

Notes from Scoping Meeting with Local Jurisdictions (March 11, 2004):

City of Santa Rosa

- Project located near the City of Santa Rosa.
- Project located in a semi-rural area.
 - Presents substantial infrastructure needs.
- Should look at the context of the surrounding area in addition to Rohnert Park.
 - Unincorporated County.
 - City of Cotati.
 - City of Santa Rosa.
- Need better project description that indicates:
 - Size.
 - On-site location.
 - Any related/connected actions, such as infrastructure.
 - Other possible reasonably foreseeable developments that could occur on the rest of the site – retail is of particular interest to the City of Santa Rosa.
- Need purpose and need statement.
- Mitigation.
 - Need to see consideration of mitigation.
 - On-site – what can be done to make project environmentally responsible
 - Limit size of buildings and parking.
 - Ask – is this property appropriate for development?
- Issues.
 - Traffic
 - Big issue for City of Santa Rosa.
 - 101 – often stop and go, even outside of peak hours.
 - Surface streets.
 - Should be analysis of impacts.
 - Especially:
 - Stony Point – Hearn Ave.
 - US 101 / Wilfred
 - US 101 / Rohnert Park Expressway
 - Rohnert Park Expressway – Stony Point
 - 116 – Stony Point
 - Possible updates to transit.
 - Evaluate demands, existing and plus project.
 - Evaluate potential for shuttle service.
 - Evaluate proposals to encourage use of transit.
 - Public services – police, fire, EMS.
 - Not just affecting Rohnert Park.
 - Increase in crime should be analyzed.
 - Direct and indirect (family, traffic, etc.)
 - Fire.
 - Even if would be provided elsewhere, look at ripple effect on other jurisdictions.
 - Water supply.

- Overdraft situation.
- Jurisdictions currently analyzing water use.
- Impact of groundwater use on surrounding jurisdictions.
 - May impose upon development in other areas.
- Wastewater disposal.
 - Has been an issue for the City of Santa Rosa (operates regional facilities)
 - Where will discharge occur and what will the impact on receiving waters be?
 - Pretreatment plan? Especially if would use the regional facility. If would do so, who has enforcement?
- Biological Resources.
 - Consider endangered species and wetland issues on par with other developments in the area.
 - Have to avoid or mitigate.
 - This project has effects on other developments.
- Socioeconomic impacts.
 - Impacts on surrounding businesses.
 - Impacts such as blight.
 - Tax revenues.
 - If the project has retail:
 - Unfair competition related impacts – no sales tax.
- Housing.
 - All general plans include a housing element – housing is an important issue.
 - Rohnert Park housing element did not anticipate thousands of jobs – increased demand for affordable housing.
 - Analyze increase in demand for housing by income type and the pressure for development in surrounding areas.
 - Possible alternative/mitigation – on-site low-income housing.

Rincon Valley Fire District

- Has jurisdiction over most of the project site.
- Need to define role for fire/emergency needs.
- Evaluate regional impacts on the mutual aid system.
- Wouldn't be subject to standard local reviews.
- Building should comply with rigorous codes (at least UBC)
- Increased traffic affects response times.

Rancho Fire District

- Look at regional effect to emergency response.
- Need plan check.
- Need to ensure safety of customers and fire fighters.
- Equipment should be added to mitigate impact.

City of Petaluma

- Where is the water supply coming from?
- How much will the water agency be impacted?
- Traffic.
 - 101- “parking lot” most of the time
 - Some traffic will come through Old Redwood Highway through Petaluma
- Crime – analyze DUIs.
- What will project be?
 - Casino only?
 - Casino and retail?
 - If so, sales tax impacts should be analyzed.

Sonoma County

- General plan consistency.
 - The project site is designated agriculture and community separator.
- Analyze growth-inducing impacts.

City of Cotati

- Neighbor to the project site.
- Concerned about the following issues:
 - Water/wastewater.
 - Housing.
 - Infrastructure.
 - Resources.
 - Authority to ensure that mitigation measures are enforced.
 - Timing of off site improvements – how ensure they are timely?

City of Sebastopol

- Signed resolution alluding to recommendations regarding approving gaming compacts.
 - Reservation subject to local health and safety codes.
 - Need agreement with local jurisdictions.
- EIS should include all CEQA issues/scope:
 - Light/glare.
 - Noise.
 - Cumulative impacts.
 - Long term effects.
 - Significant irreversible impacts.
 - Growth inducing impacts.
 - Significant and unavoidable impacts.
- Should analyze impacts to neighboring tribes.
- Will there be access to the site for mitigation monitoring?
- Will the Tribe be responsible for mitigation?
 - Example – Caltrans doesn’t have the money for the Wilfred Interchange project.
- Water rights issues.

- How mitigated?
 - Groundwater is needed for the growth of the City.
- Future development / clustering of other casinos.
- Property/sales/occupancy taxes / development fees.
 - Loss of these means loss of services to the City.
- Make sure no toxic conditions on-site.