

Appendix 4.8

General Plan Conformity

APPENDIX 4.8 GENERAL PLAN CONFORMITY

Appendix 4.8-A. Conformity Findings – City of Cotati Downtown Specific Plan	
Goal, Policy, or Objective	Analysis
<p>Goal 1. Establish an efficient and environmentally sensitive land use pattern that provides adequate space to meet housing and economic needs while maintaining Cotati’s small town image.</p>	<p>The Downtown Specific Plan implements Goal 1 by attempting to use existing developed areas more efficiently, providing additional housing and retail/commercial space, while retaining or enhancing historic form and character.</p>
<p><u>Objective 1.1</u> Regulate development in areas of Geologic Hazards.</p> <p>Policy 1.1.1 Development in areas subject to liquefaction, such as along East and West Cotati Avenues, Wilford Lane, and Redwood Drive (formerly known as South Santa Rosa Avenue), shall be reviewed by qualified soils engineers and geologists in order to ensure the safety and stability of all construction.</p>	<p>Geologic hazards are addressed in Section 4.5 of this EIR. The Downtown Specific Plan does not alter any existing requirements for studies or mitigation of geologic hazards.</p>
<p>Policy 1.1.2 All new development within the 100-year flood plain shall be built according to the Federal Flood Insurance Agency standards.</p> <p>Policy 1.1.3 Continue efforts to eliminate flooding, by upgrading and expanding the storm drainage system.</p>	<p>Flood hazards are addressed in Section 4.8 of this EIR. The Downtown Specific Plan does not alter requirements related to construction in flood plains.</p> <p>The storm drainage system is discussed in Section 4.8 Hydrology and Water Quality.</p>
<p><u>Objective 1.2</u> New growth shall not exceed the City’s ability to provide necessary public services.</p> <p>Policy 1.2.1 No project shall be approved until it can be shown that the City’s public services can accommodate the increased demand of services.</p> <p>Policy 1.3.1 The City shall have as a policy an emphasis on the development of vacant and underutilized land within the existing City limits.</p>	<p>Public services are addressed in Section 4.11 of this EIR.</p> <p>With implementation of mitigation, public services are sufficient to provide for the development anticipated under the Downtown Specific Plan.</p> <p>The Downtown Specific Plan utilizes vacant and underutilized land in the existing limits.</p>
<p><u>Objective 1.4</u> Provide a network of open space or neighborhoods, to preserve the small town identity, visual amenities, and insure public safety.</p> <p>Policy 1.4.6 The area bordering East Cotati Avenue shall be a mix of low-medium density and medium density residential, commercial, and professional service land uses.</p>	<p>Park and open space is discussed in section 4.11 of this EIR. The Downtown Specific Plan outlines a program of open space in the downtown, along with distinct but related districts, or neighborhoods, in the downtown.</p> <p>The Downtown Specific Plan is consistent with this policy as set forth in the project description of this EIR.</p>
<p>Policy 1.5.2 The City shall encourage the clustering of residential units to preserve the continuity of open space, protect</p>	<p>The Downtown Specific Plan relies on infill development to provide residential opportunities in the downtown. The DSP follows the same</p>

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environmental features, enhance visual amenities, and insure public safety.	development pattern in the downtown.
<p>Goal 2.0: Develop a system of transportation facilities and services that provides safe and efficient access to all parts of the City, including Thomas Page School, Sonoma State University, and the region, and reinforces the desired land use pattern.</p> <p><u>Objective 2.1</u> Establish a safe, efficient, and public transit system that meets the mobility needs of all age groups in the City.</p> <p>Policy 2.1.2 Encourage the provision and maintenance of covered and lighted seating areas at existing and future transit stops along Old Redwood Highway and East Cotati Avenue to ensure safety and convenience for riders.</p> <p>Policy 2.1.4 Encourage a schedule where Sonoma County Transit buses stop every half-hour at designated bus stops along Old Redwood Highway and East Cotati Avenue, to and from activity centers in Cotati, Sonoma State University, and the region.</p> <p>Policy 2.1.6 Encourage the consolidation of Golden Gate Transit Service and Sonoma County Transit bus shelters at La Plaza to better serve the bus traveling population.</p>	<p>Transportation is discussed in section 4.12 of this EIR. The Downtown Specific Plan outlines a transportation program intended to maintain access through the downtown, while improving streetscape and small-town feel.</p> <p>Transit services are discussed in section 4.12 of this EIR. The Downtown Specific Plan does not directly affect the operation of the existing transit system in the area. The Downtown Specific Plan identifies additional areas for transit stops, includes standards for design of such stops, and encourages increased service to the area. However, the ultimate route and frequency of transit service in the area is the jurisdiction of Sonoma County Transit and Golden Gate Transit.</p> <p>The Downtown Specific Plan will facilitate implementation of this policy. The decision to consolidate shelters is ultimately the jurisdiction of the transit agencies.</p>
<p><u>Objective 2.2</u> Develop a safe and efficient system of bicycle and pedestrian routes that connect neighborhoods with commercial centers, transit facilities parks, and Thomas Page school, the city of Rohnert Park, and the County of Sonoma.</p> <p>Policy 2.2.1 Establish and maintain continuous clearly identifiable bicycle routes and facilities on Old Redwood Highway, East Cotati Avenue, Gravenstein Highway, and West Sierra Avenue.</p> <p>Policy 2.2.2 Maintain and develop a network of walkways and sidewalks along arterial and collector streets to provide for safe and efficient travel.</p> <p>Policy 2.2.3 New development shall provide the rights-of-way for bicycle and pedestrian facilities.</p> <p>Policy 2.2.4 Priority shall be given to</p>	<p>Circulation is discussed in section 4.12 of this EIR. The Downtown Specific Plan includes a bicycle and pedestrian plan. The improvements included in those plans are intended to improve connection, improve visibility and access, and increase appeal.</p> <p>The Downtown Specific Plan calls for facilities</p>

