

City of Santa Rosa Hearn Avenue Community Hub Project

CEQA Checklist tiering from Specific Plan Environmental Impact Report

City of Santa Rosa

May 2024



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Executive Summary

The City of Santa Rosa is proposing to develop three City-owned properties totaling approximately six acres located along Hearn Avenue in southwest Santa Rosa as the Hearn Avenue Community Hub (proposed action). The City of Santa Rosa is the Lead Agency for the proposed action and is responsible for compliance with the California Environmental Quality Act (CEQA). As shown on Figures 1 through 3 in this 2024 CEQA Checklist, the properties to be developed are located at 976, 980, and 1004 Hearn Avenue and are within the boundary of the 2016 Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects (Specific Plan, Santa Rosa 2016a).

The City's proposed uses for the subject properties would be to implement programmed infrastructure improvements and provide public service facilities and community land uses, all of which were identified in the Specific Plan. The properties would be used for a portion of a planned extension of both Dutton Avenue and the Colgan Creek Multi-use Path. These improvements are also identified at the subject properties in the 2018 Update of the Santa Rosa Bicycle and Pedestrian Master Plan¹, and the 2013 Update of the Santa Rosa Creek Master Plan².

In addition, the proposed action includes construction and operation of a new fire station, library, multicultural center/gymnasium, and potential aquatic center at the subject properties. The proposed fire station would replace the City's existing Fire Station #8, which is currently located at 830 Burbank Avenue. The proposed replacement of Fire Station #8 to the subject site would be consistent with General Plan Policy PSF-E-7, which seeks to move the fire station from Burbank Avenue to a new location in the Roseland area to expand and improve fire department responsiveness to the Roseland neighborhood.

The City entered into a planning process to determine the specific public use(s) that are evaluated in this 2024 CEQA Checklist. The City intends to enter into a design-build process to finalize the design and construction of the proposed action.

A programmatic-level Environmental Impact Report (Program EIR) was certified for the above-mentioned Specific Plan in 2016 (Santa Rosa 2016b, 2016c). The Program EIR analyzes a variety of contemplated land uses within the boundary of the Specific Plan.

When the City of Santa Rosa proposed to acquire the three properties in 2022, the City prepared a CEQA Checklist that confirmed that the property acquisition elements were within the scope of the Program EIR. The CEQA Checklist for the acquisition elements noted that the intensity, magnitude, and extent of potential public uses for the properties were not yet then sufficiently known to enable meaningful, site-specific environmental review and that further project-level environmental review under CEQA would be performed at the time of approval of the eventual public improvements and uses.

The purpose of this 2024 CEQA Checklist is to provide a project-level environmental review consistent with the methodology and thresholds of significance applied in the Specific Plan Program EIR. This 2024 CEQA Checklist was prepared in accordance with the CEQA Guidelines Section 15168(c), Use With Later Activities, which states: *"If an agency finds that pursuant to section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the Project covered by the Program EIR, and no new environmental document would be required."* This

¹ The 2018 Santa Rosa Bicycle and Pedestrian Master Plan was adopted by the Santa Rosa City Council in 2019 and was determined to be within the scope of a previously adopted 2010 CEQA Mitigated Negative Declaration completed for a prior version of the Plan.

² The 2013 Santa Rosa Creek Master Plan was adopted by the Santa Rosa City Council in 2013 and was determined to be within the scope of a previously certified 2007 CEQA Environmental Impact Report completed for a prior version of the Plan.

2024 CEQA Checklist serves as the evaluation required pursuant to Section 15168(c) of the CEQA Guidelines to determine whether new significant effects have been identified or new mitigation measures would be required for the proposed action.

As discussed herein, none of the elements requiring the preparation of a subsequent EIR have been identified. The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects addressed in the Specific Plan Program EIR. Therefore, the proposed action has been determined to be within the scope of the Program EIR.

