

**TABLE OF CONTENTS**

1. INTRODUCTION ..... 1-1

2. REPORT SUMMARY ..... 2-1

3. PROJECT DESCRIPTION ..... 3-1

4. ENVIRONMENTAL EVALUATION ..... 4-1

    4.1 AESTHETICS ..... 4.1-1

    4.2 AGRICULTURAL RESOURCES ..... 4.2-1

    4.3 AIR QUALITY ..... 4.3-1

    4.4 BIOLOGICAL RESOURCES ..... 4.4-1

    4.5 CULTURAL RESOURCES ..... 4.5-1

    4.6 GEOLOGY AND SOILS ..... 4.6-1

    4.7 HAZARDS AND HAZARDOUS MATERIALS ..... 4.7-1

    4.8 HYDROLOGY AND WATER QUALITY ..... 4.8-1

    4.9 LAND USE ..... 4.9-1

    4.10 NOISE ..... 4.10-1

    4.11 POPULATION, HOUSING AND URBAN DECAY ..... 4.11-1

    4.12 PUBLIC SERVICES ..... 4.12-1

    4.13 TRANSPORTATION ..... 4.13-1

    4.14 UTILITIES ..... 4.14-1

5. ALTERNATIVES TO THE PROPOSED PROJECT ..... 5-1

6. CEQA-REQUIRED ASSESSMENT CONCLUSIONS ..... 6-1

7. REPORT PREPARERS ..... 7-1

***Appendices***

- Appendix A – Retail Market Impact Analysis
- Appendix B – Design Level Geotechnical Investigation
- Appendix C – Cumulative Projects
- Appendix D – Traffic Report
- Appendix E – Air Quality Appendix
- Appendix F – Initial Study

*List of Figures*

Figure 3-1	Regional Map .....	3-2
Figure 3-2	Project Location .....	3-3
Figure 3-3	Site Plan.....	3-5
Figure 4.1-1	Views of Project Site .....	4.1-5
Figure 4.4-1	Confirmed Wetlands Delineation .....	4.4-12
Figure 4.6-1	Regional Faults.....	4.6-5
Figure 4.8-1	Petaluma River Watershed.....	4.8-7
Figure 4.8-2	Ditches and Water Flow Around Project Site .....	4.8-10
Figure 4.8-3	FEMA Flood Insurance Rate Map (FIRM) Boundaries.....	4.8-13
Figure 4.9-1	Land Use .....	4.9-4
Figure 4.10-1	Noise Measurement Locations at the Project Site .....	4.10-7
Figure 4.10-2	Petaluma Speedway Noise Level Comparison at LT-2 on June 16 and June 17, 2006 .....	4.10-8
Figure 4.13-1	Existing Intersection Lane Geometrics and Control .....	4.13-11
Figure 4.13-2	Existing Roadway System and Travel Lanes.....	4.13-12
Figure 4.13-3	Existing Weekday AM Peak Hour Volumes .....	4.13-16
Figure 4.13-4	Weekday Existing PM Peak Hour Volumes.....	4.13-17
Figure 4.13-5	Existing Saturday Peak Hour Volumes .....	4.13-18
Figure 4.13-6	Near Term Base Case (Without Project) Intersection Lane Geometrics and Control.....	4.13-20
Figure 4.13-7	Near Term Base Case (Without Project) AM Peak Hour Volumes .....	4.13-21
Figure 4.13-8	Near Term Base Case (Without Project) PM Peak Hour Volumes.....	4.13-22
Figure 4.13-9	Near Term Base Case (Without Project) Saturday Peak Hour Volumes .....	4.13-23
Figure 4.13-10	Year 2025 Base Case (Without Project) Intersection Lane Geometrics and Control.....	4.13-24
Figure 4.13-11	2025 Base Case (Without Project) AM Peak Volumes with the Ranier Interchange.....	4.13-27
Figure 4.13-12	2025 Base Case (Without Project) PM Peak Volumes with the Ranier Interchange.....	4.13-28
Figure 4.13-13	2025 Base Case (Without Project) Saturday Peak Volumes with the Ranier Interchange .....	4.13-29
Figure 4.13-14	AM Peak Hour Project Increment.....	4.13-52
Figure 4.13-15	PM Peak Hour Project Increment .....	4.13-53
Figure 4.13-16	Saturday Peak Hour Project Increment.....	4.13-54
Figure 4.13-17	Near Term Base Case + Project Intersection Lane Geometrics and Control.....	4.13-56
Figure 4.13-18	Near Term Base Case + Project Weekday AM Peak Hour Volumes.....	4.13-57