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<p>upgrading and maintaining existing bicycle and pedestrian routes before new routes are established.</p> <p>Policy 2.2.5 Continue to provide secure bicycle racks in the Hub, future and existing commercial areas, and park-and-ride transit facilities, schools, and multiple unit residential developments.</p> <p>Policy 2.2.6 Provide curb cuts and ramps at the intersections along Old Redwood Highway and East Cotati Avenue and throughout the community, to serve the needs of the mobility-impaired.</p> <p>Policy 2.2.7 Enhance the safety of pedestrian crossings in the Hub area while ensuring a delightful downtown experience.</p>	<p>(such as racks) to support cycling in the area.</p> <p>The Downtown Specific Plan calls for access for all modes of pedestrian mobility.</p> <p>The Downtown Specific Plan includes improved facilities for pedestrians around the Hub.</p>
<p><u>Objective 2.3</u> Provide adequate parking in commercial areas, commuter transit facilities, and in areas devoted to professional service uses to eliminate spillover parking in adjacent residential areas.</p> <p>Policy 2.3.2 Multiple unit residential developments shall provide adequate parking facilities to serve both residents and guests to minimize on-street parking impacts.</p> <p>Policy 2.3.3 Encourage the use of multi-purpose parking lots that serve both multi-family residential and commercial uses.</p>	<p>Parking is discussed in section 4.12 of this EIR. The Downtown Specific Plan includes a detailed parking plan intended to provide service to the mix of uses in the downtown. Parking is designed to be shared, but still to provide adequate numbers for the mix of uses.</p> <p>The Downtown Specific Plan contains adequate parking requirements for residential developments.</p> <p>The Downtown Specific Plan implements this policy through its "park-once" facilities.</p>
<p><u>Objective 2.4</u> Provide convenient and safe movement within the City by establishing a traffic-way system in which the function and design of each street is consistent with the character and use of adjacent land.</p> <p>Policy 2.4.1 Seek alternatives to traditional traffic solutions; these measures could include traffic signals, street widening, and stop signs. Traffic calming measures, which decrease environmental impacts, slow vehicular speed, and encourage pedestrian and bicycle modes of transportation, shall be given the highest priority above the traffic improvements recommended below.</p>	<p>Circulation is discussed in section 4.12 of this EIR. The Downtown Specific Plan proposes alterations to area streets in order to preserve function, while improving streetscape character and the connection to downtown's history.</p> <p>The Downtown Specific Plan proposes the use of traffic calming measures, and slower vehicle speeds, along with the use of alternative modes of transportation.</p>
<p>Goal 3.0: Maintain the integrity, safety, and</p>	<p>The Downtown Specific Plan includes a program</p>

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<p>environmental quality of the City’s residential neighborhoods related to transportation impacts.</p> <p><u>Objective 3.1</u> Improve air quality in Cotati and reduce air quality impacts from future development.</p> <p>Policy 3.1.1 Reduce automobile trips and local traffic congestion. Refer to Goal 2, the transportation section for additional policies that would reduce automobile use.</p>	<p>of smaller, residential streets and alleys, while providing access to residential areas.</p> <p>Air Quality is addressed in Section 4.2 of this EIR. The Downtown Specific Plan includes a number of measures, including measures to reduce congestion, improve use of alternative transportation, and provide a mix of services proximate to residential development, which may positively impact air quality. The project also includes a street tree program which may improve local air quality through reduced reliance on cooling mechanisms.</p>
<p><u>Objective 3.2</u> Establish and maintain the residential neighborhoods as safe, attractive, and convenient places to live.</p>	<p>The Downtown Specific Plan outlines a residential program with residences located near services, and with particular architectural style and form. Forms for frontages, as well as improved lighting and streetscape initiatives outlined in the plan may increase perceived safety in the area.</p>
<p><u>Objective 3.3</u> Minimize noise levels to enhance the quality of existing and future land uses.</p> <p>Policy 3.3.2 Control non-transportation related noise from site specific noise sources.</p> <p>Policy 3.3.3 Develop and enforce a City of Cotati Noise Ordinance.</p> <p>Policy 3.3.4 Local truck traffic, including loading and unloading, shall be limited to specific routes, times and speeds appropriate to each zoning district.</p> <p>Policy 3.3.7 Require acoustical studies and mitigation measures for new developments and transportation improvements that affect noise sensitive uses such as schools, hospitals, libraries, group care facilities, convalescent homes, and residential areas.</p>	<p>Noise impacts are addressed in Section 4.9 of this EIR. Section 4.9 finds that noise impacts will not be significantly increased by the DSP.</p> <p>Section 17.30.050 of the City of Cotati Municipal Code addresses noise standards for all development and provides standards limiting exposure to the unhealthy effects of noise. It includes maximum allowable noise level standards</p> <p>This would be a requirement of the Cotati noise ordinance.</p> <p>This is included as mitigation in section 4.9.</p>
<p>Goal 4: Help create a “sense of community” by providing public facilities that encourage social interaction and civic pride.</p> <p><u>Objective 4.1</u> Develop a park and recreation network that serves all segments of Cotati’s population.</p> <p>Policy 4.1.1 Locate new park and recreation facilities in areas which are accessible and</p>	<p>Parks and other public facilities are discussed in section 4.11 of this EIR. The Downtown Specific Plan includes options for the development of civic buildings and public open spaces intended to facilitate a “sense of community.”</p> <p>The DSP will enhance the access to and therefore the utility of La Plaza Park.</p> <p>See above.</p> <p>The DSP increases the size and function of La Plaza Park through increased connectivity.</p>

