transportation.

17. Utilities and Service Systems

Environmental Setting

The annexation area received public utilities from the following sources:

- *Water supply.* Private on-site wells.
- *Sewage collection.* Private on-site septic systems.
- *Sewage treatment and disposal.* Private on-site septic systems
- *Storm drainage.* Sheet flow from individual properties and private open channels.
- *Solid waste service.* Private disposal.

Project Impacts

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<i>Would the project</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing water entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by			X	

the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state and local statutes and regulations related to solid waste?			X	

Discussion

a) Less-than-Significant. Upon annexation to the City of Cloverdale, all properties would be eligible to connect to the City's wastewater collection, treatment and disposal system. Property owners would be responsible for constructing sewer lines and other related facilities to connect to the City's system. Any extensions on public land would be required to be designed to City engineering standards, encroachment permit(s) from the City would be required and easements over private properties obtained, as needed. Preliminarily, a sewer line would be extended west from the approximate center of the Nu Forest property to Asti Road, then south to connect to the City's wastewater treatment plant. The extension would be sized to accommodate the anticipated maximum build-out of uses in the annexation area, but could be oversized to accommodate other unserved properties in the annexation area, as determined by the Cloverdale City Engineer.

A report prepared by the City of Cloverdale in late 2014 (2014 Infrastructure and Public Service Audit, 10/15/14) documented that the City's wastewater treatment plant, located just south of the annexation area, is permitted by the Regional Water Quality to treat up to 1.0 million gallons of wastewater per day (mgd) during average-day dry weather periods. The peak treatment capacity is permitted to be 2.2 mgd. The City is permitted up to treat 8.25 mgd during wet weather periods. As of late 2014, the treatment plant was processing 0.55 mgd on an average day and 1.4 mgd during peak conditions. The peak wet weather flow was documented at 4.1 mgd during the same time period. Treated wastewater is transported to municipal ponds adjacent to the Russian River where treated effluent can percolate into the soil or evaporate into the atmosphere. Disposal of treated wastewater is based on the City's permitted treatment capacity and there is currently no issue with disposal capacity.

Build-out of the proposed annexation would be estimated to generate 4,230 gallons per day of wastewater. This is based on information provided in Table 2, in the Hydrology section.

Based on the above information, future development that could be accommodated in the annexation area could be served by the City of Cloverdale wastewater treatment system with out exceeding the requirements of the Regional Water Quality Board and a less-than-significant impact would result.

The City of Cloverdale may allow continued use of septic systems for future development if such development would be located 300 feet or greater from a sewer collection line.

- b) Less-than-Significant. Property owners in the project area would have the ability to be connected to the City's municipal water system upon completion of the annexation process. Nu Forest Products has proposed to extend a municipal water line from their property to connect to the City's water system in Asti Road, west of the annexation area. Other properties may also connect to the City system. All costs to extend municipal water would be at the expense of individual owners.

The same 2014 Infrastructure and Public Services Audit referenced in subsection "a," above, notes that the City recently completed two new water wells as of 2014. New wells were financed by the US Department of Agriculture. Improvements were also made to the City's water system to "de-aerate" water prior to entering the City's water treatment plants that improved the efficiency of the treatment plant. Water system improvements are now on-line and a part of the municipal water system which includes five wells. The 2014 Infrastructure Audit reported that with the recently completed improvements, the daily capacity of the municipal water system is approximately 3.69 mgd. The 2014 estimated maximum demand for water was approximately 2.55 mgd, with 28,000 gallons/day allocated to other pending development projects This would leave approximately 392,000 gallons per day for future development in the community, including development proposed in the annexation area.

Table 4 provides an estimate based on City information regarding the estimated quantity of water to be used by build-out of proposed land uses in the annexation area. The estimated maximum use of water 5,128 gpd, is less than the estimated 392,000 gpd that is currently available to serve future development so there would be an adequate long-term supply of water available for the proposed annexation and development of future uses.