Figure 4.13-19	Near Term Base Case + Project Weekday PM Peak Hour Volumes.....	4.13-58
Figure 4.13-20	Near Term Base Case + Project Saturday Peak Hour Volumes .....	4.13-59
Figure 4.13-21	Year 2025 Base Case + Project Intersection Lane Geometrics and Control.....	4.13-60
Figure 4.13-22	2025 Base Case + Project AM Peak Hour Volumes with the Rainier Interchange.....	4.13-61
Figure 4.13-23	2025 Base Case + Project PM Peak Hour Volumes with the Rainier Interchange.....	4.13-62
Figure 4.13-24	2025 Base Case + Project Saturday Peak Hour Volumes with the Rainier Interchange .....	4.13-63
Figure 4.13-25	Project Site Driveways “A” Through “F” .....	4.13-80
Figure 5-1	Mitigated Alternative .....	5-7
Figure 5-2	Alternate Use Alternative .....	5-16

*Tables*

Table 2-1	Summary of Impacts and Mitigation Measures.....	2-4
Table 3-1	Building Summary .....	3-8
Table 3-2	Parking Summary .....	3-10
Table 4.1-1	Petaluma General Plan 2025 Policies and Programs—Aesthetics .....	4.1-2
Table 4.1-2	SPARC's General Standards for Review.....	4.1-3
Table 4.2-1	Petaluma General Plan 2025 Policies—Agricultural Resources .....	4.2-2
Table 4.3-1	California and National Ambient Air Quality Standards .....	4.3-5
Table 4.3-2	Petaluma General Plan Policies — Air Quality .....	4.3-7
Table 4.3-3	Highest Measured Air Pollutant Concentrations .....	4.3-16
Table 4.3-4	summary of Measured Air Quality Exceedances.....	4.3-17
Table 4.3-5	Predicted 8-Hour Worst Case Carbon Monoxide Levels (in PPM).....	4.3-26
Table 4.3-6	Daily Regional Air Pollutant Emissions (Pounds Per Day) .....	4.3-28
Table 4.3-7	Projected Annual Greenhouse Gas Emissions.....	4.3-31
Table 4.4-1	Petaluma General Plan 2025 Policies & Programs—Biological Resources.....	4.4-6
Table 4.5-1	Petaluma General Plan Policies and Programs—Cultural Resources .....	4.5-4
Table 4.6-1	Petaluma General Plan 2025 Policies and Programs—Geology and Soils.....	4.6-4
Table 4.7-1	Petaluma General Plan 2025 Policies and Programs—Hazards and Hazardous Materials.....	4.7-5
Table 4.8-1	Petaluma General Plan Policies and Programs — Hydrology and Water Quality .....	4.8-5
Table 4.9-1	Petaluma General Plan 2025 Policies & Programs —Land Use.....	4.9-2
Table 4.10-1	Definitions of Acoustical Terms.....	4.10-2
Table 4.10-2	Typical Sound Levels .....	4.10-3
Table 4.10-3	Petaluma General Plan Policies and Programs .....	4.10-5
Table 4.10-4	Existing Noise Levels at the Project Site.....	4.10-9
Table 4.11-1	Petaluma General Plan Policies and Programs—Population, Housing and Urban Decay .....	4.11-2
Table 4.12-1	Petaluma General Plan 2025 Policies and Programs—Police Protection.....	4.12-2
Table 4.12-2	Petaluma General Plan 2025 Policies and Programs— Fire Services.....	4.12-4
Table 4.12-3	Petaluma General Plan 2025 Policies and Programs—Educational Services .....	4.12-9
Table 4.12-4	Petaluma General Plan 2025 Policies and Programs—Parks and Recreation .....	4.12-12
Table 4.12-5	City of Petaluma Park Land Acquisition and Development Fees.....	4.12-13
Table 4.13-1	Petaluma 2025 General Plan Policies and Programs—Transportation .....	4.13-3
Table 4.13-2	Traffic Distribution for Major Development Projects .....	4.13-25
Table 4.13-3	Signalized Intersection LOS Criteria .....	4.13-30