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<p>convenient to the community.</p> <p>Policy 4.1.3 The City shall expand recreational opportunities in the existing facilities to accommodate a wider range of activities for all age groups.</p>	
<p>Goal H-1: Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for all Cotati residents.</p> <p>Policy H-1.2 <u>Conversion of Residential Units</u>: Discourage the conversion of residential units to other uses.</p> <p>Policy H-1.3 <u>Condominium Conversions</u>: Limit conversion of existing rental housing units to market rate condominiums. Conversion to limited equity cooperatives, cohousing and other innovative housing proposals that are affordable to low and moderate-income households are permitted.</p>	<p>Housing is discussed in section 4.10 of this EIR. The buildout of the Downtown Specific Plan will result in a net increase in housing units in the planning area. The Downtown Specific Plan does not affect or induce the conversion of rental housing to condominiums.</p> <p>The DSP does not propose any such conversions.</p>
<p>Policy H-1.4 <u>Energy Conservation Improvements</u>: Promote energy conservation improvements for existing and proposed residential units.</p>	<p>The Downtown Specific Plan incorporates by reference the energy conservation policies of the General Plan and the Land Use Code and will be subject to the City's Sustainable Building Program.</p>
<p>Goal H-2: Provide housing for all economic segments of the community.</p> <p>Policy H-2.1 <u>Regional Housing Needs</u>: Ensure that adequate residentially designated land is available to accommodate ABAG's Regional Housing Needs.</p> <p>Policy H-2.2 <u>Mixed Use</u>: Encourage the development of residential uses in commercial areas where the viability of the commercial activities would not be adversely affected.</p> <p>Policy H-2.4 <u>Inclusionary Housing</u>: Continue to require the implementation of an inclusionary housing program.</p> <p>Policy H-2.6 <u>Second Dwelling Units</u>: Continue to facilitate the construction of second dwelling units pursuant to the City's Second Unit Ordinance.</p> <p>Policy H-2.8 <u>Infill Housing</u>: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.</p>	<p>The Downtown Specific Plan includes among its central objectives the provision of housing affordable to range of incomes and needs. The Downtown Specific Plan does not decrease the amount of residentially-zoned land in the planning area. The DSP assures residential with the commercial uses. City requires 20% inclusionary housing.</p> <p>The Downtown Specific Plan mixes residential and commercial uses.</p> <p>By mixing residential and commercial uses, the DSP provides opportunities to live near jobs.</p> <p>The Downtown Specific Plan includes housing subject to the City's inclusionary housing requirement.</p> <p>The Downtown Specific Plan does not impact the application of the Second Unit Ordinance.</p> <p>The Downtown Specific Plan utilizes infill development to accommodate new housing.</p>

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<p>Goal H-3: Expand affordable housing opportunities for persons with special housing needs such as the elderly, the disabled, households with very low to moderate incomes, and first time home buyers.</p> <p>Policy H-3.2 <u>Additional Senior Housing</u>: Continue to allow senior housing projects to be developed with density bonuses and parking and setback requirements less stringent than those specified in the Zoning Ordinance, where found to be consistent with maintaining the character of the surrounding neighborhood. Maintain a requirement for sidewalks for senior housing projects.</p> <p>Policy H-3.4 <u>Density Bonus</u>: Provide density bonuses to projects that provide a required percentage of total units affordable to very low and low-income households and for units meeting the special housing needs identified in this Element.</p> <p>Policy H-3.5 <u>Large Families</u>: Encourage housing for large families.</p> <p>Policy H-3.9 <u>First Time Home Buyers</u>: Encourage affordable housing for first time homebuyers, and young families</p>	<p>The Downtown Specific Plan includes among its central objectives the provision of housing for a variety of incomes and needs.</p> <p>The DSP allows for senior housing projects.</p> <p>The DSP allows for projects which could be subject to the City’s density bonus provisions.</p> <p>The DSP would include the ability to develop housing adequate for large families.</p>
<p>Goal H-5: Ensure public participation in the development of the City’s housing policies.</p> <p>Policy H-5.1 <u>Public Participation</u>: Continue to encourage and facilitate public participation in the formulation and review of the City’s housing and development policies.</p>	<p>The Downtown Specific Plan is the culmination of a public planning process which included public meetings and exercises.</p>
<p>Goal 6: Enhance the quality of life of Cotati residents through the creation and maintenance of well-designed and appropriately served neighborhoods.</p> <p><u>Objective 6.1</u> Ensure that all new residential development is compatible with adjacent land use.</p> <p>Policy 6.1.1 Assure that all residential developments are located near land uses that would not be visually unaesthetic, noisy or unsafe.</p>	<p>The Downtown Specific Plan outlines a consistent development program for residential uses in the planning area. The types of residential units proposed (mainly multi-family) are intended to be compatible in terms of form, style, and use, with small-scale retail and commercial proposed in the plan. In addition to the development itself, the Downtown Specific Plan outlines a program to improve the visual environment in the area, reduce noise, and maintain safety.</p>
<p><u>Objective 6.2</u> In appropriate areas new development may cluster the housing units so as to conserve limited land resources and energy.</p>	<p>The Downtown Specific Plan utilizes infill to provide housing, making use of existing developed areas. The Downtown Specific Plan defers to the energy conservation policies and standards of the</p>