The City of Cloverdale will also require, as a normal and customary condition of development approval for future buildings in the annexation area, that builders install high water efficiency fixtures and appliances to minimize water use to the fullest extent. Such improvements may likely include but will not be limited to use of low-flow toilets

and showers, possible use of non-water urinals, use of water efficient appliances, limitations on installation of landscaping and similar features.

Table 4. Annexation Build Out Water Demand

Land Use Type	Water Use Factor	Land Use/Amount	Water Use (gpd)
Light Industrial/Nu Forest	50 gallons/day/employee	73	3,650
Other Light Industrial	same as above	3	150
Single Family Residential	332/gpd/dwelling	4	1,328
Estimated Water Demand	--	--	5,128

Source: City of Cloverdale, 2016

- c) Refer to the Hydrology section of this Initial Study for a discussion of drainage facilities.
- f, g) Construction of future development within the project area would result in a slight increase in the amount of solid waste generated by the project that would be accommodated in local and regional landfill facilities. Upon annexation, the City's franchised waste hauler, Redwood Empire Disposal, would collect solid waste and recyclables .A representative of Redwood Empire Disposal (Mike Lockwood) has confirmed there will be no impacts to the company. The proposed project would have no impact with regard to federal, state or local statutes or laws governing solid waste.

18. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the				X

number of or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?
- c) Does the project have impacts that are individually limited, but cumulatively considerable?
- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

			X
			X
			X

Discussion

- a-b) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project is located on property not involving a creek, stream or other waterway, nor is the area identified as having populations of wildlife.
- c) Cumulative impacts have been reviewed in the annual infrastructure audit. There are sufficient public facilities to serve the proposed future development.
- d) The project will not have direct nor indirect environmental effects on human beings. Noise and other impacts from the development will be minimal and within the thresholds set forth in the General Plan.

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References

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Report of Limited Subsurface Investigation, 280 Asti Road, Cloverdale CA, SCS Engineers,
November 2015

