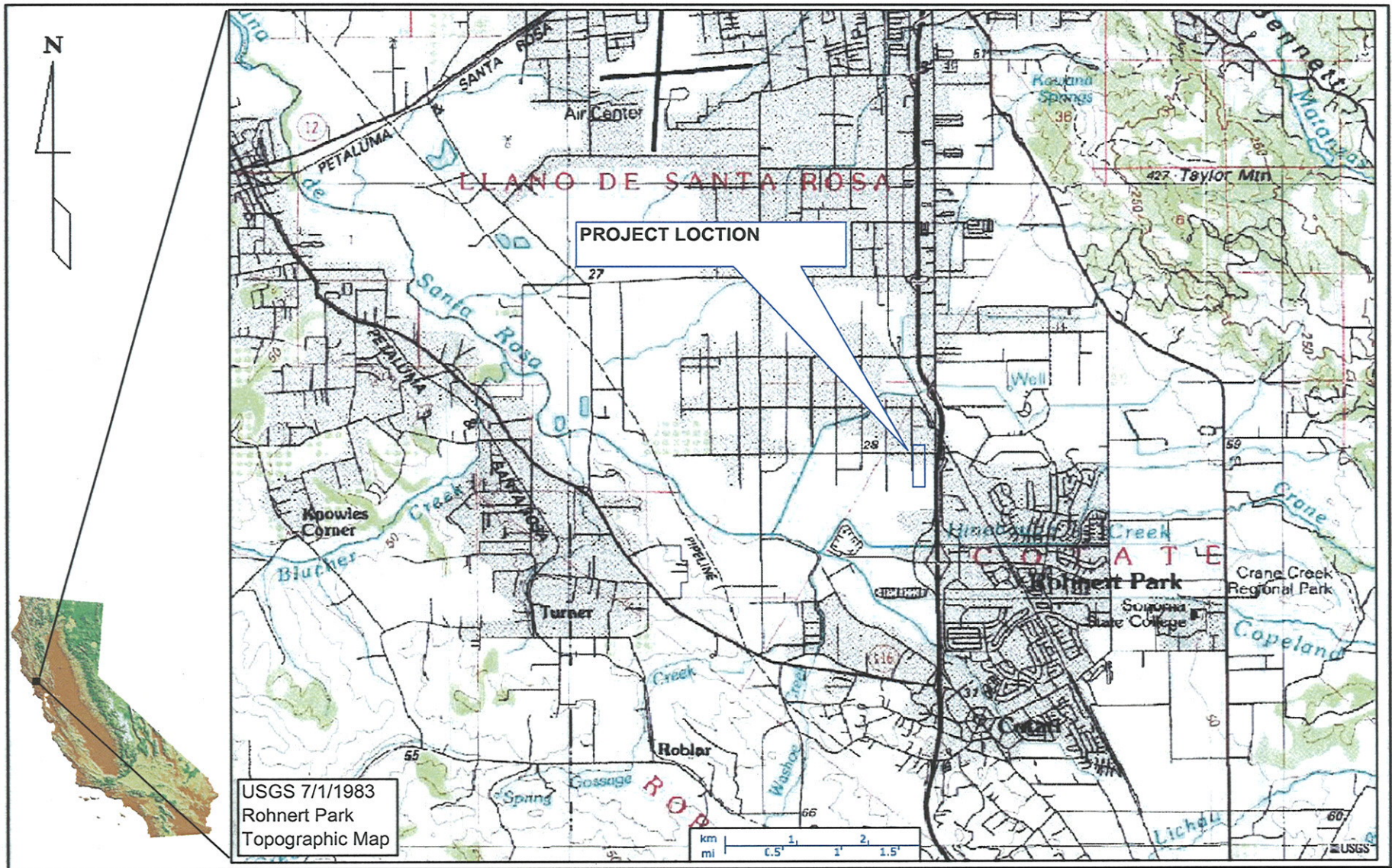


## **FIGURES**



**Project Location Map**  
 Supplemental Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE

**2.1.1**



DRAWN  
MHW

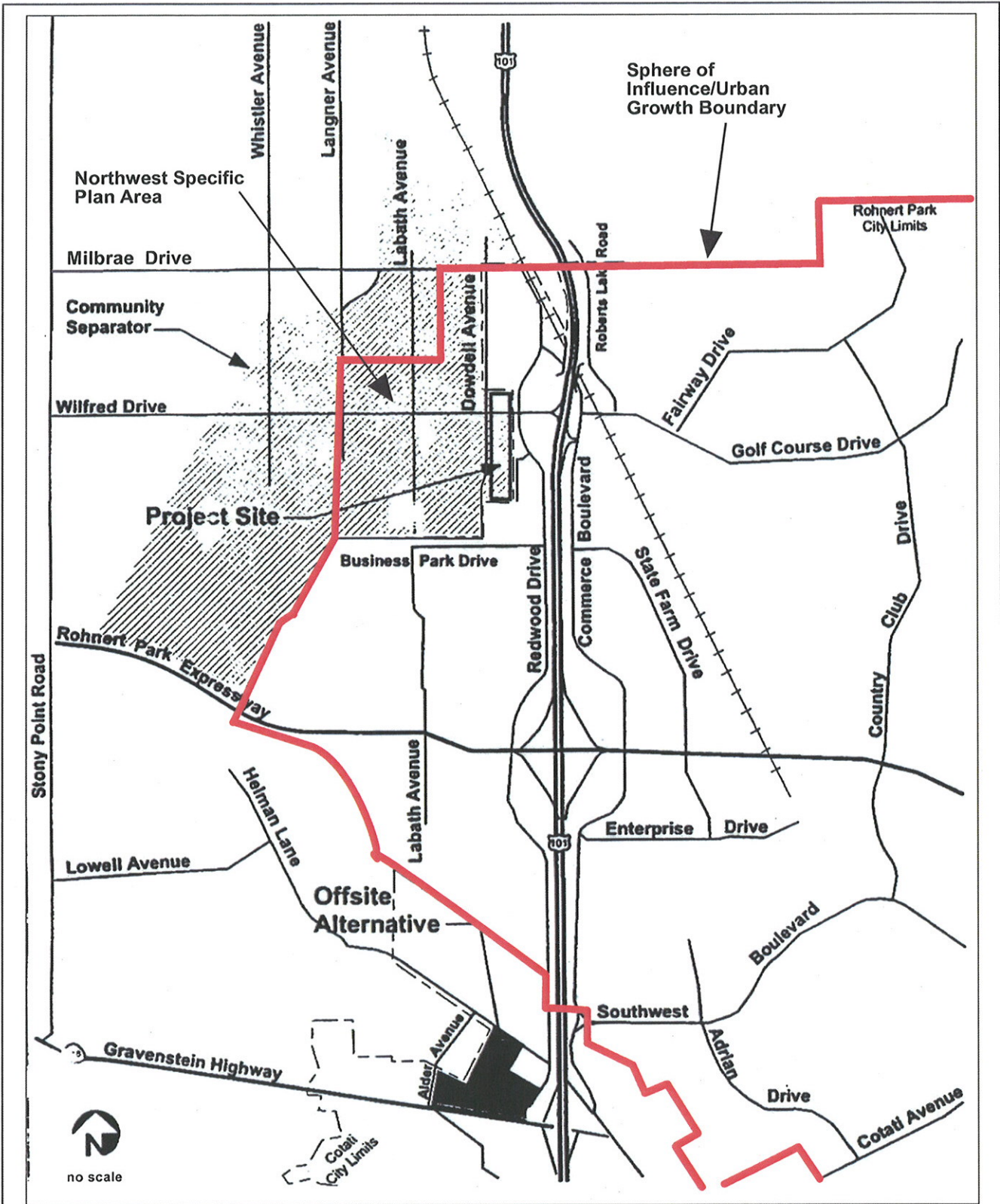
JOB NUMBER  
4085040507 2.1

APPROVED

DATE  
8/05

REVISED DATE  
1/06





SOURCE: Parsons Harland Bartholomew & Associates, Inc., "Wilfred/Dowdell Village Specific Plan, Environmental Impact Report," dated June 1, 1999.

**MACTEC**

DRAWN: ACM  
 JOB NUMBER: 4085040507 2.2

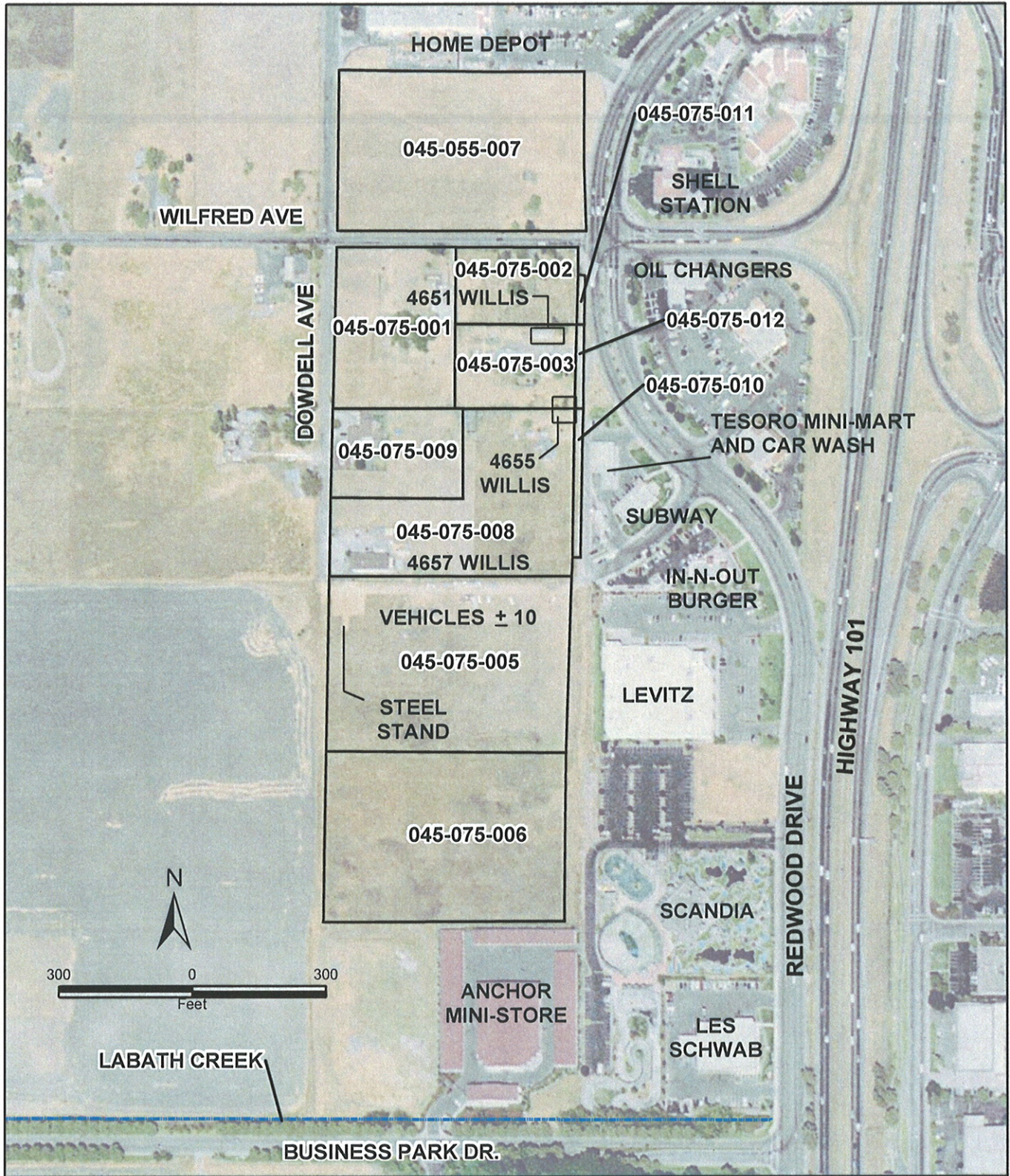
**Vicinity Map**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

CHECKED: [ ]  
 CHECKED DATE: 01/08

FIGURE  
**2.1-2**  
 APPROVED: [ ]  
 APPROVED DATE: [ ]