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Policy 6.2.1 All new development should conserve land resources and incorporate energy conserving design features.	City.
<p><u>Objective 6.3</u> Improve the condition of Cotati's existing housing stock and maintain the unique quality of Cotati.</p> <p>Policy 6.3.1 Encourage the renovation of existing housing stock to preserve the unique character of Cotati.</p> <p><u>Objective 6.4</u> Ensure residential projects are designed with convenient access to commercial uses, recreational uses, employment, public services and other destinations through a combination of motor vehicle, bicycle, and pedestrian circulation routes.</p> <p>Policy 6.4.1 Site designs shall minimize paved surfaces and roadway lengths while providing adequate access for normal circulation and emergency vehicles.</p> <p>Policy 6.4.2 Site design shall minimize vehicular, bicycle and pedestrian conflicts.</p> <p>Policy 6.4.3 Site designs shall maximize access to commercial uses, recreational uses, employment, public services and other destinations using a minimum of pavement</p>	<p>The Downtown Specific Plan includes a goal of renovation and restoration of historic buildings, including houses.</p> <p>The Downtown Specific Plan locates residential uses proximate to commercial and recreational uses, and existing public services, and increases employment opportunities, all within walking or cycling distance.</p> <p>The Downtown Specific Plan includes stormwater management techniques which offer alternatives to paved surfaces. Roadways are designed to provide sufficient circulation and emergency access are included.</p> <p>The Downtown Specific Plan outlines a program where vehicles, bicycles and pedestrians are accommodated and are given specialized facilities.</p> <p>The Downtown Specific Plan utilizes largely existing street and parking infrastructure to provide access.</p>
<u>Objective 6.5</u> New developments shall provide for private and semi-private open space.	The Downtown Specific Plan outlines a program of open space for the planning area.
<p><u>Objective 6.6</u> Protect the general quality of life in designated or developed residential areas located adjacent to property which may be developed for non-residential purposes.</p> <p>Policy 6.6.1 Ensure that all commercial development is compatible with adjacent land uses.</p>	The Downtown Specific Plan outlines form and character for both residential and non-residential development which is intended to ensure their compatibility.
Goal 7.0: Maintain a safe environment by providing adequate protection from traffic, fire, crime, natural disaster and hazardous materials	Public services, hazards and traffic are addressed in various sections of this EIR. Impacts associated with flooding are addressed in Section 4.7. Impacts associated with geologic hazards are addressed in Section 5.1.
<u>Objective 7.2</u> Protect the citizens from	The planning area is largely developed. Section

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<p>flooding, seismic activity and other natural disasters.</p> <p>Policy 7.2.1 New development or governmental action shall not compound the potential for flooding.</p> <p>Policy 7.2.2 New developments in the City shall be designed to minimize vegetation removal, soil compaction, and site coverage.</p> <p>Policy 7.2.3 Adequate drainage and erosion control shall be provided during construction of all new developments.</p>	<p>4.7 of the EIR finds that the project will not contribute substantially to flooding, in part because of the mitigation measures included in the project description.</p> <p>The planning area is largely devoid of vegetation. The project description includes a number of measures to address stormwater infiltration, as outlined in Section 4.7.</p> <p>The project does not change requirements for construction drainage and erosion control currently applied by the City.</p>
<p><u>Objective 7.3</u> Reduce the potential for human injury and property damage which may result from earthquake and other geologic hazards.</p> <p>Policy 7.3.1 Identify potential geologically hazardous areas and ensure that these areas have development limits.</p> <p>Policy 7.3.2 Natural slopes should be maintained and existing vegetation preserved, especially in areas with a slope greater than 15%.</p> <p>Policy 7.3.3 Remedial measures are to be employed to reduce erosion.</p>	<p>Geologic hazards are addressed in Section 4.5 of the EIR. The project does not change the existing building code and other construction regulations which currently apply to structures in Cotati. The area is not of particular geologic hazard.</p> <p>The project area is generally level, and located in an urban area.</p> <p>The project does not change city requirements for erosion control during construction; the project includes a number of measures to address stormwater infiltration (see Section 4.7).</p>
<p><u>Objective 7.4</u> Maintain high quality fire protection and police services.</p> <p>Policy 7.4.1 Assure adequate staff and equipment in the Fire Protection District to accommodate population growth in Cotati.</p> <p>Policy 7.4.3 City streets shall be maintained in such a way so as not to impede emergency vehicles.</p> <p>Policy 7.4.4 New development shall be constructed to minimize the risk of fire.</p> <p>Policy 7.4.5 All new development shall be served with adequate water for fire protection.</p> <p>Policy 7.4.6 The Police Department shall have adequate staff and equipment to accommodate population growth in Cotati.</p>	<p>Public services are addressed in Section 4.11 of this EIR.</p> <p>The public services section of the EIR finds that with mitigation, levels of fire service will be adequate to serve the project.</p> <p>The project specifies streets at sufficient width and connection to accommodate emergency vehicles.</p> <p>The project does not change and would therefore be subject to, existing construction standards related to fire protection.</p> <p>Section 4.14 of this EIR finds that with mitigation, new development will have sufficient water for fire protection.</p> <p>Section 4.14 of this EIR finds that with mitigation, the police department will provide adequate service for projected growth.</p>
<p><u>Objective 7.5</u> Protect citizens from dangers related to the movement, storage, and manufacture of hazardous materials.</p>	<p>Hazardous materials are addressed in Section 4.6 of this EIR. The EIR finds that risks related to hazardous materials in the planning area are less</p>