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Exhibits

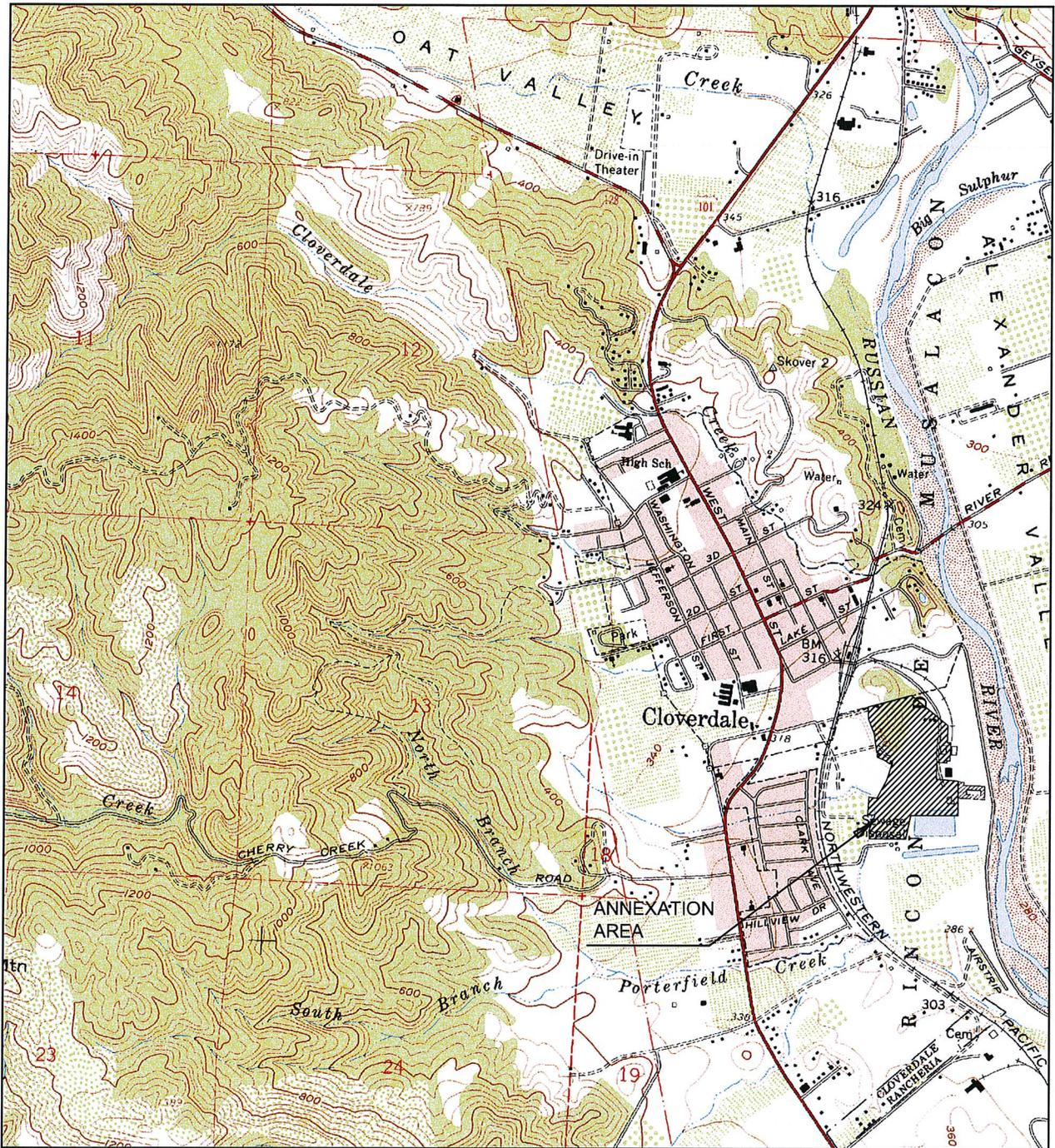
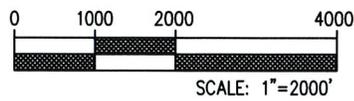