This 2024 CEQA Checklist reflects the analysis of the City as the CEQA Lead Agency. Further, it demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the Specific Plan Program EIR remain substantially unchanged and support the finding that this later activity would not raise new issues that result in new significant impacts which cannot be mitigated to a level of less than significant, and do not exceed the level of impacts identified in the Specific Plan Program EIR.

This 2024 CEQA Checklist, along with the previous environmental analyses, is on file with and may be obtained from the City of Santa Rosa, Planning and Economic Development Department, Planning Division, 100 Santa Rosa Avenue, Room 3, Santa Rosa, California, 95404.

Contents

Executive Summary	i
Contents	i
1. Introduction	1-1
1.1 Applicability of the Program EIR	1-1
1.2 Summary of Results	1-2
2. Hearn Avenue Community Hub Description	2-1
2.1 Location	2-1
2.2 Land Use Designations and Zoning.....	2-1
2.3 Objectives of Later Activity (Proposed Action).....	2-1
2.4 Summary of Later Activity (Proposed Action)	2-1
Dutton Avenue Extension	2-2
Colgan Creek Multi-Use Path Extension	2-2
Fire Station.....	2-2
Regional Library.....	2-3
Multicultural Center / Gymnasium.....	2-3
Aquatic Center	2-3
Utilities	2-4
Storm Water.....	2-4
Vehicle Trip Generation and On-site Parking	2-4
Landscaping.....	2-5
Perimeter Walls and/or Fencing	2-5
Emergency Back-up Generators	2-5
Outdoor Lighting	2-5
Outdoor Events.....	2-5
Construction Information.....	2-6
2.5 Required Agency Approvals	2-7
2.6 Environmental Protection Actions Incorporated into the Proposed Action.....	2-7
Project Environmental Protection Action 1 - Construction Noise	2-7
Project Environmental Protection Action 2 - Groundborne Vibration	2-8
Project Environmental Protection Action 3 – Operational Noise	2-9
Project Environmental Protection Action 4 – Construction Pollutant Mitigation Plan	2-9
3. Environmental Analysis Relative to the Specific Plan Program EIR	3-1
3.1 Aesthetics	3-1
3.2 Agriculture and Forest Resources	3-4
3.3 Air Quality	3-5
3.4 Biological Resources	3-14
3.5 Cultural Resources	3-21
3.6 Geology and Soils.....	3-25
3.7 Greenhouse Gas Emissions	3-28
3.8 Hazards and Hazardous Materials	3-29

3.9 Hydrology and Water Quality3-36

3.10 Land Use and Planning3-40

3.11 Noise.....3-44

3.12 Population and Housing.....3-49

3.13 Public Services3-51

3.14 Traffic and Transportation.....3-54

3.15 Public Utilities3-61

4. References4-1

5. Report Preparers5-1

5.1 City of Santa Rosa5-1

5.2 GHD5-1

5.3 Sub-consultants5-1

Trenor HL5-1

Illingworth & Rodkin5-1

Sonoma State University Anthropological Studies Center5-1

Table index

Table 2-1 Project Parcels2-1

Table 2-2 Setbacks to Meet City Noise Limits During Outdoor Events2-6

Figure index

Figure 1. Vicinity Map1-3

Figure 2. Specific Plan Land Use Map.....1-4

Figure 3. Project Site1-5

Figure 4. Site Plan1-6

1. Introduction

On January 12, 2022, the Santa Rosa City Council voted unanimously to approve the purchase of an approximately six-acre site for the proposed Hearn Avenue Community Hub (proposed action). The site consists of three City-owned properties located on the south side of the Hearn Avenue and Dutton Avenue intersection in southwest Santa Rosa and within the boundary of the Roseland Area/Sebastopol Road Specific Plan (see Figures 1 through 3). The purchase of the property allows the City to move forward on plans for the future extension of Dutton Avenue and the Colgan Creek Multi-use Path, and for multiple public uses identified in the Roseland Area/Sebastopol Road Specific Plan, such as a fire station, a public library, a multicultural community center-gymnasium, and a potential aquatic center. The property was selected in part due to its proximity to neighborhood schools and projected residential growth in the area.