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<p>Policy 7.5.2 Hazardous waste generated within the City of Cotati shall be disposed of in a safe manner.</p> <p>Policy 7.5.3 Hazardous materials shall be stored on site in a safe manner.</p>	<p>than significant.</p> <p>The project does not change regulations related to the disposal or storage of hazardous waste and materials.</p>
<p><u>Objective 7.6</u> Develop travel conditions for all modes of transportation.</p> <p>Policy 7.6.1 Sites with a high frequency of traffic accidents shall be modified to minimize such occurrences.</p> <p>Policy 7.6.2 A "Level of Service D" shall be the minimum level of service maintained at all intersections.</p> <p>Policy 7.6.3 Bicycle paths shall be established, maintained in good condition and/or repaired, in order to keep bicyclists safe from vehicular traffic.</p> <p>Policy 7.6.4 Safe pedestrian paths shall be maintained throughout the community.</p>	<p>The Downtown Specific Plan identifies means to increase safety through a combination of slower traffic speeds, improved pedestrian and bike connections, among others.</p> <p>Traffic is analyzed in section 4.12 of this EIR.</p> <p>The Downtown Specific Plan provides a bicycle circulation plan.</p> <p>The Downtown Specific Plan includes a system of pedestrian pathways and improvements).</p>
<p>Goal 8.0: Maintain adequate public and personal services and facilities that meet the medical, scholastic, recreational, water, and sewage needs of Cotati.</p> <p><u>Objective 8.1</u> Work with the Cotati/Rohnert Park Unified School District to provide quality education for the youth of Cotati.</p> <p>Policy 8.1.1 Evaluate potential housing developments for possible school enrollment impacts.</p>	<p>Public services and utilities are addressed in Sections 4.11 and 4.13 of this EIR. The EIR finds that with mitigation; services and utilities will adequately serve buildout.</p> <p>Impacts to schools are addressed in Section 4.11. With mitigation, impacts to schools from area buildout are considered less than significant.</p>
<p><u>Objective 8.2</u> Provide for adequate sewer service.</p> <p>Policy 8.2.2 Ensure sewage system capacity is adequate to match the rate of development.</p>	<p>Impacts associated with wastewater are addressed in Section 4.13. Incremental upgrades, expansions, or replacements of wastewater collection infrastructure may be required as parcels are subdivided or consolidated, or as uses change.</p>
<p><u>Objective 8.3</u> Provide an adequate supply of clean, fresh water.</p> <p>Policy 8.3.1 Septic tanks shall not contaminate the water supply in Cotati.</p> <p>Policy 8.3.2 Ensure the water system is adequate to match rate of development.</p>	<p>Impacts to water supply are addressed in Section 4.14, Hydrology. Water supply is sufficient to accommodate project growth.</p> <p>The DSP will connect to the sewer system.</p> <p>The Downtown Specific Plan identifies improvements to water supply infrastructure in order to serve the project (page 3:45).</p>
<p><u>Objective 8.4</u> New development shall not</p>	<p>The Downtown Specific Plan outlines necessary</p>

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<p>unnecessarily burden existing public services and facilities.</p> <p>Policy 8.4.1 The City shall approve development only in those areas where adequate city facilities are available or will be provided by the development.</p>	<p>infrastructure improvements. According to Section 4.11 of the EIR, public services and facilities will be sufficient to serve the project and park impacts will be mitigated.</p>
<p>Policy 8.4.3 Public land for parks shall be provided at the rate of one acre of parkland per 200 residents (1:200).</p>	<p>The Downtown Specific Plan projects would be required to conform to the City's Quimby requirements.</p>
<p>Goal 9: Promote conservation of energy and other natural resources.</p> <p><u>Objective 9.1</u> Achieve a high level of energy efficiency in all new buildings and in modifications of existing ones.</p> <p>Policy 9.1.1 Require minimum energy conserving measures in site layout, construction, space conditioning, and lighting in new development.</p> <p>Policy 9.1.2 Promote use of alternative energy sources in new development.</p> <p><u>Objective 9.2</u> Land use design features shall maximize energy conservation.</p> <p>Policy 9.2.2 Street layout and design shall minimize use of pavement in order to reduce cooling energy needs.</p> <p>Policy 9.2.3 A deciduous tree program that does not interfere with solar access, and is located on the park strip, shall be required in all new development</p> <p>Policy 9.2.4 Encourage private sector participation in tree planting.</p> <p>Policy 9.2.5 All new development shall be contiguous with existing development</p> <p><u>Objective 9.3</u> Enhance Cotati's microclimate.</p> <p>Policy 9.3.1 Encourage widespread use of trees as windbreaks and maximize the effects of cooling westerly winds.</p>	<p>The Downtown Specific Plan requires that development pursuant hereto is subject to the City's Sustainable Building Program.</p> <p>The DSP is subject to the City's Sustainable Building Program. The Land Use Code requires 15% greater efficiency than does the state.</p> <p>The DSP is subject to the City's Sustainable Building Program.</p> <p>The DSP is subject to the City's Sustainable Building Program.</p> <p>The DSP includes many inter-connected streets to reduce the need for additional roadways.</p> <p>The Specific Plan includes a deciduous street tree program; .</p> <p>The DSP includes landscaping requirements.</p> <p>The Downtown Specific Plan identifies a program of infill development in an already urban area.</p> <p>The Specific Plan includes a deciduous street tree program;</p> <p>The Specific Plan includes a deciduous street tree program;</p> <p>The Downtown Specific Plan includes an open space program.</p>