FIGS-Wilf\_Dowd Village.FH10





RP-Site-map\_revised.mxd - 01/10/08

FIGURE

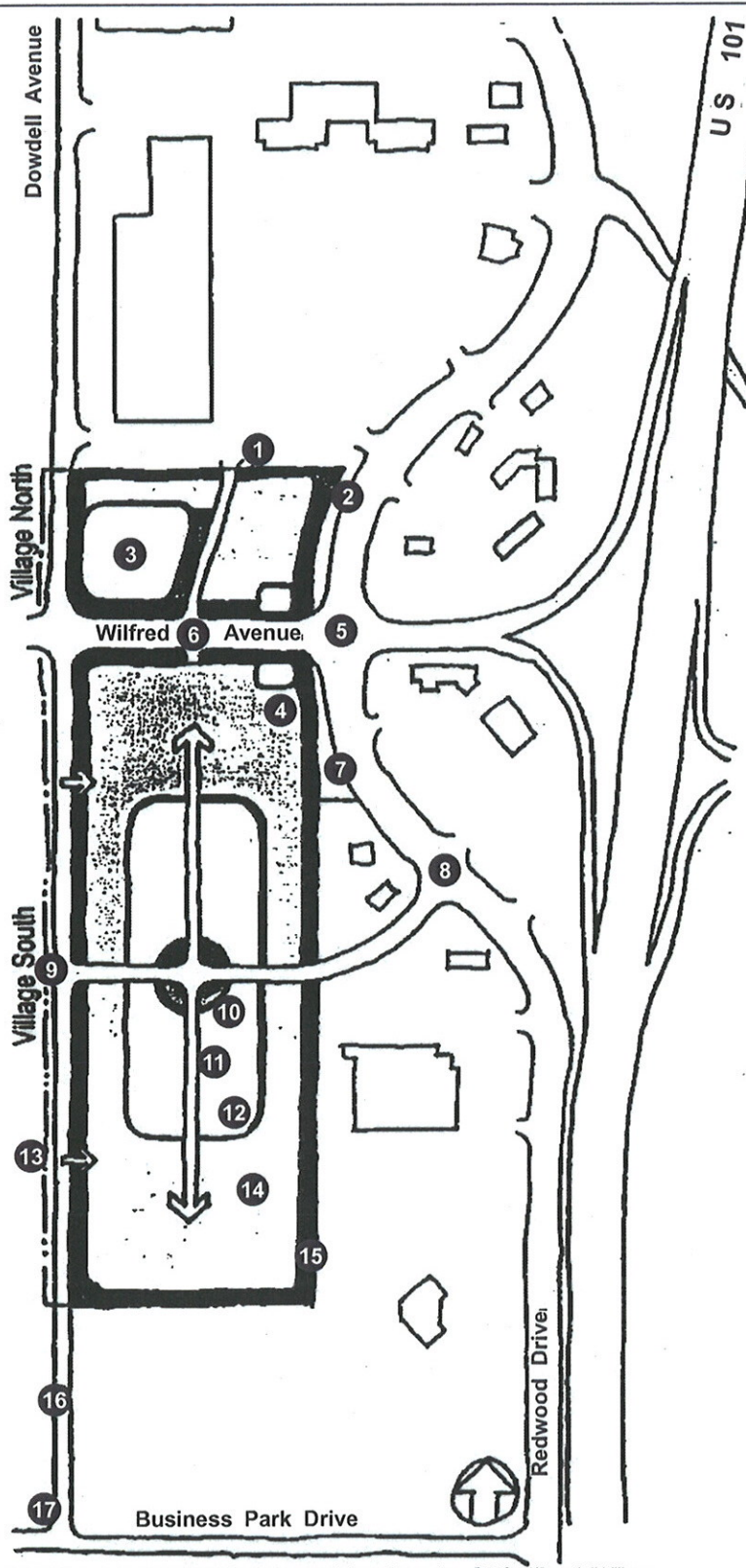


**Site and Surrounding Area Map**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

# 2.1.3

DRAWN	JOB NUMBER	APPROVED	DATE	REVISED DATE
ACM	4085040507 02.2		01/2008	





- 1 Access at Home Depot stub out
- 2 Incorporate City property into project's landscaped setback
- 3 For region-serving retail, parking in front, building behind. For hotel or restaurant, building in front at corner and parking behind
- 4 Corner buildings, gateway across Wilfred Avenue and/or single tall project identity sign.
- 5 Improved Wilfred Avenue/Redwood Drive intersection
- 6 New four-way intersection; widened Wilfred Avenue
- 7 Incorporate City property into project's landscaped setback.
- 8 Signalize Redwood Drive/Willis Avenue intersection
- 9 Extension of Willis Avenue to Dowdell Avenue
- 10 "Civic" focus at "Village Street" and Willis extension
- 11 "Village Street" through site with some on-street parking
- 12 Core area development focused on "Village Street"
- 13 Potential driveways onto Dowdell Avenue
- 14 Surrounding parking
- 15 Entire perimeter landscape screening
- 16 Dowdell Avenue widened and extended to Business Park Drive
- 17 Bridge over drainage ditch

SOURCE: Parsons Harland Bartholomew & Associates, Inc., "Wilfred/Dowdell Village Specific Plan, Environmental Impact Report," dated June 1, 1999.

**MACTEC**

DRAWN: ACM  
 JOB NUMBER: 4085040507 2.2

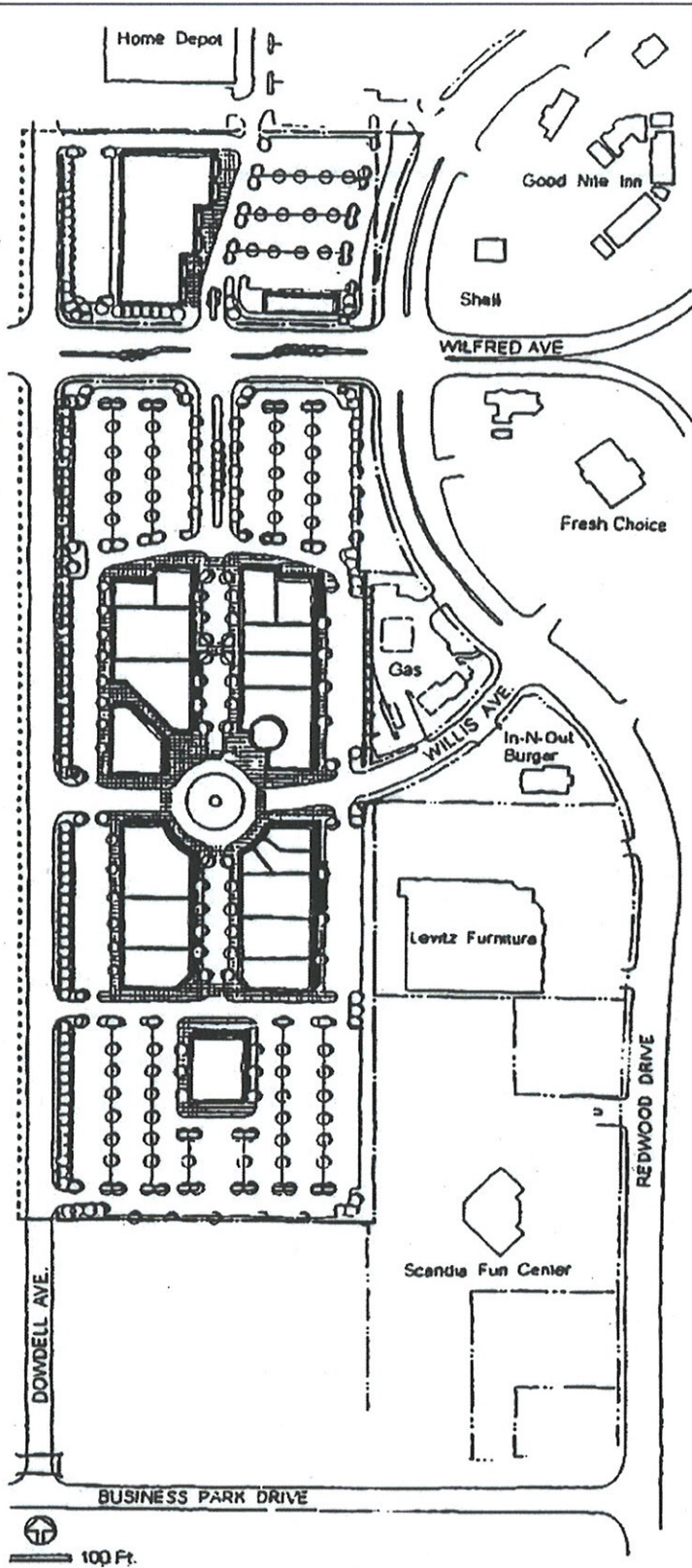
**Conceptual Site Plan**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

CHECKED: [ ]  
 CHECKED DATE: 01/08

FIGURE  
**2.3-1**  
 APPROVED: [ ]  
 APPROVED DATE: [ ]

FIGS-Wilf\_Dowd Village.FH10





SOURCE: Parsons Harland Bartholomew & Associates, Inc., "Wilfred/Dowdell Village Specific Plan, Environmental Impact Report," dated June 1, 1999.