EXHIBIT 2
LOCAL CONTEXT



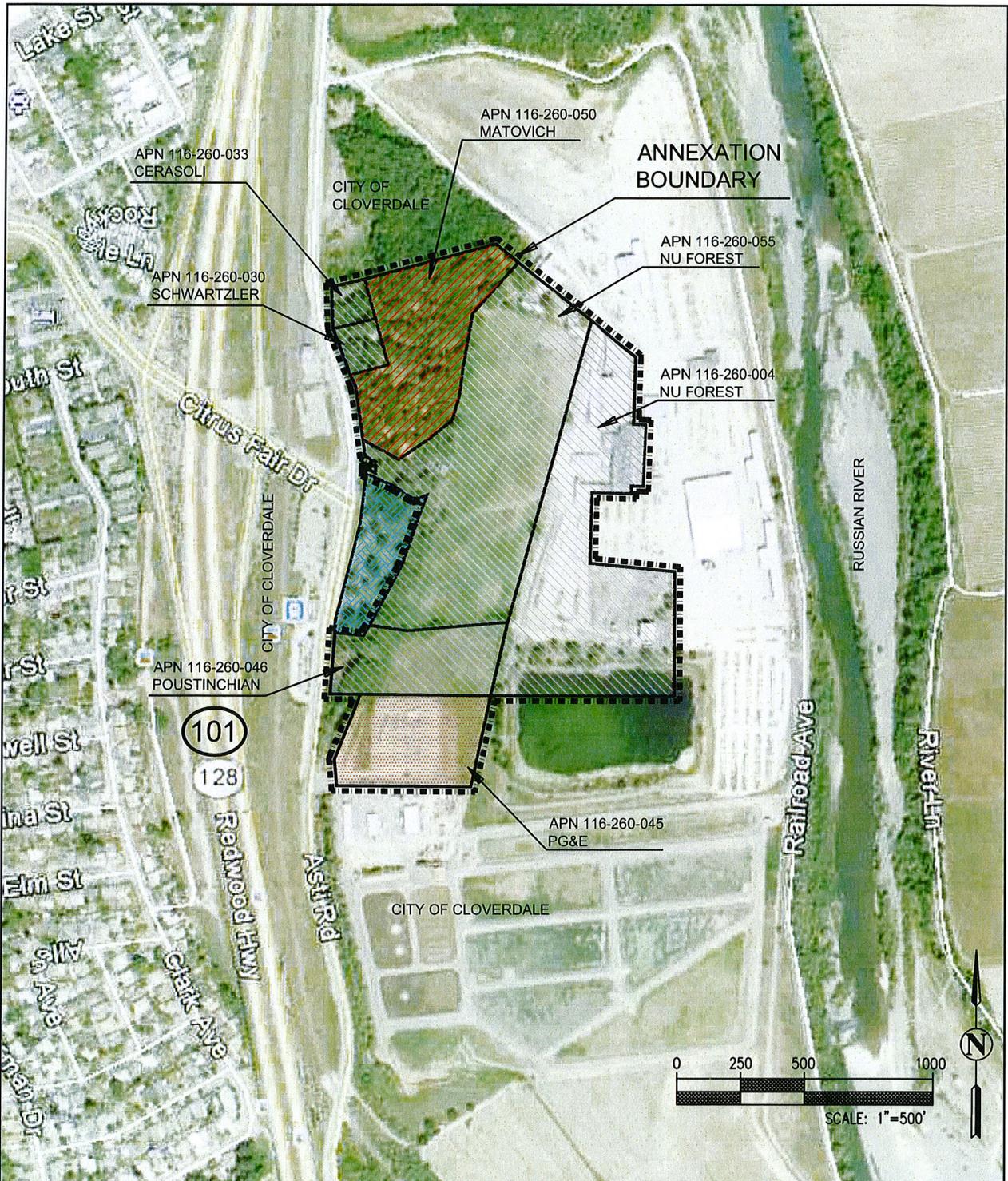


Exhibit 3
 City of Cloverdale
 Proposed Annexation

APN	Owner	Area (per AP Map)
116-260-004	Nu Forest Products	12.17 acres
116-260-030	Schwartzler	0.73 acres
116-260-033	Cerasoli	0.45 acres
116-260-045	PG&E	4.05 acres
116-260-046	Poustinchian	4.07 acres
116-260-050	Matovich	6.30 acres
116-260-055	Nu Forest Products	14.68 acres



- Legend:**
- | | |
|---|--|
|  | Existing General Plan
CF - Conservation Feature |
|  | GI - General Industrial |
|  | TOD - Transit Oriented Development |
|  | P - Public |