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<p>Policy 9.3.2 Minimize use of pavement and utilize deciduous trees to help reduce summer temperatures.</p> <p>Policy 9.3.3 Encourage the development of well-located green open spaces.</p>	
<p><u>Objective 9.4</u> Allow appropriate non-residential activities in residential areas.</p> <p>Policy 9.4.1 Mix residential and commercial uses in appropriate areas.</p> <p>Policy 9.4.2 Ensure compatibility of non-residential uses with the neighborhood.</p>	<p>The Downtown Specific Plan allows for mixing of residential and non-residential uses. Compatibility of addressed in the use table, as well as in the form of development allowed.</p>
<p><u>Objective 9.5</u> Reduce consumption of natural resources.</p> <p>Policy 9.5.1 Promote water conservation among residential and commercial water users.</p> <p>Policy 9.5.2 Drought-tolerant and native plants shall be encouraged for use in landscaping.</p> <p>Policy 9.5.3 Layout and design of future development shall be such that the use of transportation modes other than automobiles and trucks shall be feasible and practical.</p>	<p>The Downtown Specific Plan open space and landscape plan specifies water conserving and native plant species).</p> <p>This is a requirement of the DSP and the Sustainable Building Program.</p> <p>The Downtown Specific Plan include among its central objectives the provision of transit facilities and walkable neighborhoods.</p>
<p>Goal 10: Establish and maintain a healthy local economy that includes a diversity of commercial and industrial enterprises which will provide goods, services and employment opportunities to Cotati’s residents and which will be consistent with the community’s small-town image.</p> <p><u>Objective 10.2</u> Encourage and strengthen the commercial sector within the City.</p> <p>Policy 10.2.1 The City shall encourage the growth of new commercial enterprises within appropriately zoned areas while maintaining the stability of the existing commercial businesses.</p> <p>Policy 10.2.2 The City shall ensure that no commercial use poses a threat to the security of the population or to the property values of the community.</p>	<p>The Downtown Specific Plan provides for an increase in commercial development in the planning area. The area is currently designated largely for commercial use in the existing General Plan. The Downtown Specific Plan design program provides for remediation of blighting conditions in the area.</p> <p>The new development and new street network will support and enhance existing businesses by bringing more people downtown.</p>

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<p>Goal 11: Establish the inner hub area as a principal retail and service center.</p> <p><u>Objective 11.1</u> Promote smooth vehicle and pedestrian traffic flow in the hub area that minimizes congestion</p> <p>Policy 11.1.2 Provide sufficient funds for anticipated traffic improvements.</p> <p>Policy 11.1.3 Decisions on individual site uses in the Hub shall consider potential impacts on the Hub and on collector and arterial streets.</p> <p>Policy 11.1.4 Provide safe walking areas for pedestrians, allow safe on-street parking and provide adequate street width for fire safety vehicles in the Hub.</p>	<p>The Downtown Specific Plan is designed for this reason.</p> <p>The Downtown Specific Plan includes proposals to address both vehicle and pedestrian circulation.</p> <p>The Downtown Specific Plan identifies funding options for public improvements.</p> <p>The EIR addresses impacts of proposed development on the hub.</p> <p>The Downtown Specific Plan contains a detailed pedestrian plan. The street sections provide sufficient emergency access.</p>
<p><u>Objective 11.2</u> Insure that adequate parking in the hub area is available.</p> <p>Policy 11.2.1 Provide off-street parking behind existing and new businesses.</p>	<p>The Downtown Specific Plan includes a parking plan), part of which includes off-street parking in the rear of buildings.</p>
<p><u>Objective 11.3</u> Establish a downtown character which preserves the historical “old town” feeling of the hub and promotes new development which is compatible in scale with existing structures.</p> <p>Policy 11.3.1 The City shall implement the Specific Plan to assure uniform design standards for the Hub area including street lighting, street furniture and pavement surface materials.</p> <p>Policy 11.3.2 Commercial signs shall be consistent in style with building structures and the sign size shall be in proportion to the building, consistent with street safety and visual aesthetics.</p>	<p>The Downtown Specific Plan includes a detailed set of development standards intended to achieve these objectives and policies.</p> <p>Uniform design standards have been created that are consistent with the DSP.</p> <p>The LUC will provide consistent sign requirements applicable to the DSP area.</p>
<p>Policy 11.3.4 Maintain a pedestrian environment in the Hub area which enhances business sales, increase ease of movement across streets, and improve ambiance.</p>	<p>The Downtown Specific Plan includes a number of pedestrian improvements, as well as frontage improvements.</p>
<p>Policy 11.3.5 Preserve existing structures with designated historical value.</p>	<p>The Specific Plan outlines a program of renovating and restoring existing structures with historic value.</p>
<p><u>Objective 11.4</u> Establish a functional and aesthetically pleasing environment to promote higher residential densities in the hub and adjacent streets.</p>	<p>The Specific Plan includes a program to improve appeal of the hub area and to introduce higher density residential in the area.</p>