**Illustrative Plan**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE

**2.3-2**

DRAWN  
ACM

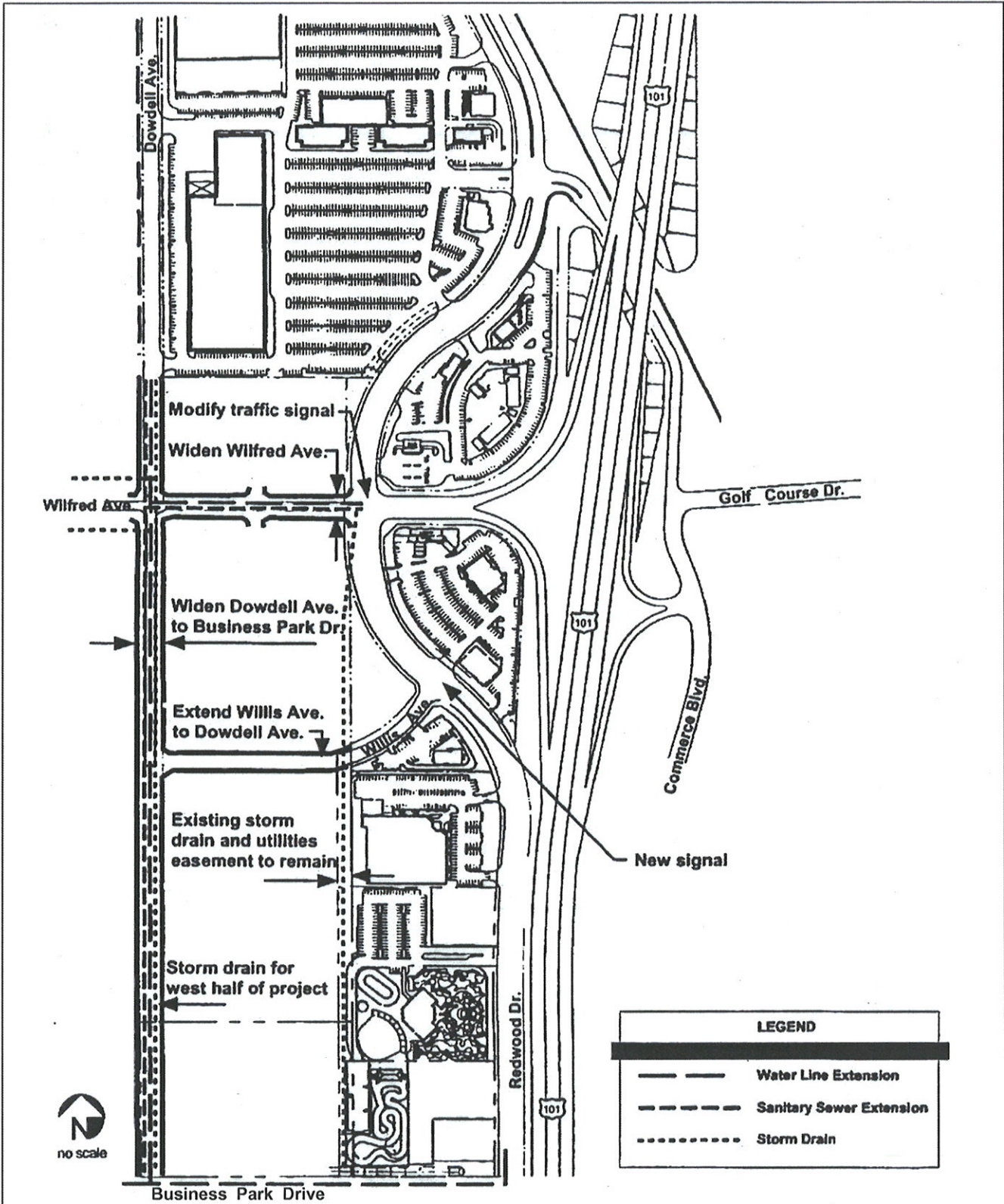
JOB NUMBER  
4085040507 2.2

CHECKED CHECKED DATE  
01/08

APPROVED APPROVED DATE

FIGS-Wilf\_Dowd Villages.FH10



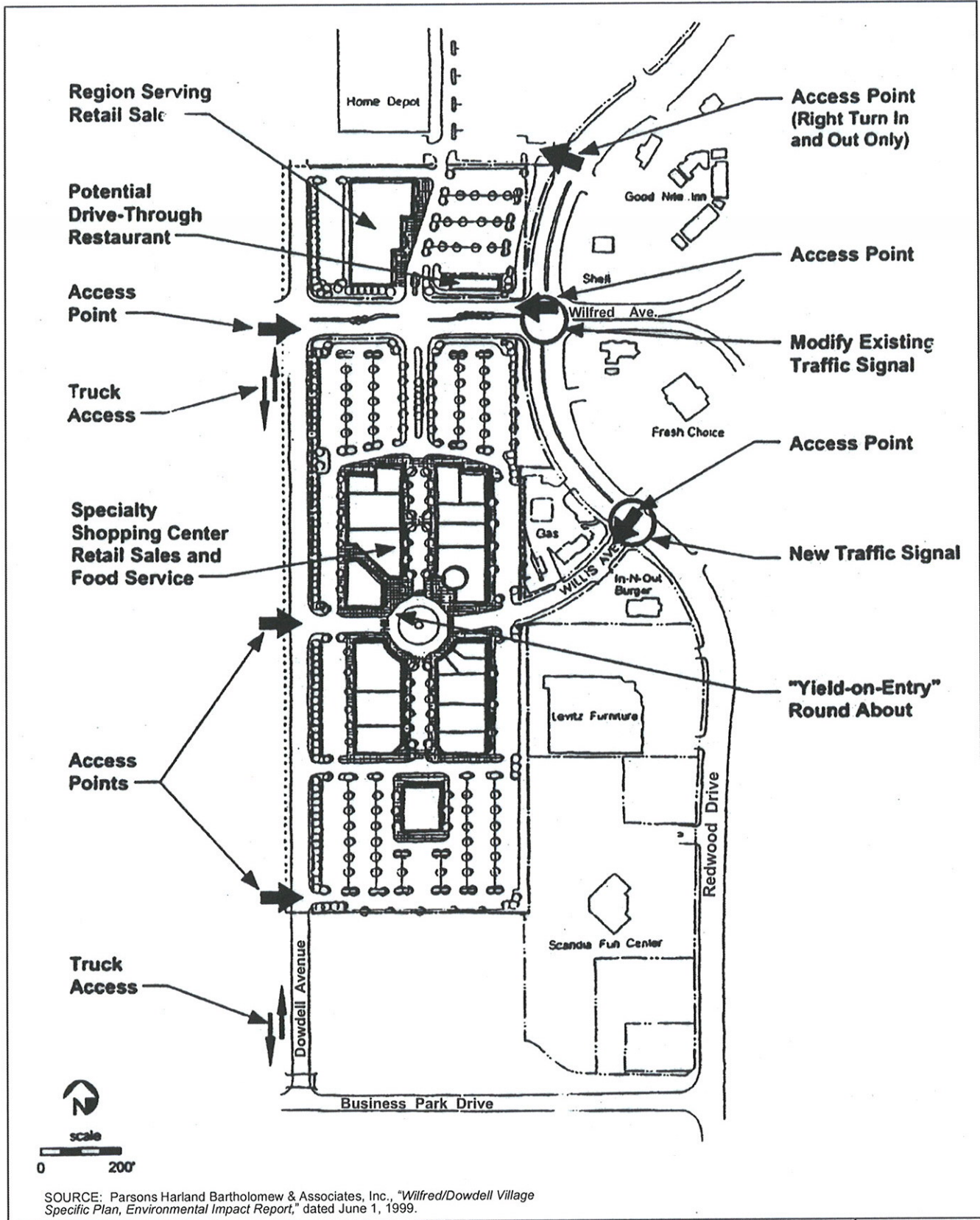


SOURCE: Parsons Harland Bartholomew & Associates, Inc., "Wilfred/Dowdell Village Specific Plan, Environmental Impact Report," dated June 1, 1999.

		<b>Street and Utility Improvements</b> Revised Draft Environmental Impact Report Wilfred/Dowdell Village Specific Plan City of Rohnert Park, California		FIGURE	
				<b>2.3-3</b>	
DRAWN	JOB NUMBER	CHECKED	CHECKED DATE	APPROVED	APPROVED DATE
ACM	4085040507 2.2		01/08		

FIGS-Wilf\_Dowd Village.FH10





SOURCE: Parsons Harland Bartholomew & Associates, Inc., "Wilfred/Dowdell Village Specific Plan, Environmental Impact Report," dated June 1, 1999.

**MACTEC**

DRAWN: ACM  
 JOB NUMBER: 4085040507 2.2

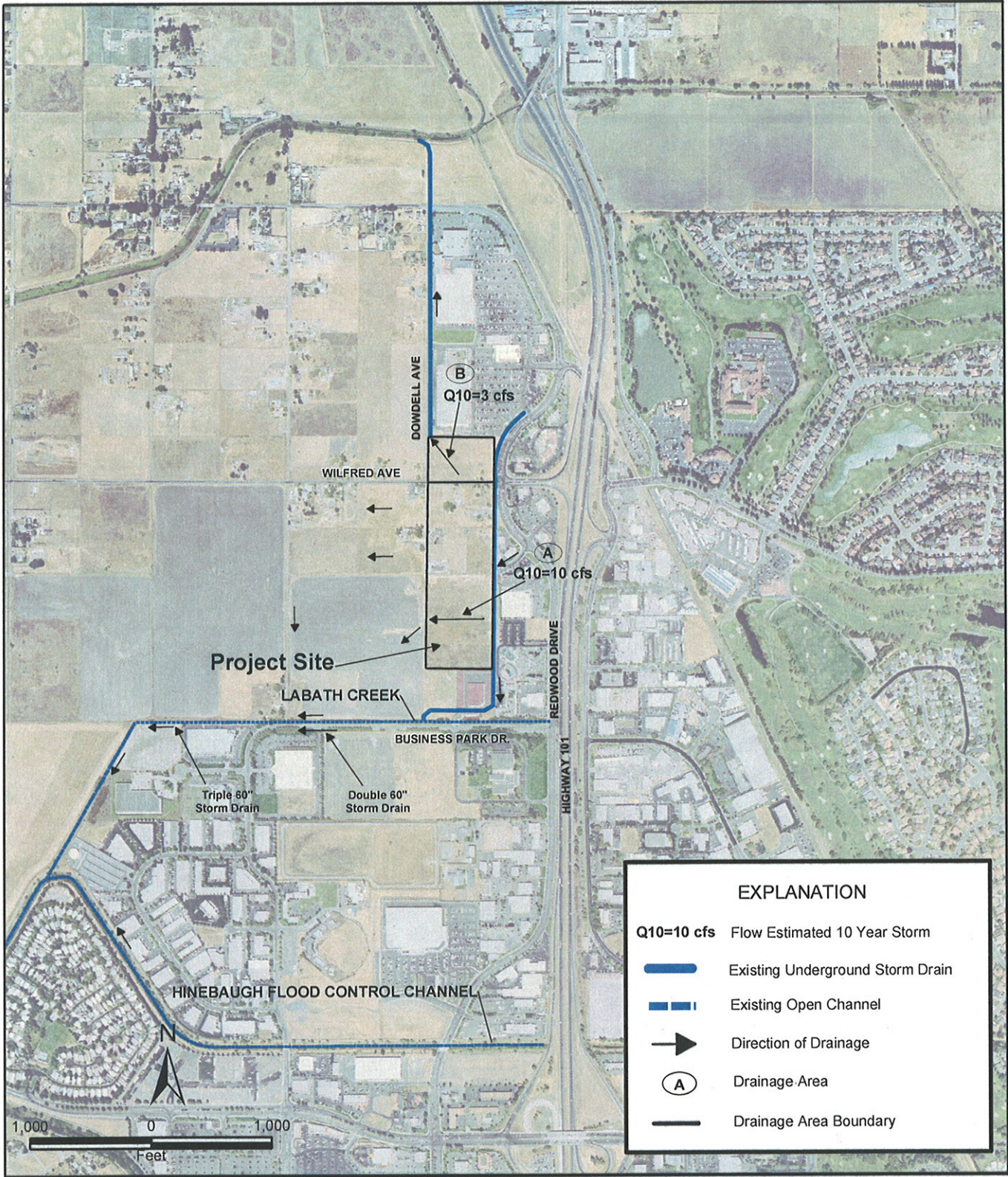
**Streets and Signalization Improvements**  
 Based Upon Illustrative Plan  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

CHECKED: [ ]  
 CHECKED DATE: 01/08

FIGURE  
**2.3-4**  
 APPROVED: [ ]  
 APPROVED DATE: [ ]

FIGS-Wilf\_Dowd Village.FH10





existing\_hydrology\_PLATE\_3.3-1.mxd - 1/10/08

EXPLANATION	
Q10=10 cfs	Flow Estimated 10 Year Storm
	Existing Underground Storm Drain
	Existing Open Channel
	Direction of Drainage
	Drainage Area
	Drainage Area Boundary

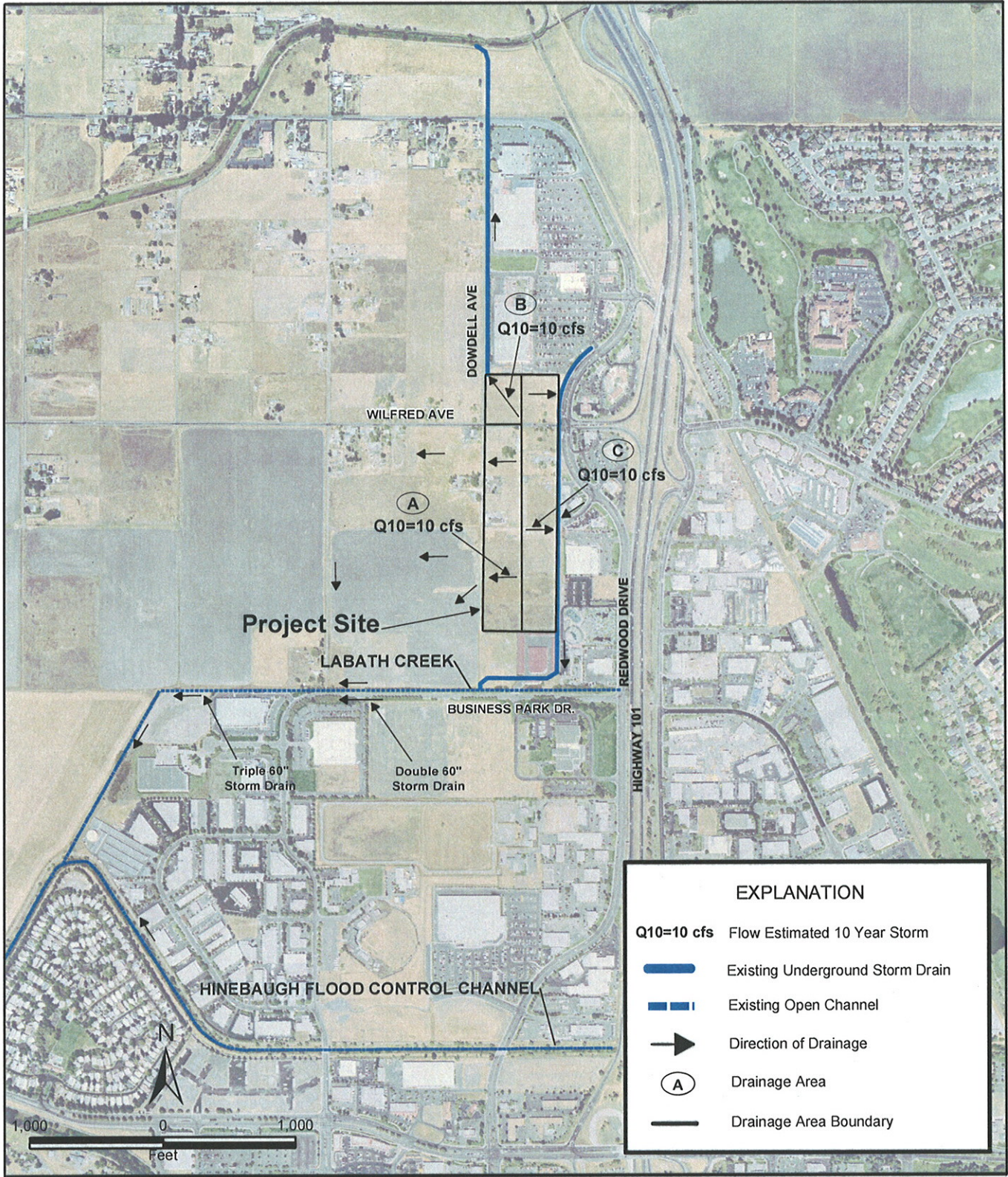
**Existing Hydrology and Drainage Patterns**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE

# 3.3-1







post-development\_hydrology\_PLATE\_3.3-2.mxd - 01/10/08



**Post-Development Hydrology and Drainage Patterns**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE

**3.3-2**

DRAWN  
ACM

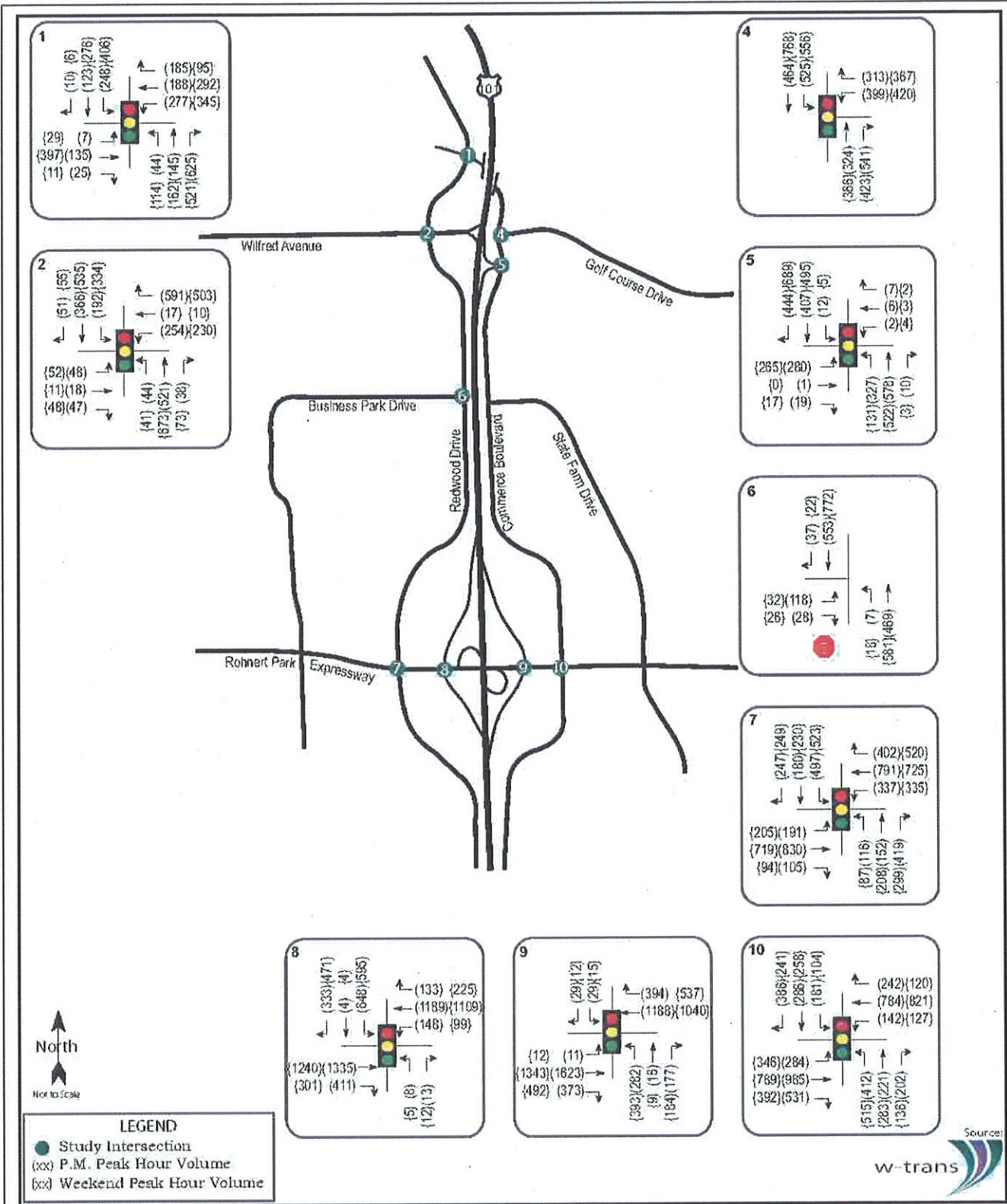
JOB NUMBER  
4085040507 02.2

APPROVED

DATE  
01/2008

REVISED DATE





**MACTEC**

DRAWN: ACM  
 JOB NUMBER: 4085040507 2.2

**Study Area and Existing Traffic Volumes**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

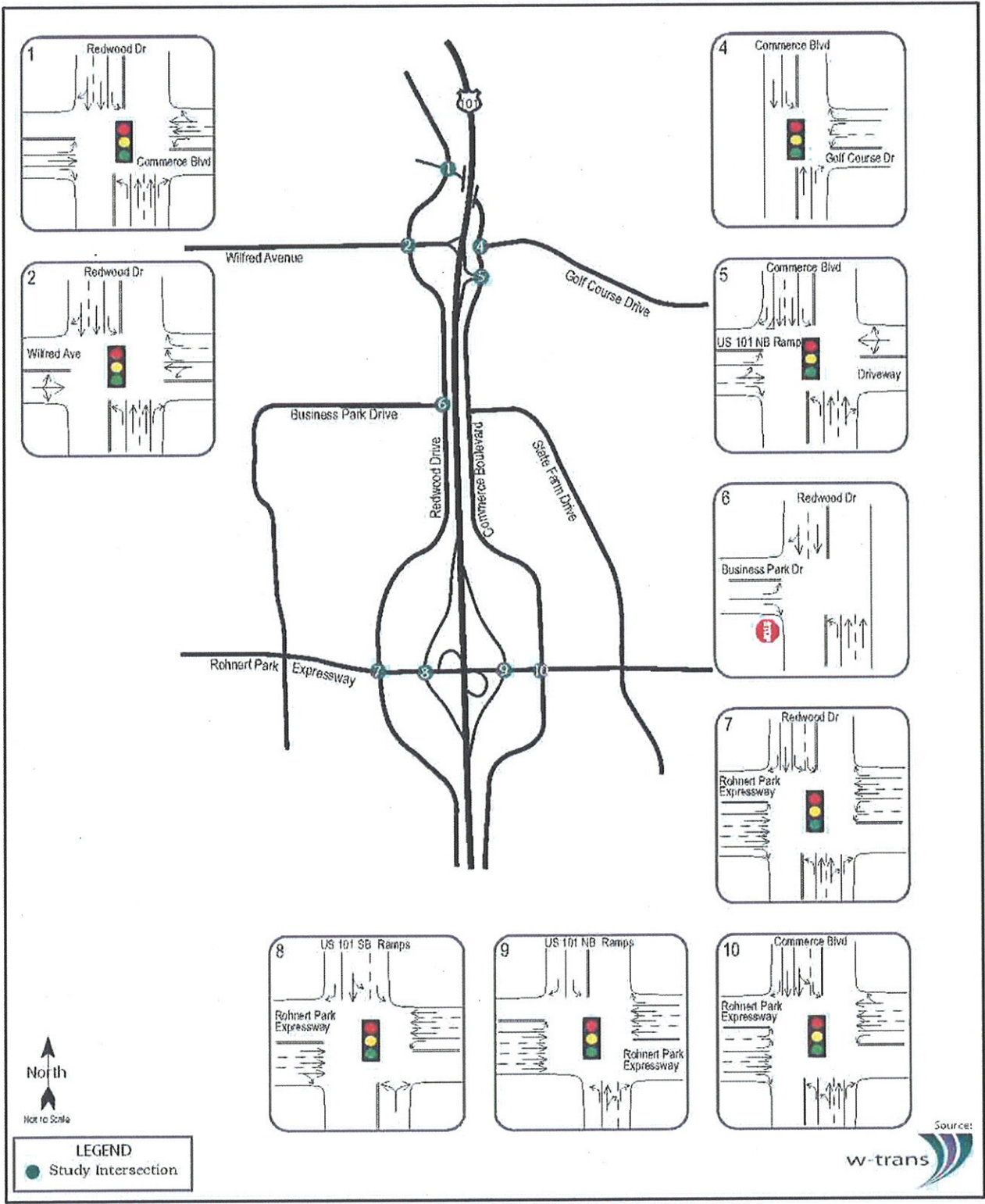
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 CHECKED DATE: 01/08

FIGURE  
**3.6.1**

APPROVED: [ ]  
 APPROVED DATE: [ ]

Traffic Vols\_LaneConfigs.FH10





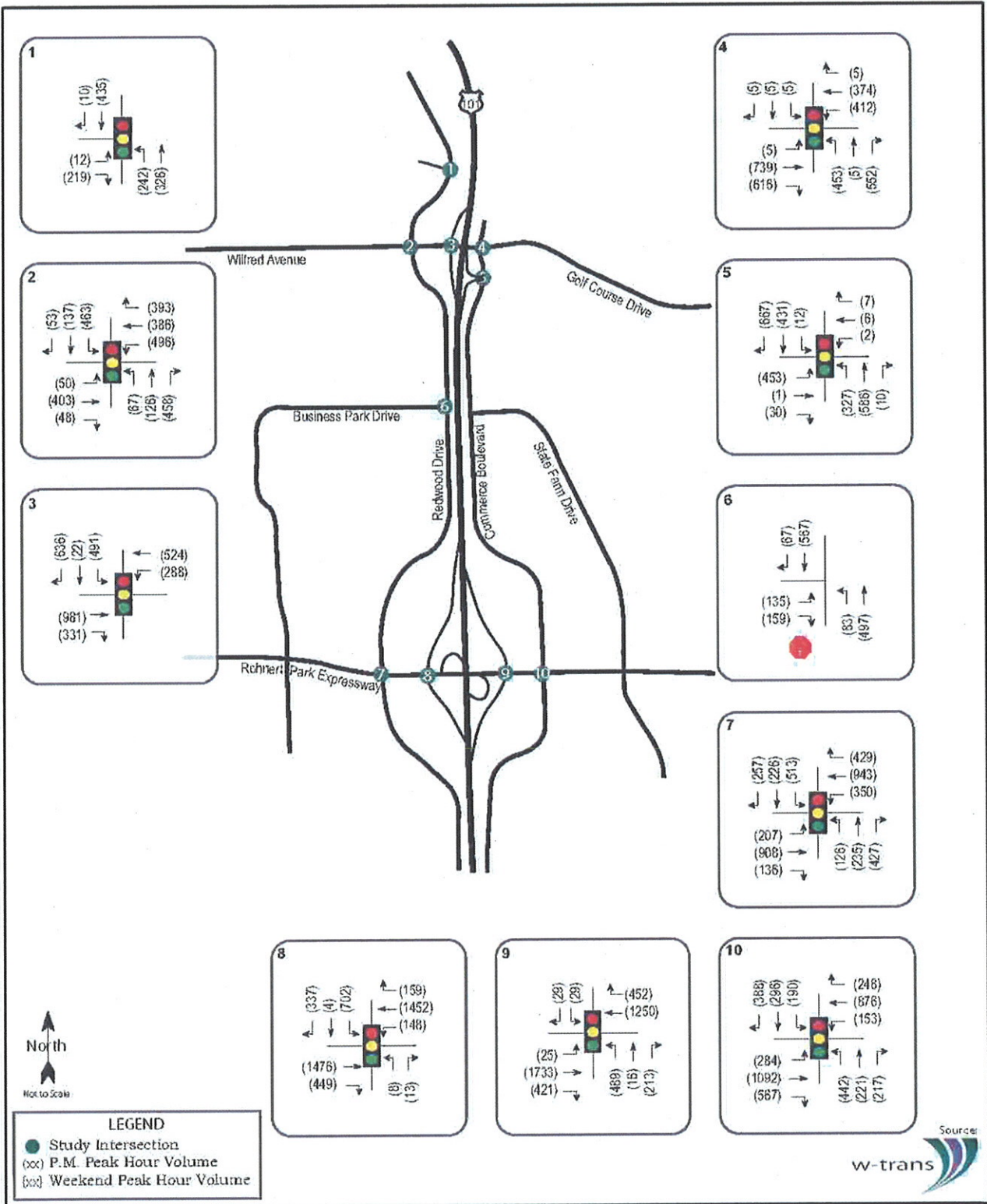
**Existing Lane Configurations**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE  
**3.6.2**

DRAWN ACM	JOB NUMBER 4085040507 2.2	CHECKED	CHECKED DATE 01/08	APPROVED	APPROVED DATE
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Traffic Vols\_LaneConfigs.FH10