In 2022, staff from the City of Santa Rosa and the Sonoma County Library coordinated a block party, two project meetings, a town hall meeting, and community workshops to obtain input and to encourage public participation regarding the possibilities of the land uses at the Hearn Avenue Community Hub. This included a community needs assessment and engagement with community partners, public agencies, youth, and families to brainstorm and prioritize innovative and effective community investments that support positive, sustainable, and culturally relevant changes in the southwest Santa Rosa community.

Upon completion of the community needs assessment and engagement process, City staff worked with a design team to compile the input and data received and develop a program for development of the Hearn Avenue Community Hub. Now that the elements of the City's proposed public uses have been defined (see Figure 4 and Chapter 2, Project Description), the City of Santa Rosa has prepared this 2024 CEQA Checklist to provide project-level environmental review in accordance with CEQA Guidelines Section 15168(c), Use With Later Activities, which states: *"If an agency finds that pursuant to section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the Project covered by the Program EIR, and no new environmental document would be required."* This 2024 CEQA Checklist serves as a project-level evaluation required pursuant to Section 15168(c) of the CEQA Guidelines to determine whether new significant effects have been identified or new mitigation measures would be required.

1.1 Applicability of the Program EIR

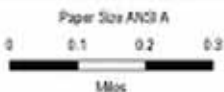
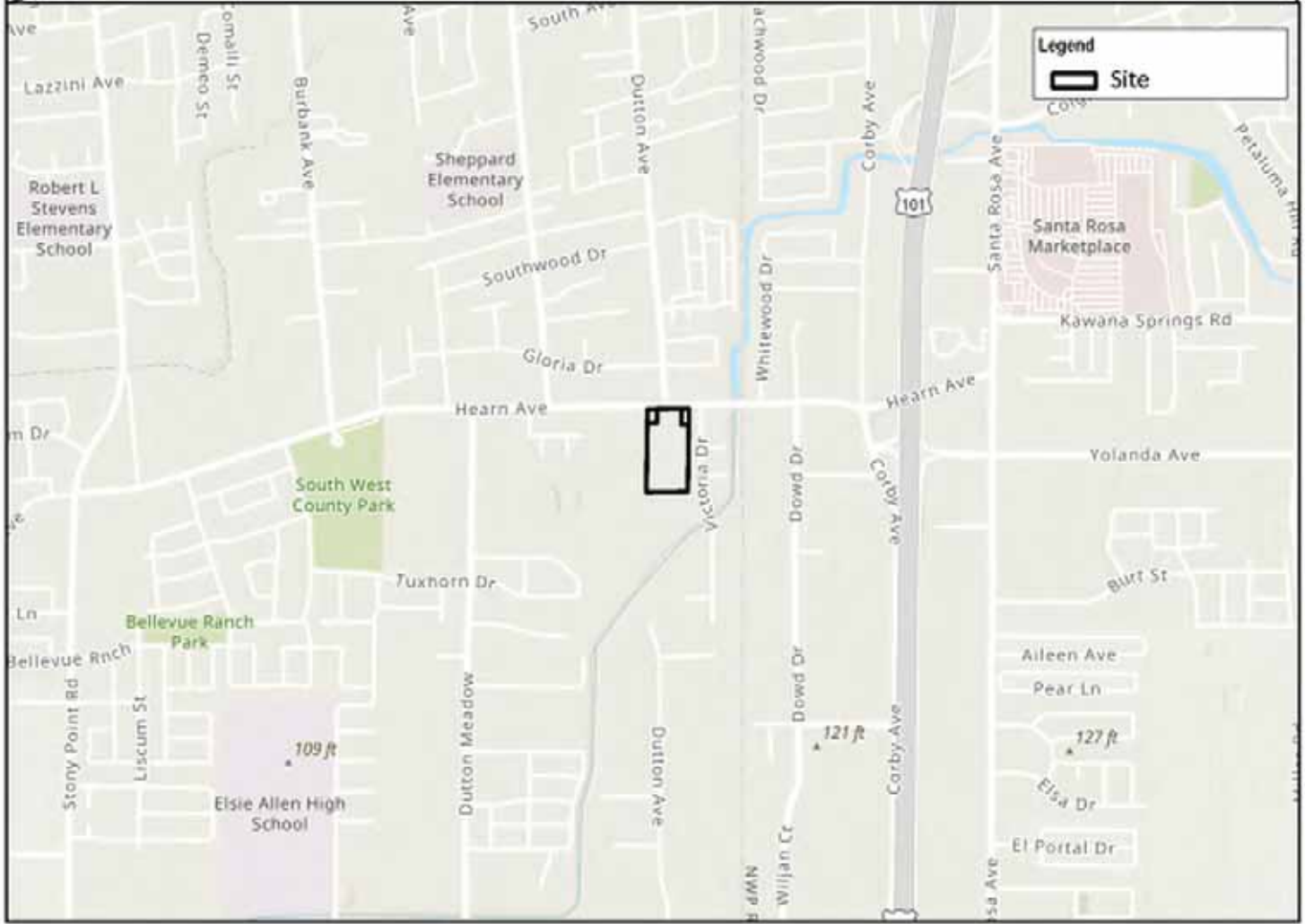
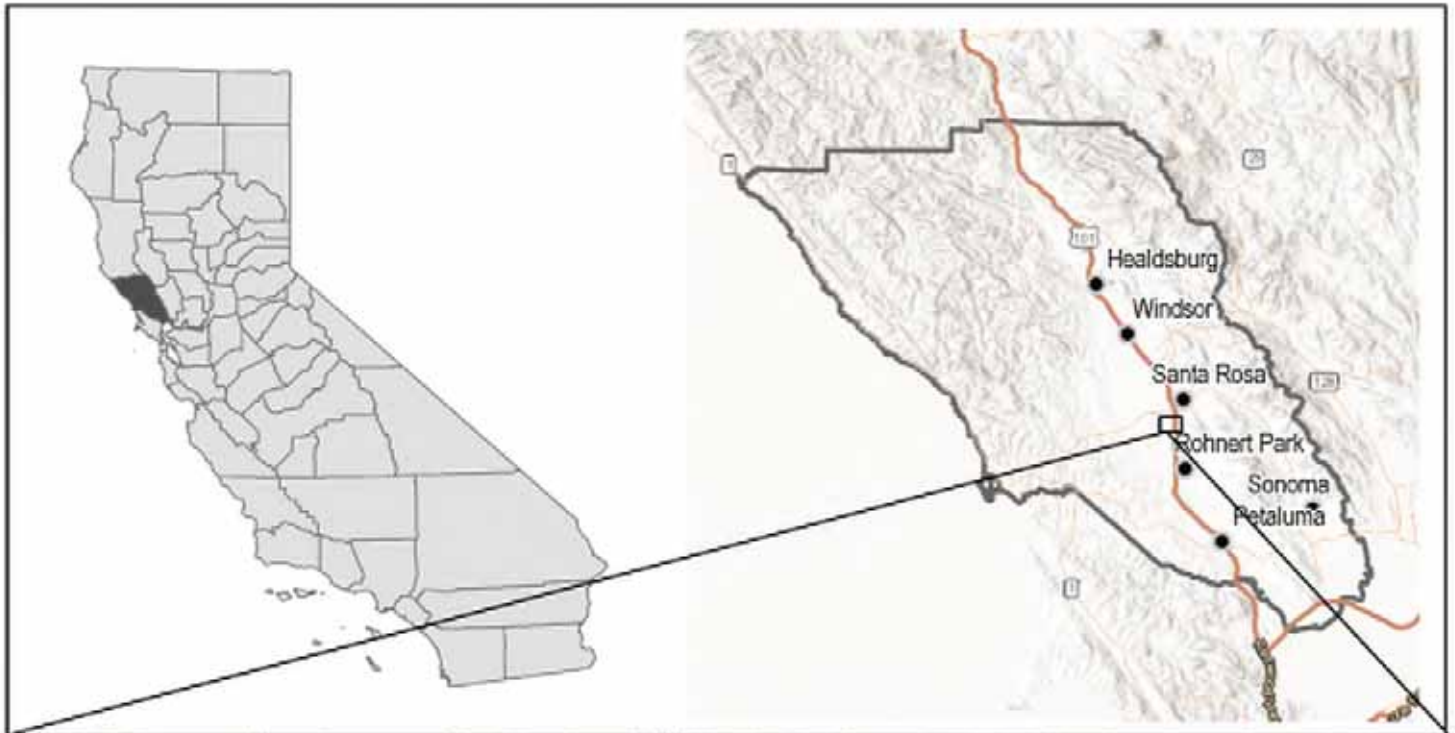
On October 18, 2016, the Santa Rosa City Council certified a Program EIR and adopted the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects (Specific Plan). The Program EIR evaluated the broad environmental effects of the Specific Plan and can be used to evaluate subsequent later activities that are consistent with the Specific Plan as described in the CEQA statute and Guidelines. When individual later activities contemplated under, and consistent with, a Specific Plan are proposed, a Lead Agency is required to examine the later project or activity to determine whether its effects were adequately analyzed in the Program EIR. If a project or activity is found to have no effects beyond those analyzed in the Program EIR and requires no new mitigation measures, then no further CEQA documentation is required.