Appendix 4.8-A. Conformity Findings – City of Cotati Downtown Specific Plan	
Goal, Policy, or Objective	Analysis
<p>Policy 11.4.1 Establish walkways within residential developments and sidewalks which connect residential areas to commercial uses along one side of existing streets in the Hub for the use of residents and shoppers.</p> <p>Policy 11.4.2 Complete the bicycle paths in the downtown Hub area and provide bicycle racks adjacent to stores therein.</p>	<p>The Specific Plan requires sidewalks to all residential areas, except in alleyways.</p> <p>The Downtown Specific Plan calls for completion of the bicycle circulation system in the area.</p>
<p>Objective 11.5 Businesses which support the needs of all Cotati citizens shall locate in the Hub.</p>	<p>The Downtown Specific Plan identifies the hub area businesses as highly compatible with local residents.</p>
<p>Policy 11.5.1 Hold community festivals (such as jazz contexts, art shows, craft fairs, and energy forums) in La Plaza Park.</p>	<p>The Downtown Specific Plan includes facilities for public events at La Plaza Park.</p>
<p>Policy 11.5.2 Promote a variety of uses downtown which are non-duplicative in nature and avoid over saturation of market segments.</p>	<p>The Downtown Specific Plan includes a mix of allowable uses.</p>
<p>Policy 12.1.1 Street signs in the City of Cotati shall have a Hub logo.</p> <p>Policy 12.1.2 A City Limit "Welcome to Cotati" /"You are now leaving Cotati" sign shall be maintained at all principal entry/exit points of the City.</p> <p>Policy 12.1.3 The area around the "Welcome to Cotati"/"You are Now Leaving Cotati" signs shall be landscaped with native plants, trees and flowers.</p>	<p>The Downtown Specific Plan does not include a street sign program. Signage standards will defer to existing regulations which include the Hub logo.</p> <p>The Specific Plan does not remove or alter the welcome to and leaving Cotati signs.</p> <p>The Downtown Specific Plan includes a landscaping program.</p>
<p>Goal 13: Protect the integrity of the natural visual environment of Cotati, for its aesthetic and cultural value.</p> <p><u>Objective 13.1</u> Cotati's scenic natural resources shall be preserved and development adjacent to these resources shall be visually unobtrusive and environmentally compatible.</p>	<p>The Downtown Specific Plan outlines a program of infill development in an urban area of Cotati. The design program and form of development is intended to be compatible with the City's historical form and character. The implementation of the Plan will not involve development in natural areas, such as the hillsides to the southwest of town.</p>
<p>Policy 13.1.2 Encourage infill housing.</p> <p>Policy 13.1.3 All future development of residential lands shall be contiguous to urban development and clustered development shall be given preference to preserve a sense of openness within the town.</p>	<p>The Downtown Specific Plan outlines a program to provide infill housing in an urban area of the City of Cotati.</p>
<p>Policy 13.1.4 Cotati's creeks and other biotic resources shall be protected from erosion, pollution and filling.</p>	<p>The Downtown Specific Plan includes stormwater management techniques intended in part to protect resources in the area.</p>