**Projected 2009 Traffic Volumes**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE  
**3.6.3**

DRAWN  
 ACM

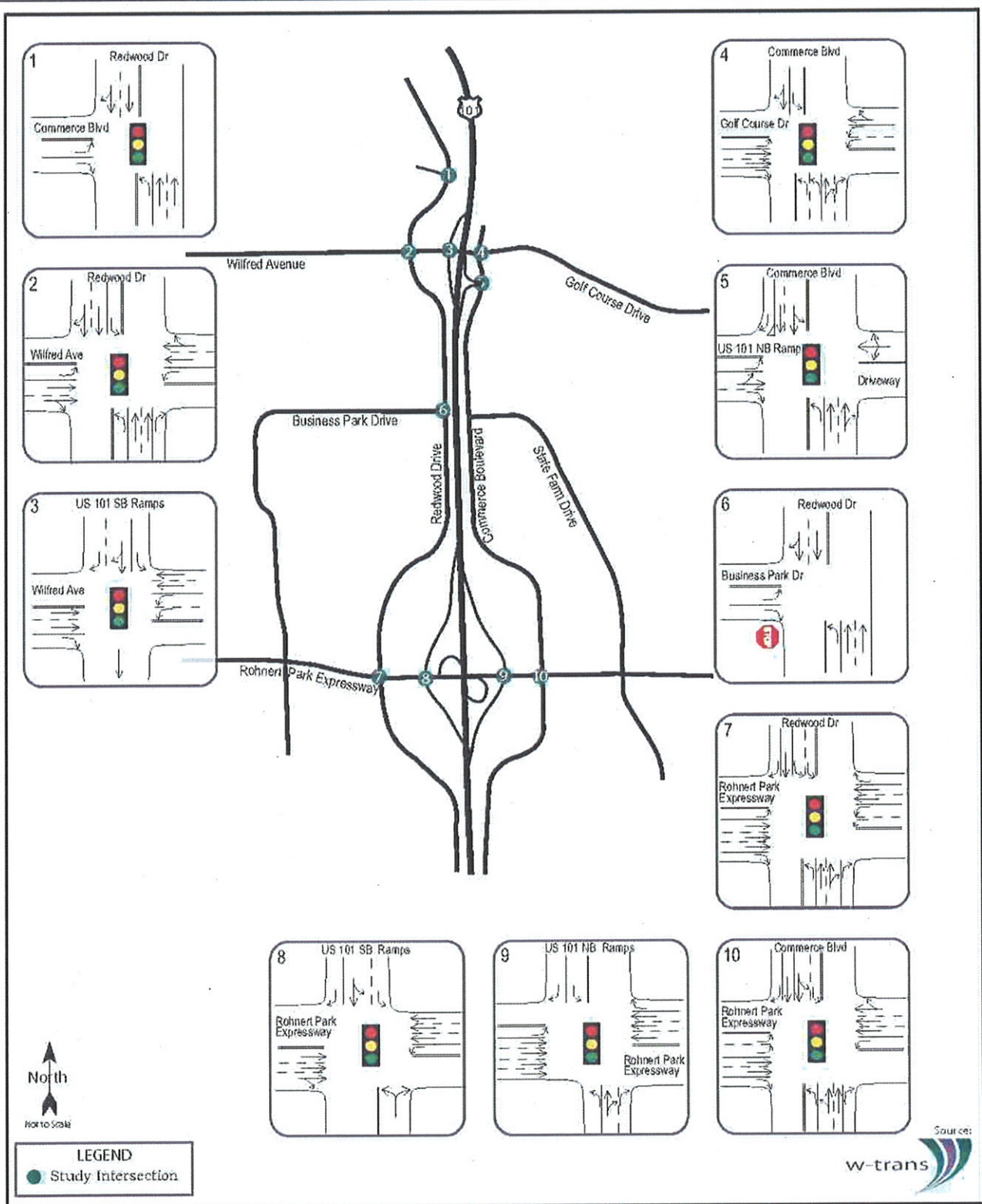
JOB NUMBER  
 4085040507 2.2

CHECKED  
 CHECKED DATE  
 01/08

APPROVED  
 APPROVED DATE

Traffic Vols\_LaneConfigs.FH10





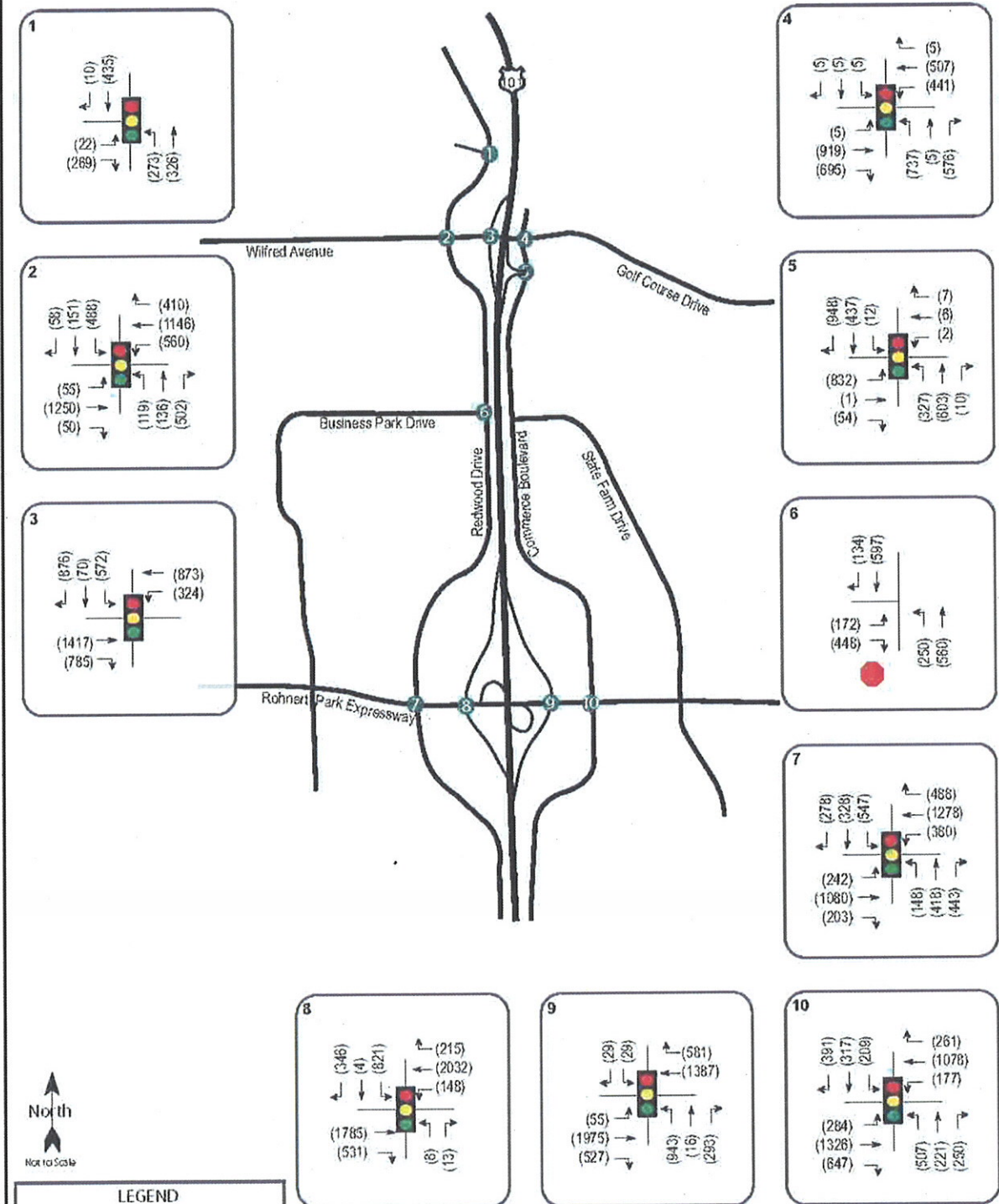
**Projected 2009 and 2020 Lane Configurations**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE  
**3.6.4**

DRAWN ACM	JOB NUMBER 4085040507 2.2	CHECKED	CHECKED DATE 01/08	APPROVED	APPROVED DATE
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Traffic Vols\_LaneConfigs.FH10





**LEGEND**

● Study Intersection

(xx) P.M. Peak Hour Volume

[xx] Weekend Peak Hour Volume

Source: w-trans



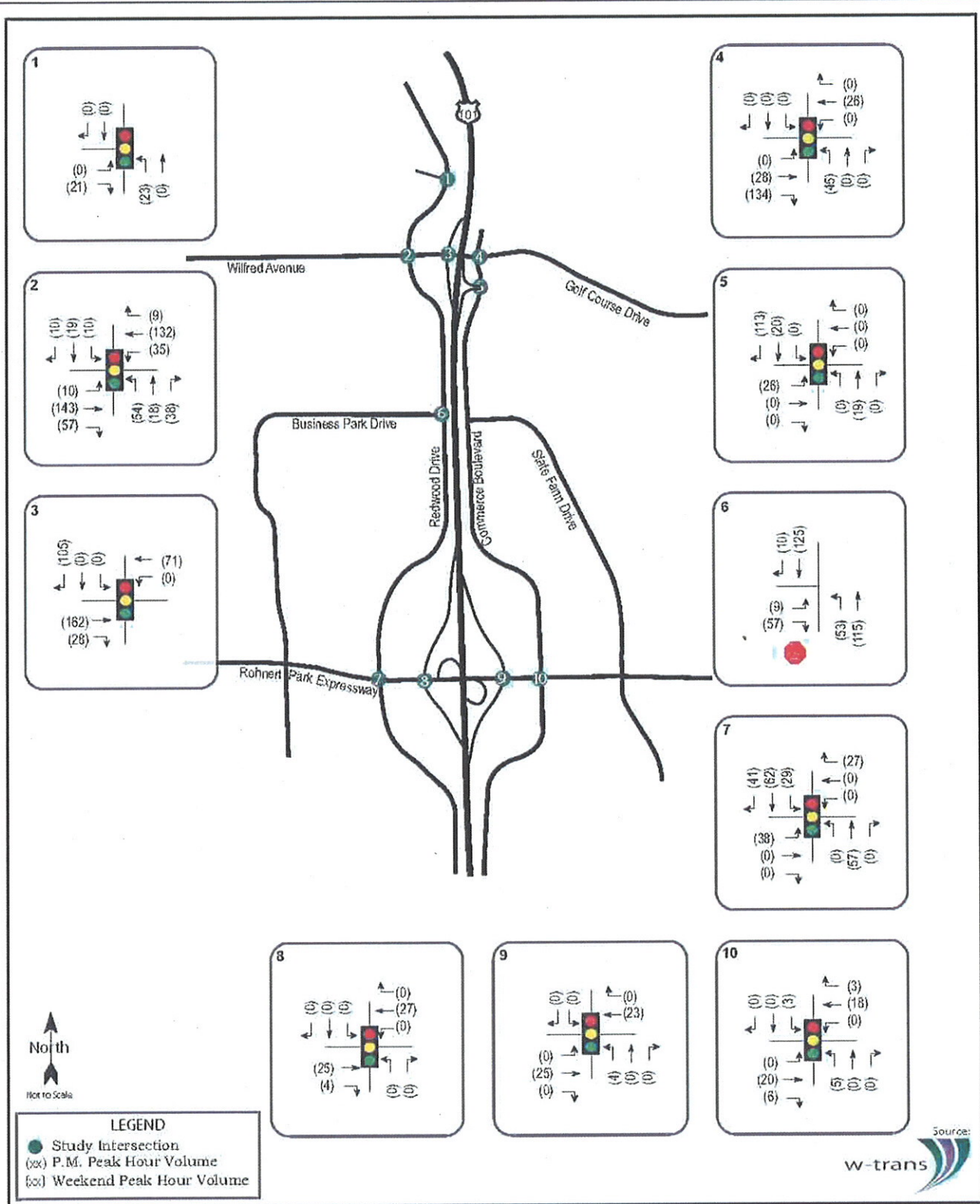
**Future 2020 Traffic Volumes**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE  
**3.6.5**

DRAWN ACM	JOB NUMBER 4085040507 2.2	CHECKED	CHECKED DATE 01/08	APPROVED	APPROVED DATE
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Traffic Vols\_LaneConfigs.FH10