The site of the proposed action consists of three City-owned properties located at 976, 980, and 1004 Hearn Avenue in southwest Santa Rosa and within the boundary of the Specific Plan. The City's proposed uses for the site include implementation of programmed infrastructure improvements identified in the Specific Plan as well as provision of public service facilities and community land uses identified in the

Specific Plan. Specifically, the proposed action includes a portion of a planned extension of both Dutton Avenue and the Colgan Creek Multi-use Path as well as provision of a new fire station, library, multicultural center/gymnasium, and potential aquatic center. The proposed improvements evaluated in this 2024 CEQA Checklist are later activities which are being evaluated for consistency with the project description and results of the environmental analysis in the Program EIR.

1.2 Summary of Results

As concluded by the analysis in Chapter 3 of this CEQA Checklist, no new environmental effects have been identified and no new mitigation measures are required beyond those identified in the 2016 Program EIR. Mitigation measures from the 2016 Program EIR that are applicable to the proposed action are identified in Chapter 3. This evaluation concludes that the proposed action is within the scope of the 2016 Program EIR, and that no further CEQA documentation is required prior to implementing the proposed action.



Map Projection: Mercator Auxiliary Sphere
 Horizontal Datum: WGS 1984
 Grid: WGS 1984 Web Mercator Auxiliary Sphere