Appendix 4.8-A. Conformity Findings – City of Cotati Downtown Specific Plan	
Goal, Policy, or Objective	Analysis
<p>Policy 13.1.5 Culverts and other types of stormwater swales discharging into Cotati's creeks shall be designed to prevent erosion of the natural bed and bank material.</p> <p>Policy 13.1.8 Development involving earth-moving shall not take place where excessive disruption of drainage patterns or excessive runoff will result.</p>	<p>In addition to long-term techniques for stormwater control outlined in the plan, all projects developed pursuant to the plan will be subject to existing stormwater permitting requirements. See Section 5.2 for more information.</p>
<p>Policy 13.1.11 Preserve existing scenic resources both inside and outside of the Cotati City limits as resources critical to Cotati's community identity and character.</p> <p>Policy 13.1.12 Urban open space is essential to maintaining a high quality of life within our City limits.</p>	<p>The Downtown Specific Plan is intended, in part, to improve the aesthetic throughout the planning area.</p> <p>The project includes urban open space.</p>
<p><u>Objective 13.2</u> Improve the visual character along Cotati's transportation routes.</p> <p>Policy 13.2.1 Site lay-out, fencing and materials used on lots adjacent to scenic roads shall be consistent with the natural character of such roads.</p> <p>Policy 13.2.3 Improve the landscaping along Cotati's roads.</p> <p>Policy 13.2.4 All walks and paths, if surfaced, shall be surfaced with non- reflective material of a type and color compatible with the natural setting.</p> <p>Policy 13.2.5 All street furniture (bus stops, receptacles, benches, lighting, signs, plant boxes) shall, whenever visually appropriate, harmonize with materials used in structures on the site and shall be of a color that is compatible with the natural setting.</p>	<p>The Downtown Specific Plan is intended, in part, to improve the aesthetic along Cotati's main thoroughfares.</p> <p>The project area does not include any scenic roads.</p> <p>The Downtown Specific Plan includes a landscaping program to be applied along project area roads.</p> <p>The Downtown Specific Plan specifies surfacing materials for walks and paths consistent with the natural setting.</p> <p>The City has an ongoing street furniture plan which is not altered by the DSP.</p>
<p>Policy 13.2.6 All signs as stipulated in the City of Cotati Sign Ordinance shall require permits.</p> <p>Policy 13.2.7 Signs in Cotati shall be visually pleasing and shall be consistent with the rural Craftsman aesthetic.</p>	<p>The Downtown Specific Plan does not include a separate street sign program. Signage standards will defer to existing regulations.</p>
<p><u>Objective 13.3</u> Public utilities shall be located underground.</p> <p>Policy 13.3.1 New power lines and drainage facilities shall be constructed underground.</p>	<p>The Downtown Specific Plan does not alter current City requirements for undergrounding of utilities and drainage.</p> <p>Drainage facilities will be underground. LUC §17.30.100 requires all new development to</p>

Appendix 4.8-A. Conformity Findings – City of Cotati Downtown Specific Plan	
Goal, Policy, or Objective	Analysis
	underground power and communication wires.
<p><u>Objective 13.4</u> Enhance Cotati's present landscaping in a visually pleasing manner while promoting energy efficiency, water conservation, and native plants.</p> <p>Policy 13.4.1 Continue a no tree cutting policy throughout Cotati, except when a permit has been obtained.</p> <p>Policy 13.4.2 Landscaping in parking areas shall be designed to achieve visual screening, while maintaining the ability of the Police Department to provide adequate security.</p> <p>Policy 13.4.3 Encourage the planting of deciduous trees.</p> <p>Policy 13.4.4 Continue to implement the City of Cotati's Water Conservation Ordinance for commercial and industrial development.</p> <p>Policy 13.4.5 Protect native trees.</p>	<p>The landscaping program in the Downtown Specific Plan specifies street trees, in part to conserve energy, water and to highlight native plants.</p> <p>The Downtown Specific Plan does not alter the City's current policies regarding tree removal.</p> <p>The Downtown Specific Plan requires landscaping in parking areas, while retaining visibility.</p> <p>The Downtown Specific Plan tree program includes deciduous trees.</p> <p>The Downtown Specific Plan does not alter water conservation regulations of the City.</p> <p>The Downtown Specific Plan does not alter the City's current policies regarding native trees.</p>
<p>Goal 15: In the Hub, new development and modifications of existing development shall be consistent with the policies of the La Plaza Specific Plan.</p> <p><u>Objective 15.1</u> In the Hub, new development and modifications of existing development shall be consistent with the policies of the La Plaza Specific Plan.</p> <p>Policy 15.1.1 Off-street parking shall be situated to emphasize a pedestrian orientation and street frontages shall be complemented with street furniture and landscaping.</p> <p>Policy 15.1.2 The design of new structures in the Hub shall be compatible with the craftsman style of the Hub by proper use of building materials.</p>	<p>The adoption of the Downtown Specific Plan will repeal the La Plaza Specific Plan. This policy will be amended as part of the project.</p> <p>The Downtown Specific Plan situates off-street parking in the rear of lots, and specifies a number of measures, including reducing the speed limit, increasing the size of pedestrian walkways, and ample landscaping to improve the pedestrian environment.</p> <p>This policy will be amended as part of the project.</p>
<p><u>Objective 15.2</u> New development throughout Cotati shall be of quality design in keeping with the small town image.</p> <p>Policy 15.2.1 Mechanical Equipment shall be screened from public view.</p> <p>Policy 15.2.3 The natural paths of creeks</p>	<p>The Downtown Specific Plan includes design standards The Downtown Specific Plan includes design standards intended to provide consistent, high quality development in the area.</p> <p>The Downtown Specific Plan design standards require that mechanical equipment be placed in alleys, or screened or otherwise not in the public view.</p> <p>The development program outlined in the</p>

**Appendix 4.8-A.
Conformity Findings – City of Cotati Downtown Specific Plan**

Goal, Policy, or Objective	Analysis
<p>should not be disrupted as a consequence of development.</p>	<p>Downtown Specific Plan does not involve the alternation of courses of creeks in or near the planning area.</p>
<p>Policy 15.2.4 All site developments, except in rural-residential areas, shall include landscaping in order to enhance the small town atmosphere.</p>	<p>The Downtown Specific Plan includes a landscaping program.</p>
<p>Policy 15.2.5 Future commercial and industrial development shall be designed with a pedestrian orientation.</p>	<p>The Downtown Specific Plan outlines styles and frontage types intended to engage the pedestrian.</p>
<p>Policy 15.2.6 Parking lots shall be landscaped so as to create a pleasant visual site adjacent to streets and commercial areas.</p>	<p>The Downtown Specific Plan requires landscaping in parking lots.</p>