**Project Traffic Volumes**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE

**3.6.6**

DRAWN  
ACM

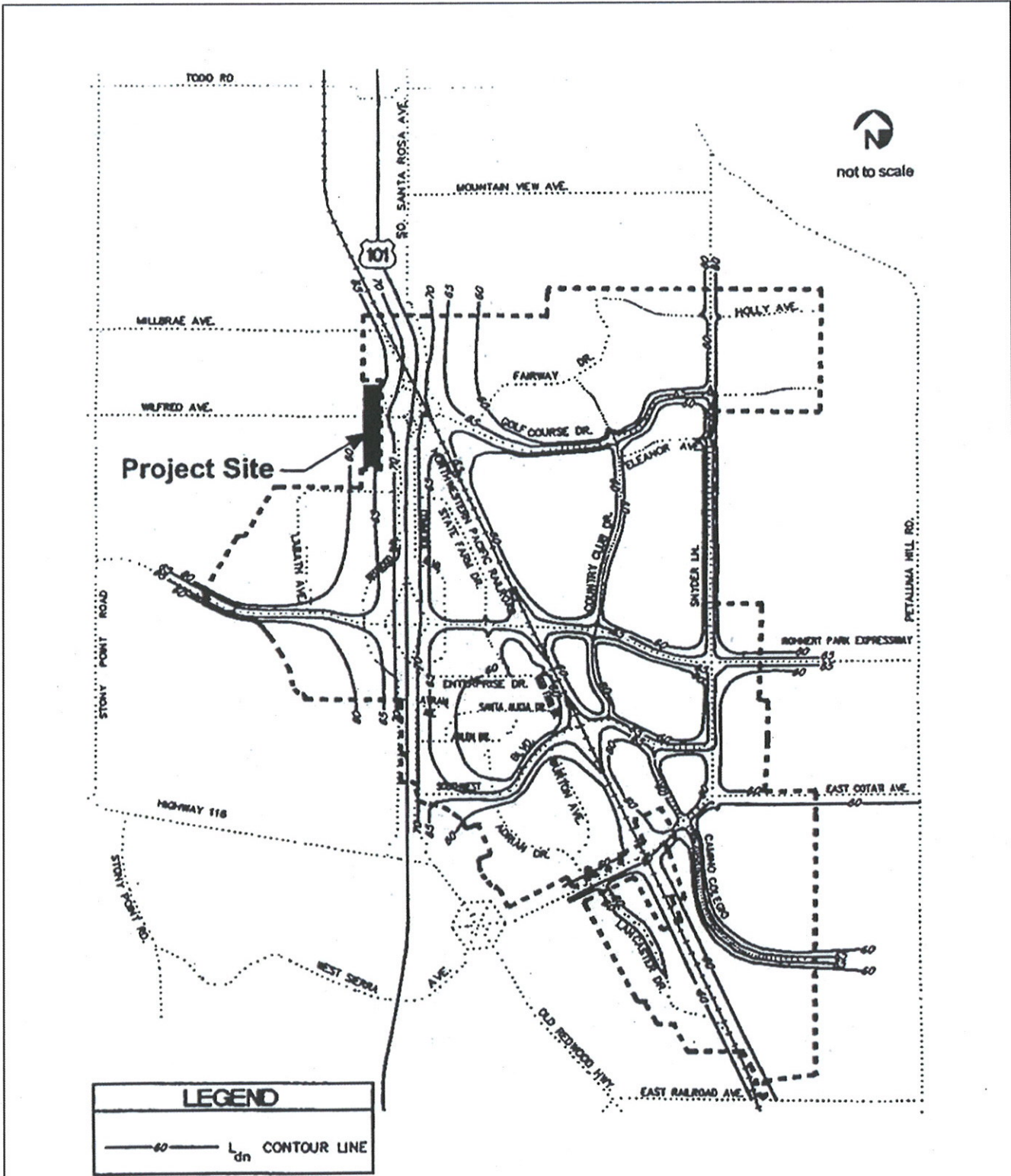
JOB NUMBER  
4085040507 2.2

CHECKED  
CHECKED DATE  
01/08

APPROVED  
APPROVED DATE

Traffic Vols\_LaneConfigs.FH10





SOURCE: Parsons Harland Bartholomew & Associates, Inc., "Wilfred/Dowdell Village Specific Plan, Environmental Impact Report," dated June 1, 1999.



**Projected L<sub>dn</sub> Noise Exposure Contours,  
Rohnert Park, 1997**  
Revised Draft Environmental Impact Report  
Wilfred/Dowdell Village Specific Plan  
City of Rohnert Park, California

FIGURE

**3.8-1**

DRAWN  
ACM

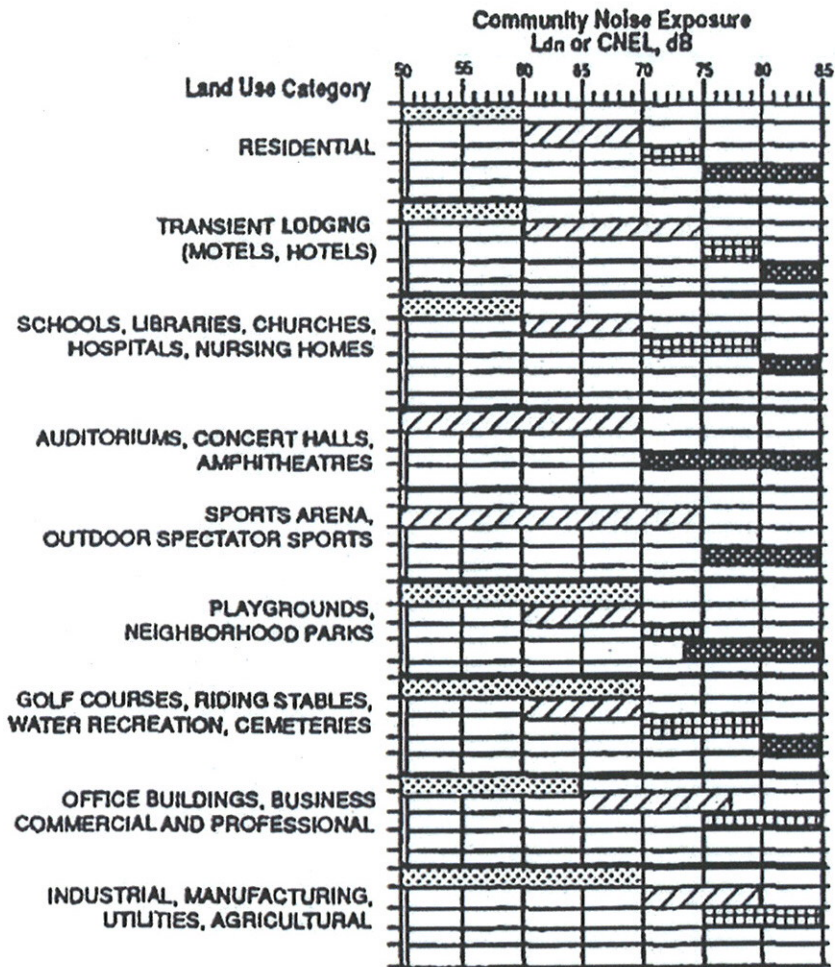
JOB NUMBER  
4085040507 2.2

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CHECKED DATE  
01/08

APPROVED APPROVED DATE

FIGS-Wilfred\_Dowdell\_Village.FH10





**NORMALLY ACCEPTABLE**

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

**CONDITIONALLY ACCEPTABLE**

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.

**NORMALLY UNACCEPTABLE**

New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

**CLEARLY UNACCEPTABLE**

New construction or development clearly should not be undertaken.

SOURCE: Parsons Harland Bartholomew & Associates, Inc., "Wilfred/Dowdell Village Specific Plan, Environmental Impact Report," dated June 1, 1999.



**Land Use Compatibility for  
Community Noise Environments**  
Revised Draft Environmental Impact Report  
Wilfred/Dowdell Village Specific Plan  
City of Rohnert Park, California

FIGURE

**3.8-2**

DRAWN  
ACM

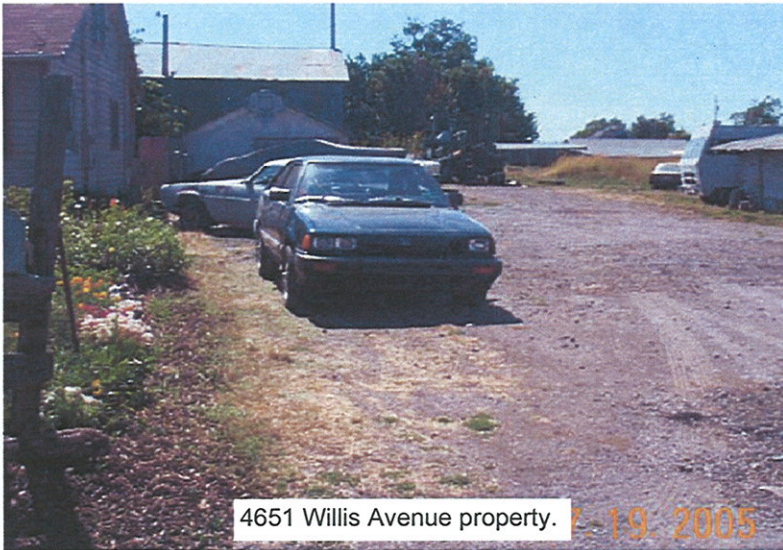
JOB NUMBER  
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CHECKED DATE  
01/08