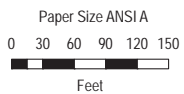
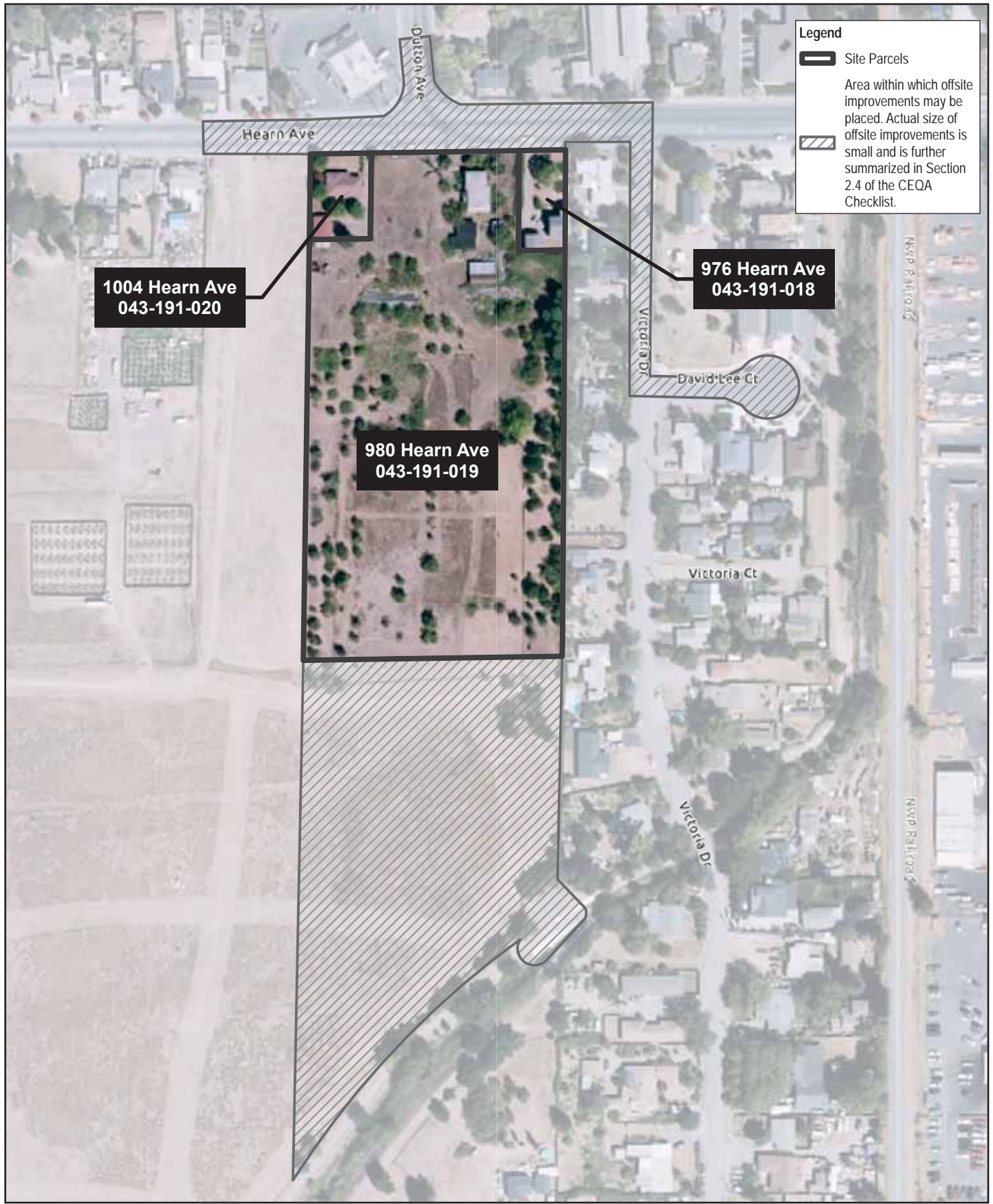