Exhibit 4A
 City of Cloverdale
 Existing General Plan
 Land Use Designation

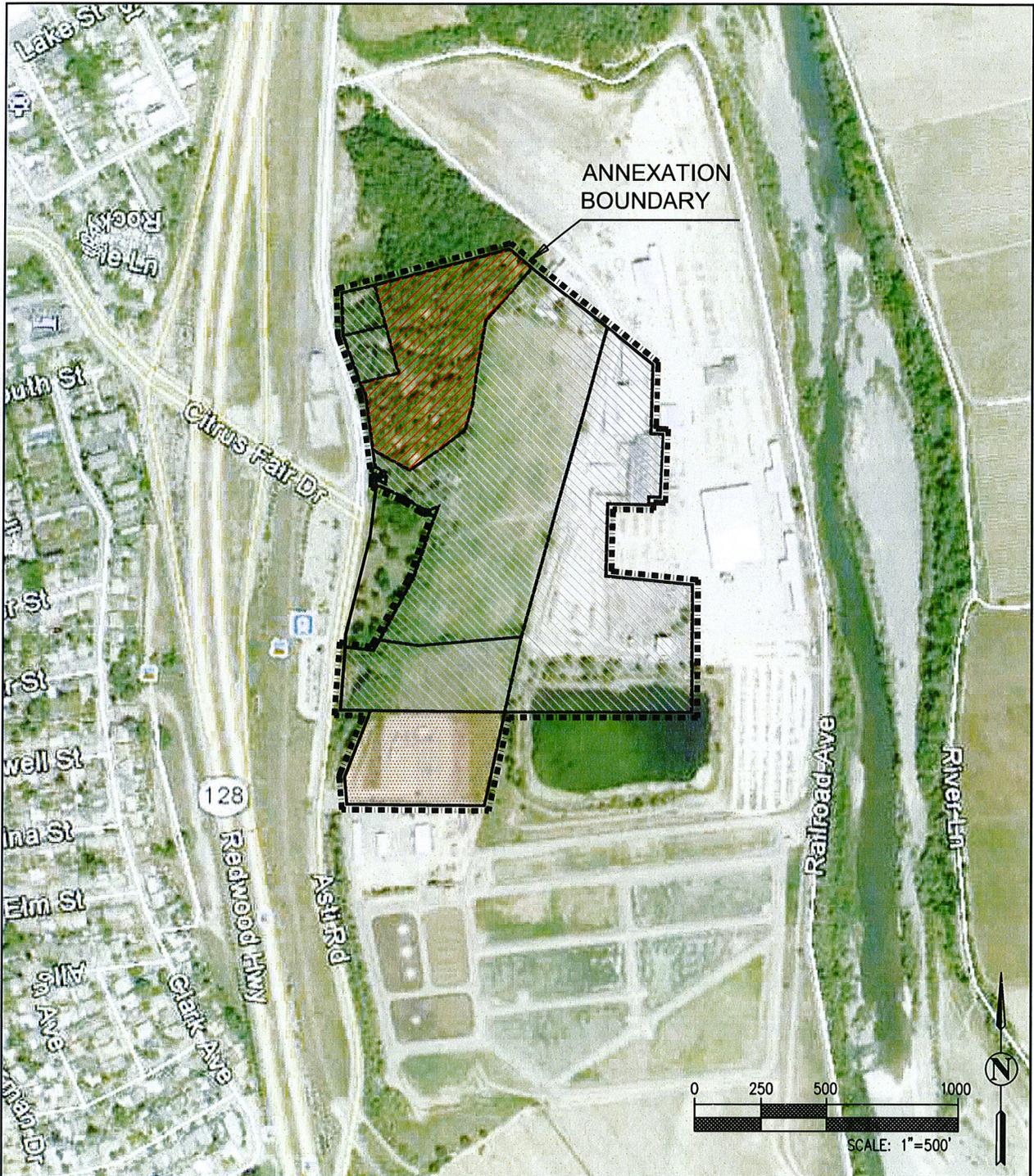


Exhibit 4B
 City of Cloverdale
 Proposed General Plan
 Land Use Designation

Legend:



Proposed General Plan

- RR - Rural Residential
- GI - General Industrial
- P - Public

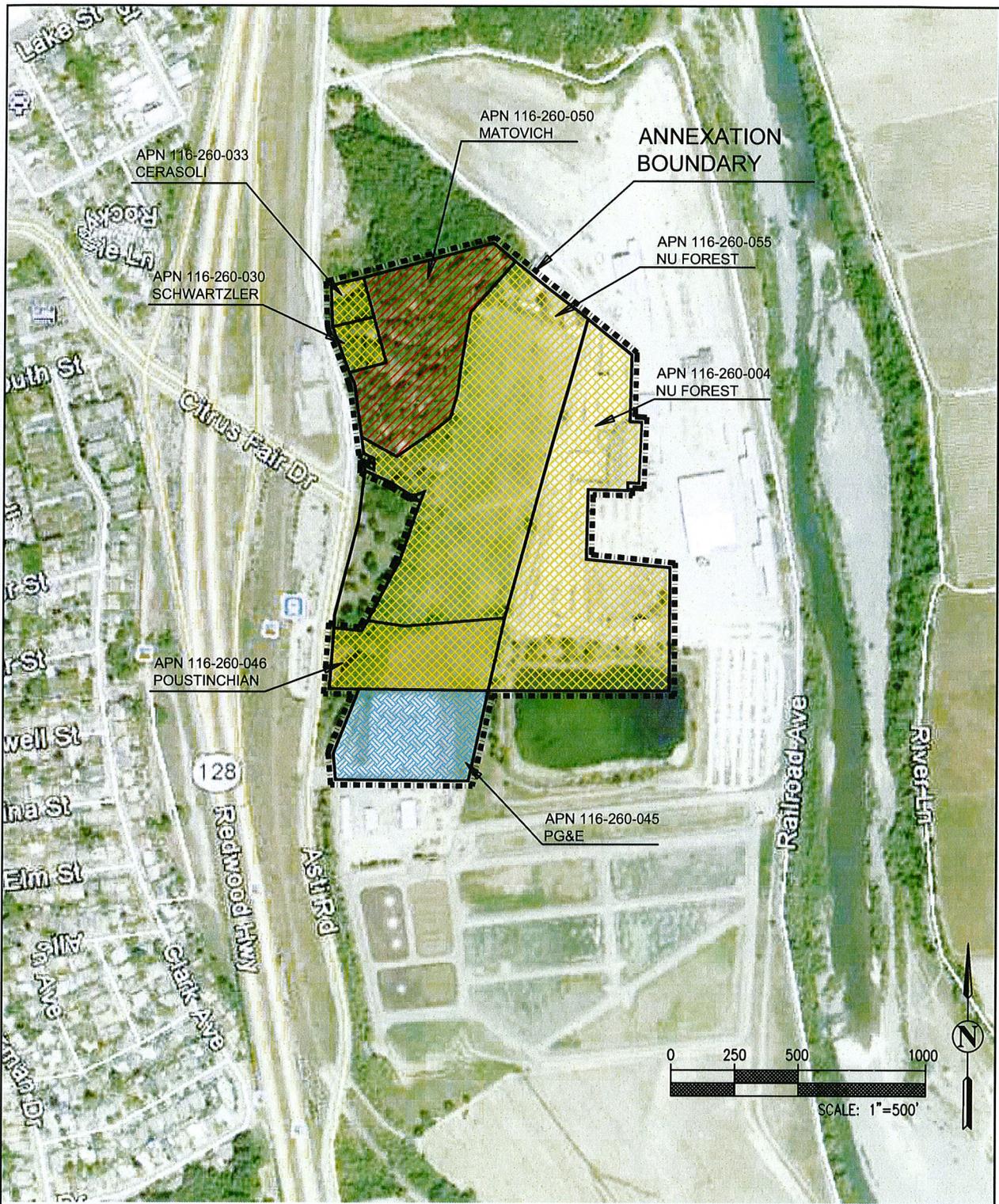


Exhibit 5
 City of Cloverdale
 Rezoning Map

Legend:



Proposed Use

- GI - General Industrial
- RR - Rural Residential
- P-I - Public Institutional

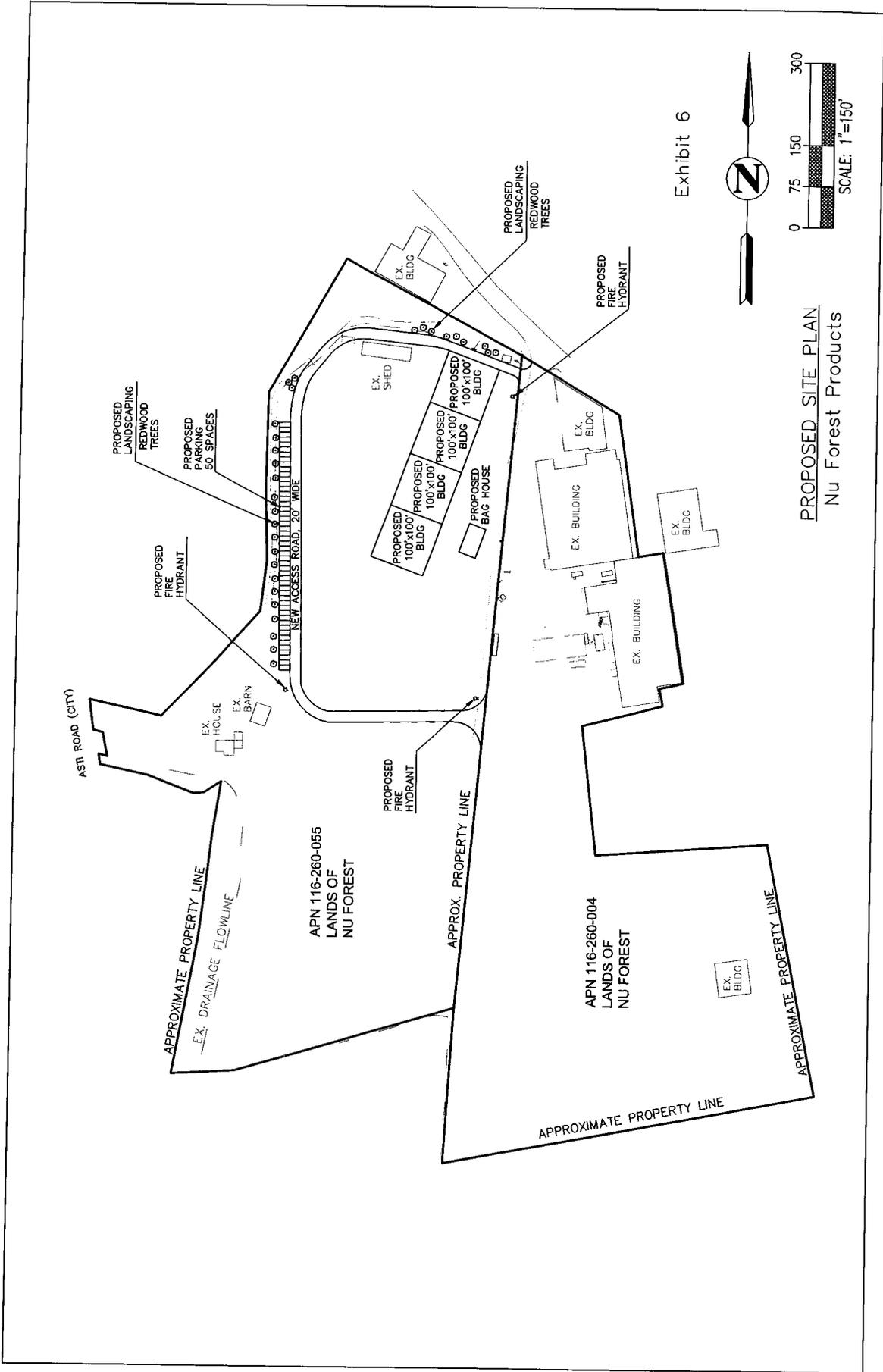
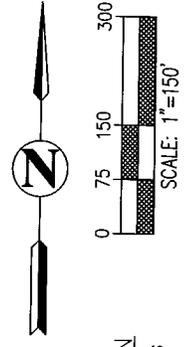


Exhibit 6



PROPOSED SITE PLAN
Nu Forest Products