Table 4.13-4	Unsignalized Intersection LOS Criteria .....	4.13-31
Table 4.13-5	Intersection Level of Service and Seconds of Delay— Weekday AM Peak Hour .....	4.13-32
Table 4.13-6	Intersection Level of Service and Seconds of Delay— Weekday PM Peak Hour .....	4.13-33
Table 4.13-7	Intersection Level of Service and Seconds of Delay— Saturday PM Peak Hour .....	4.13-34
Table 4.13-8	Vehicle Queuing (95th Percentile Average Vehicle Queue) Weekday AM Peak Hour (7:00-8:00) .....	4.13-37
Table 4.13-9	Vehicle Queuing (95th Percentile Average Vehicle Queue) Weekday PM Peak Hour (5:00-6:00) .....	4.13-38
Table 4.13-10	Vehicle Queuing (95th Percentile Average Vehicle Queue) Saturday PM Peak Hour (1:00-2:00) .....	4.13-39
Table 4.13-11	Freeway Peak Hour V/C Ratio and LOS Existing Conditions .....	4.13-43
Table 4.13-12	Freeway Peak Hour V/C Ratio and LOS Base Case and Year 2025 (Without Project) .....	4.13-44
Table 4.13-13	2008 Weekday AM and PM Peak Hour Trip Generation East Washington Place .....	4.13-50
Table 4.13-14	2008 Saturday PM Trip Generation - East Washington Place .....	4.13-51
Table 4.13-15	Project Trip Distribution .....	4.13-64
Table 4.13-16	Intersection Level of Service and Seconds of Delay—Weekday AM Peak Hour .....	4.13-65
Table 4.13-17	Intersection Level of Service and Seconds of Delay—Weekday PM Peak Hour .....	4.13-66
Table 4.13-18	Intersection Level of Service and Seconds of Delay— Saturday PM Peak Hour .....	4.13-67
Table 4.13-19	Vehicle Queuing (95th Percentile Average Vehicle Queue) Weekday AM Peak hour (7:00-8:00) .....	4.13-70
Table 4.13-20	Vehicle Queuing (95th Percentile Average Vehicle Queue) Weekday PM Peak hour (5:00-6:00) .....	4.13-71
Table 4.13-21	Vehicle Queuing (95th Percentile Average Vehicle Queue) Saturday PM Peak hour (1:00-2:00) .....	4.13-72
Table 4.13-22	Freeway AM Peak Hour V/C Ratio and Level of Service (With Project) .....	4.13-74
Table 4.14-1	Petaluma General Plan 2025 Policies and Programs—Water Services .....	4.14-2
Table 4.14-2	Projected Water Sources and Demand For the 2025 General Plan .....	4.14-5
Table 4.14-3	Petaluma General Plan Policies and Programs .....	4.14-10
Table 4.14-4	Petaluma General Plan Policies And Programs – Solid Waste .....	4.14-16
Table 5-1	Comparison of Project Alternatives .....	5-2

**CITY OF PETALUMA**  
**EAST WASHINGTON PLACE EIR**  
TABLE OF CONTENTS