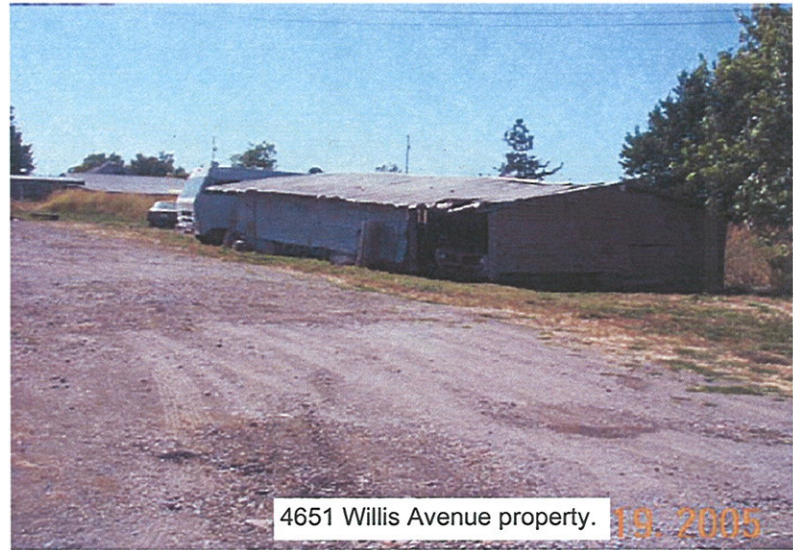
APPROVED  
APPROVED DATE

FIGS-Wilf\_Dowd Village.FH10

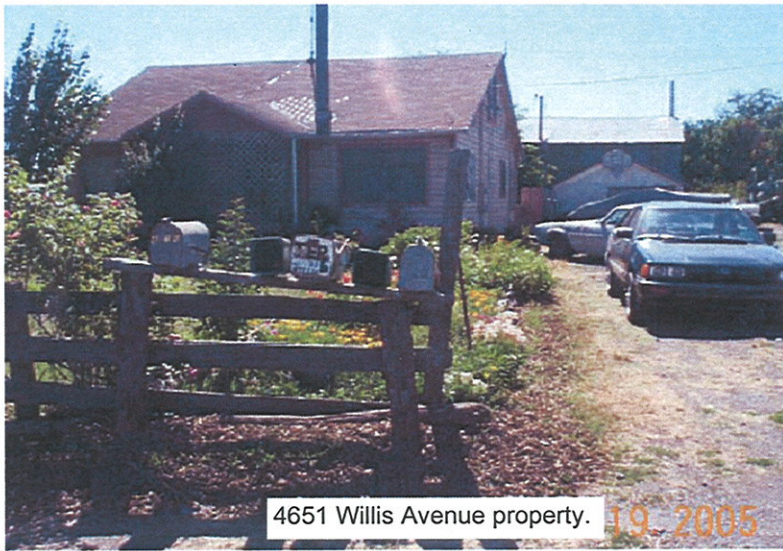




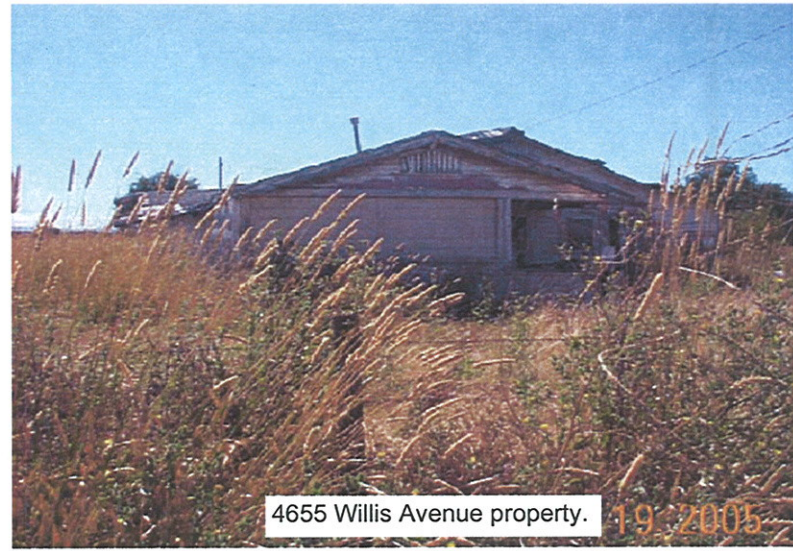
4651 Willis Avenue property. 19. 2005



4651 Willis Avenue property. 19. 2005



4651 Willis Avenue property. 19. 2005



4655 Willis Avenue property. 19. 2005



**Site and Surrounding Area Photographs**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE

**3.9.1**

DRAWN  
MHW

JOB NUMBER  
4085040507 2.2

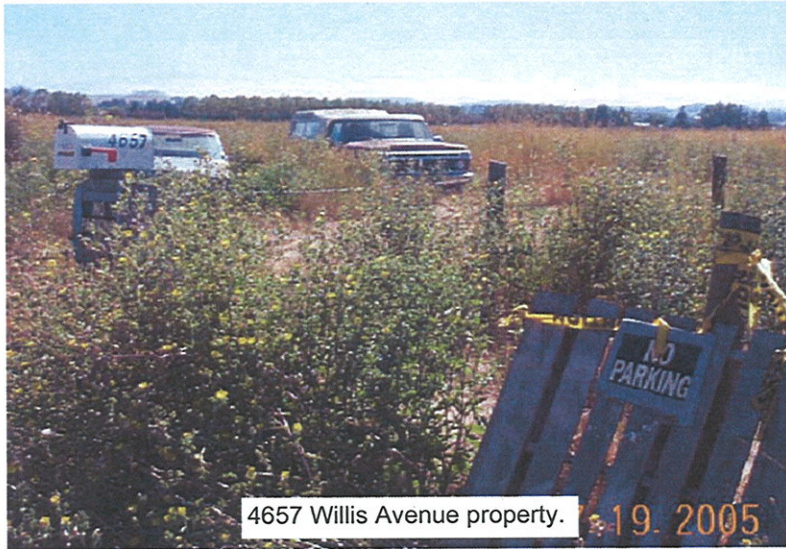
CHECKED

APPROVED

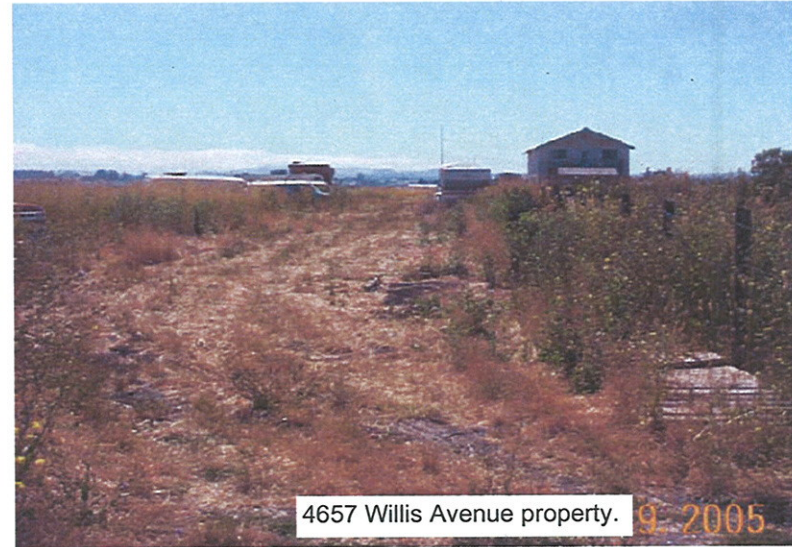
DATE  
8/05

REVISED DATE  
1/06





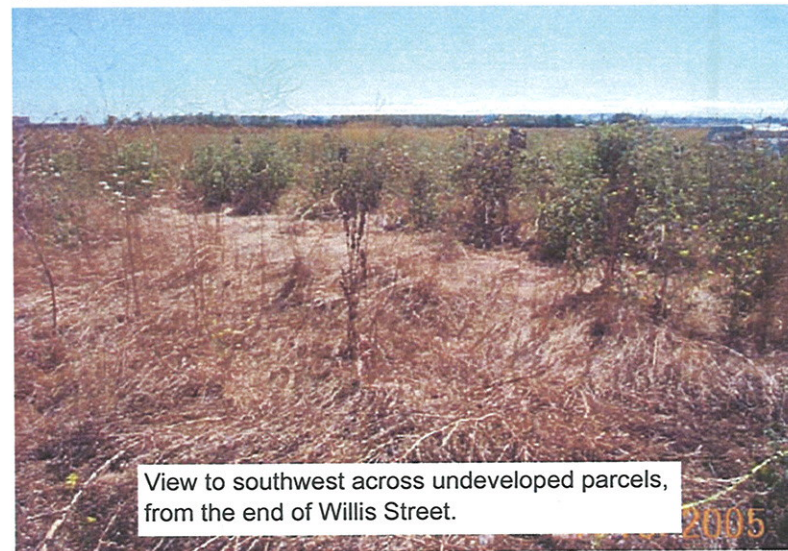
4657 Willis Avenue property. 19. 2005



4657 Willis Avenue property. 9. 2005



View to northwest across undeveloped parcels, from the southeastern corner of the southern parcel. 05



View to southwest across undeveloped parcels, from the end of Willis Street. 2005



**Site and Surrounding Area Photographs**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE

**3.9.2**

DRAWN  
MHW

JOB NUMBER  
4085040507 2.2

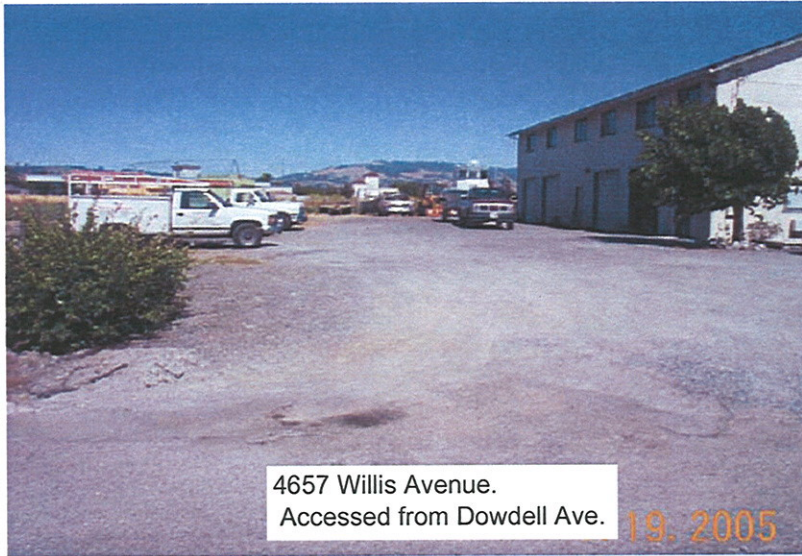
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APPROVED

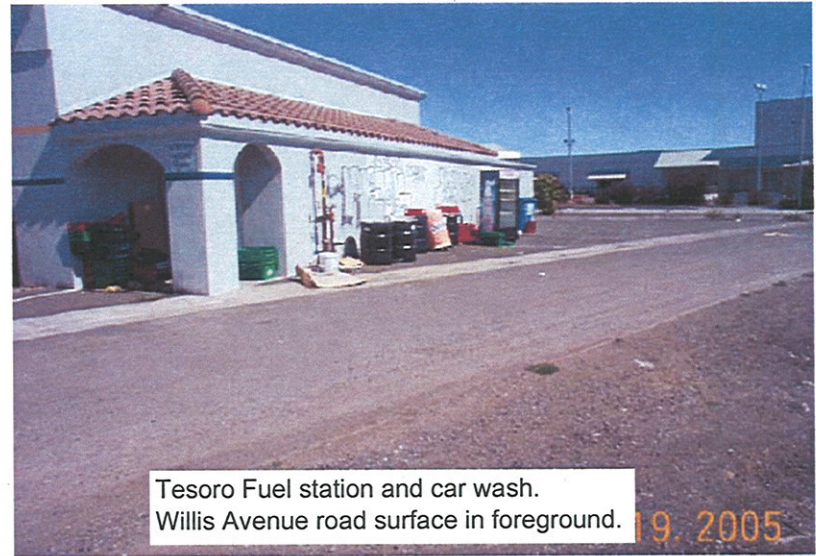
DATE  
8/05

REVISED DATE  
1/06

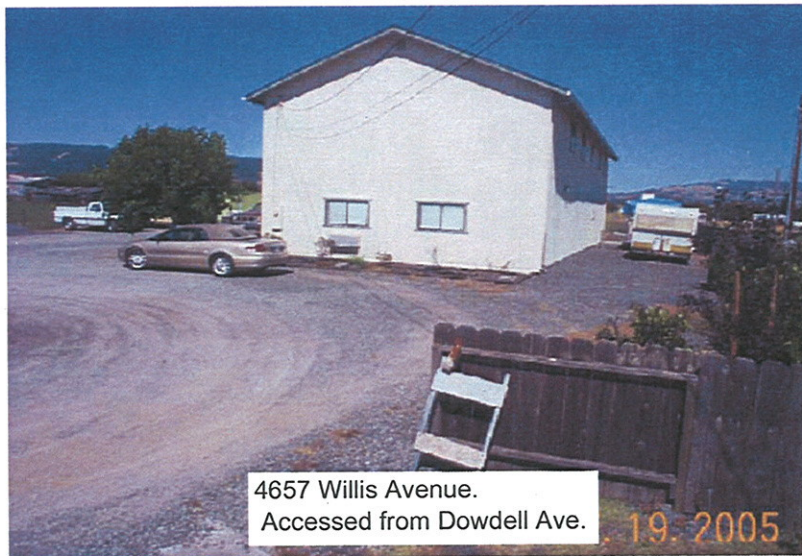




4657 Willis Avenue.  
 Accessed from Dowdell Ave. 19. 2005



Tesoro Fuel station and car wash.  
 Willis Avenue road surface in foreground. 19. 2005



4657 Willis Avenue.  
 Accessed from Dowdell Ave. 19. 2005



View to southeast across undeveloped parcels.  
 Gate accesses the southern extension of Dowdell Ave. 19. 2005



Site and Surrounding Area Photographs  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE

**3.9.3**

DRAWN  
 MHW

JOB NUMBER  
 4085040507 2.2

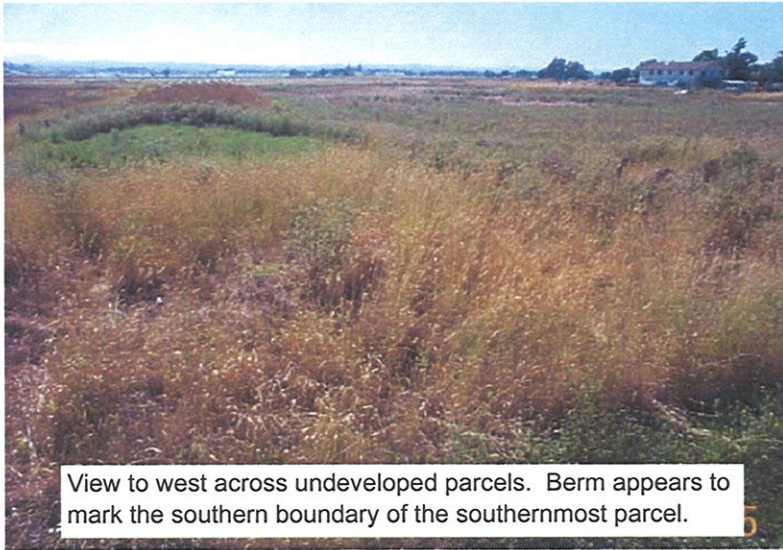
CHECKED

APPROVED

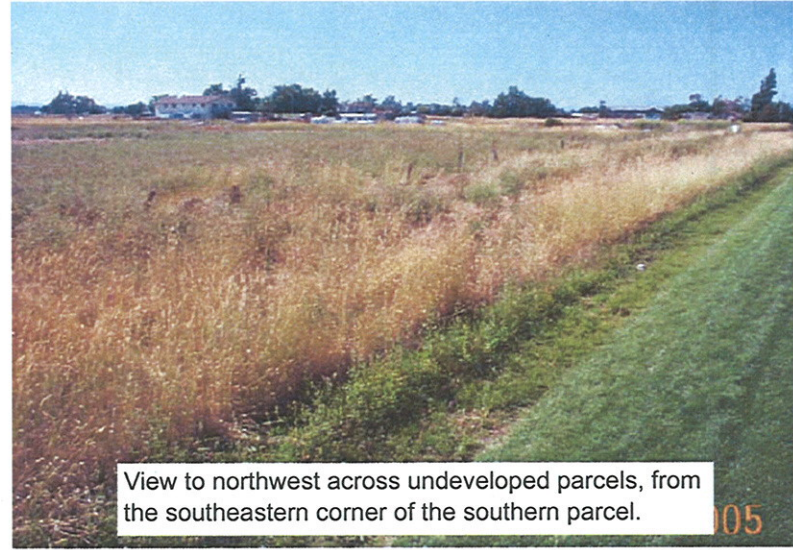
DATE  
 8/05

REVISED DATE  
 1/06

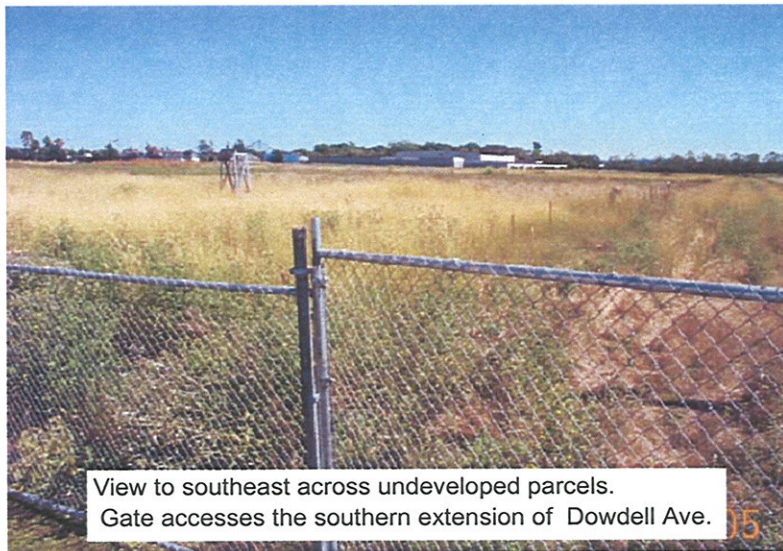




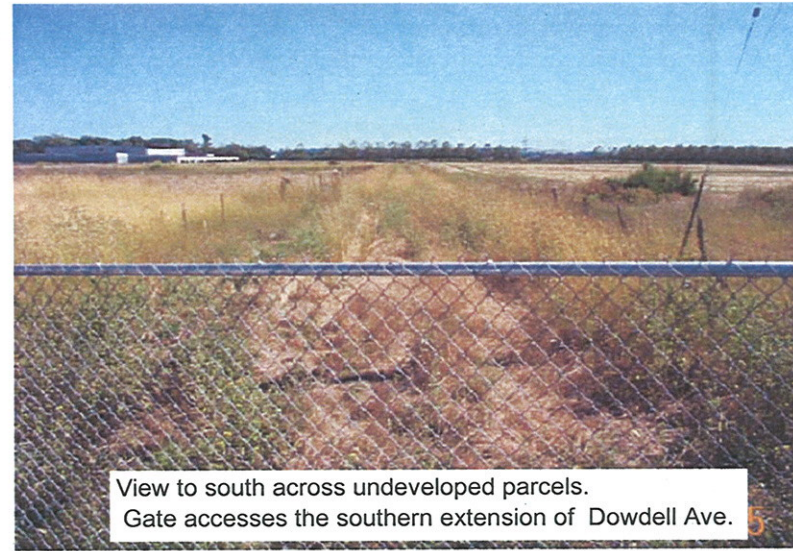
View to west across undeveloped parcels. Berm appears to mark the southern boundary of the southernmost parcel.



View to northwest across undeveloped parcels, from the southeastern corner of the southern parcel.



View to southeast across undeveloped parcels. Gate accesses the southern extension of Dowdell Ave.



View to south across undeveloped parcels. Gate accesses the southern extension of Dowdell Ave.



**Site and Surrounding Area Photographs**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE

**3.9.4**

DRAWN  
MHW

JOB NUMBER  
4085040507 2.2

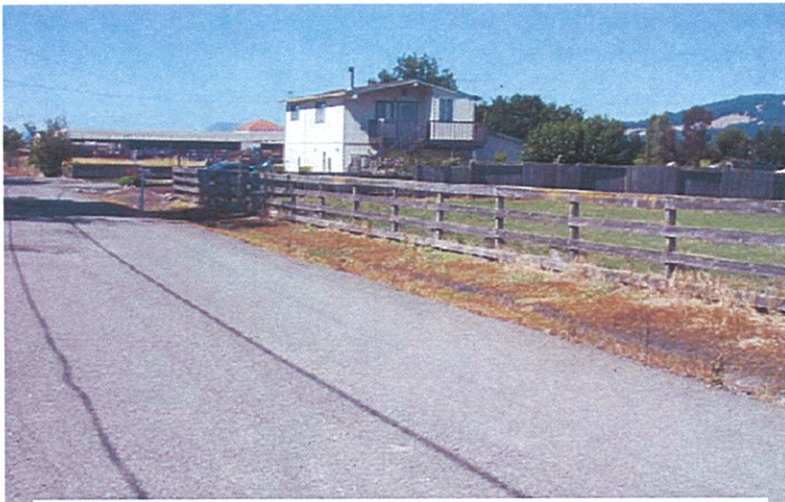
CHECKED

APPROVED

DATE  
8/05

REVISED DATE  
1/06

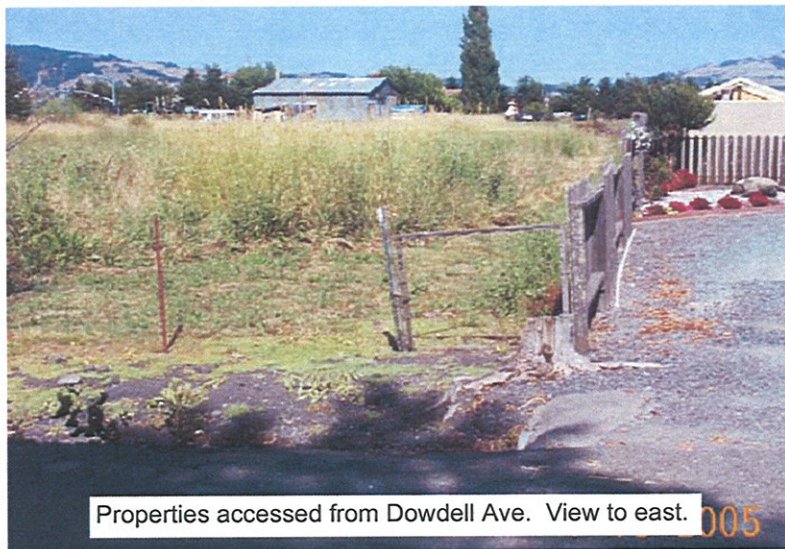




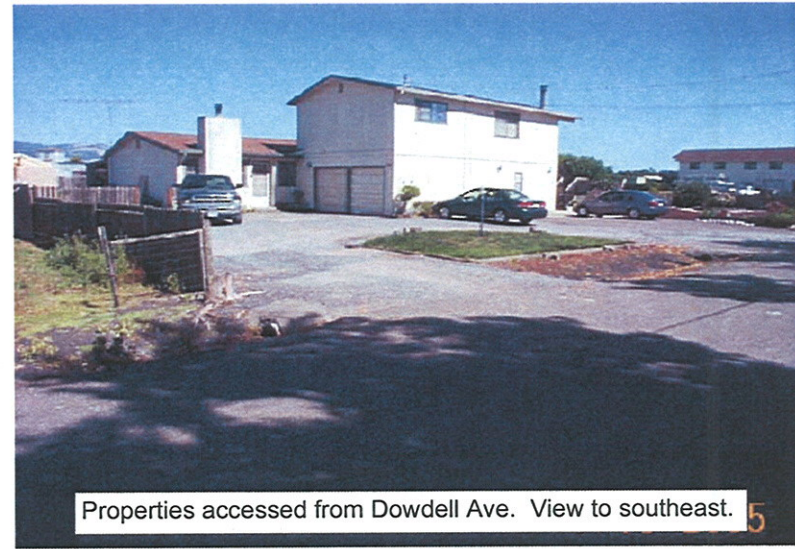
Properties accessed from Dowdell Ave. View to north-northeast.



Properties accessed from Dowdell Ave. View to northeast.



Properties accessed from Dowdell Ave. View to east.



Properties accessed from Dowdell Ave. View to southeast.



**Site and Surrounding Area Photographs**  
 Revised Draft Environmental Impact Report  
 Wilfred/Dowdell Village Specific Plan  
 City of Rohnert Park, California

FIGURE

**3.9.5**

DRAWN  
MHW

JOB NUMBER  
4085040507 2.2

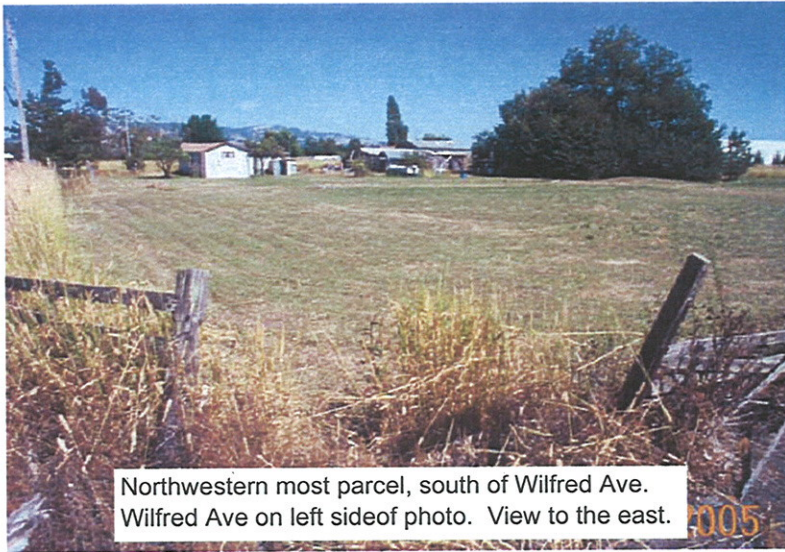
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APPROVED

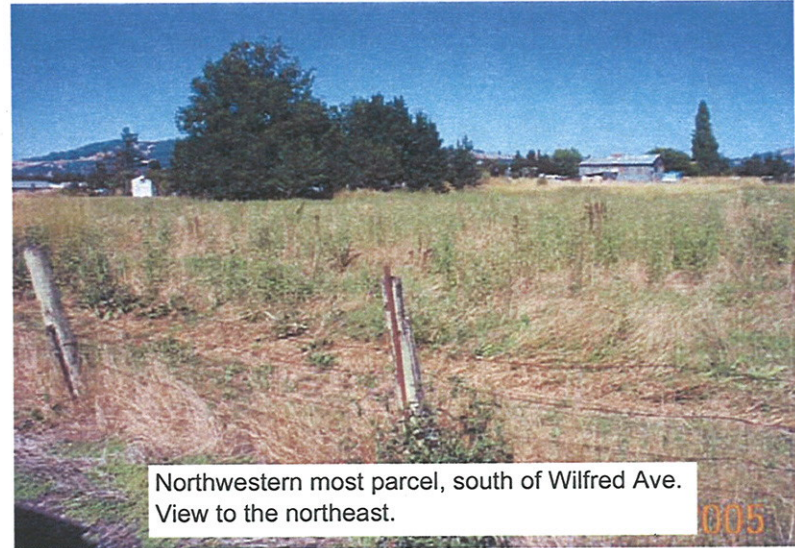
DATE  
8/05

REVISED DATE  
1/06

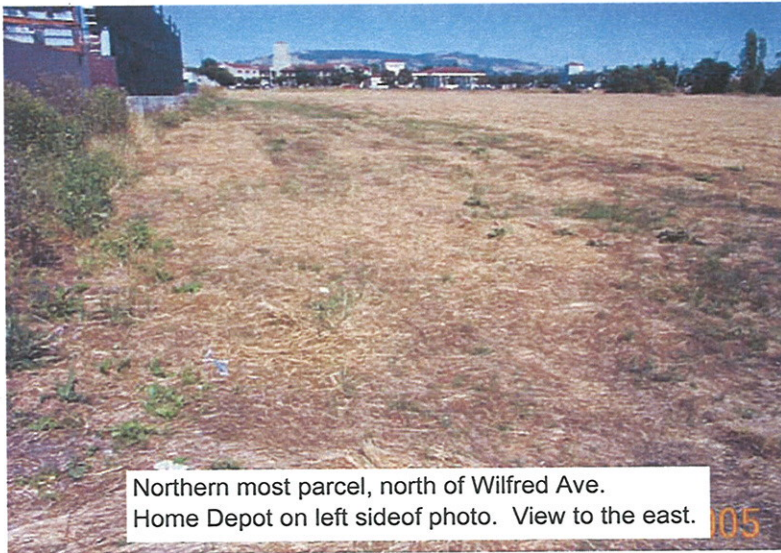




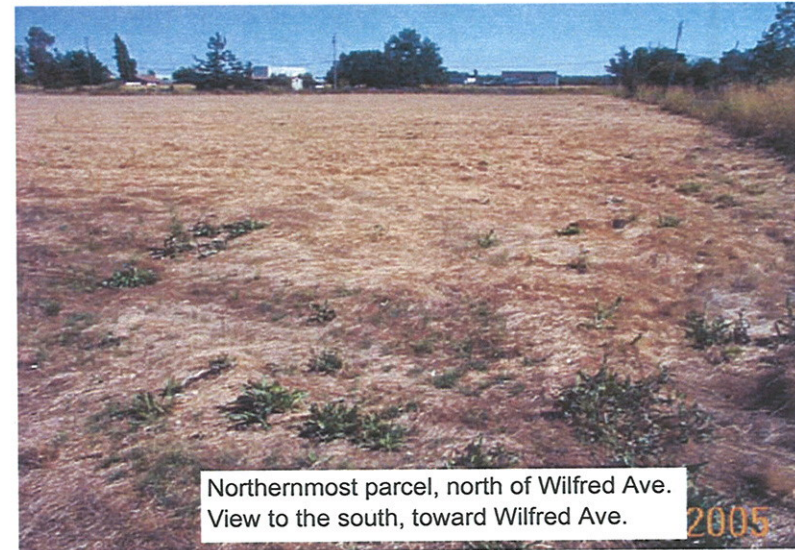
Northwestern most parcel, south of Wilfred Ave.  
Wilfred Ave on left side of photo. View to the east.



Northwestern most parcel, south of Wilfred Ave.  
View to the northeast.



Northernmost parcel, north of Wilfred Ave.  
Home Depot on left side of photo. View to the east.



Northernmost parcel, north of Wilfred Ave.  
View to the south, toward Wilfred Ave.



**Site and Surrounding Area Photographs**  
Revised Draft Environmental Impact Report  
Wilfred/Dowdell Village Specific Plan  
City of Rohnert Park, California

FIGURE

**3.9.6**

DRAWN  
MHW

JOB NUMBER  
4085040507 2.2

CHECKED

APPROVED

DATE  
8/05

REVISED DATE  
1/06