City of Santa Rosa
 Hearn Community Hub Project

Project No. 12563446
 Revision No. -
 Date Jan 2024

Vicinity Map

FIGURE 1



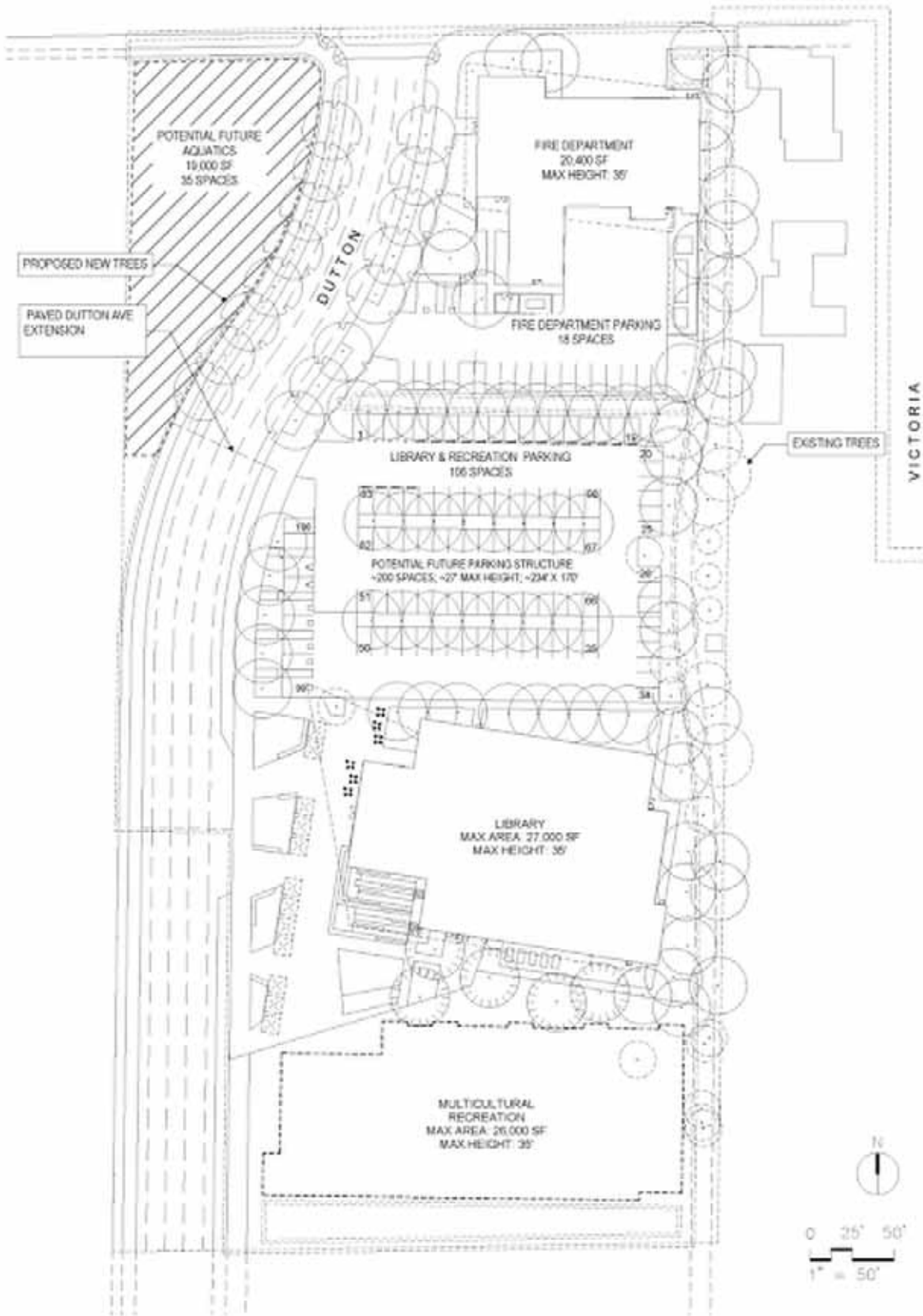
City of Santa Rosa
Hearn Community Hub Project

Project No. 12563446
Revision No. -
Date May 2024

Map Projection: Lambert Conformal Conic
Horizontal Datum: North American 1983
Grid: NAD 1983 StatePlane California II FIPS 0402 Feet

Project Site

FIGURE 3



Paper Size ANSI A



City of Santa Rosa
Hearn Community Hub Project

Project No. 12563446
Revision No. -
Date Feb 2024

Site Plan

FIGURE 4

2. Hearn Avenue Community Hub Description

2.1 Location

The site of the proposed action consists of three City-owned properties located at 976, 980, and 1004 Hearn Avenue in southwest Santa Rosa and within the boundary of the Specific Plan (see Figures 1 through 3). The properties that comprise the site are surrounded to the north by Hearn Avenue, a grocery store and deli, and single-family residences; to the east by single-family residences, Colgan Creek, Victoria Drive and Highway 101; to the south by vacant land, Colgan Creek, and single-family/commercial mixed uses; and to the west by single-family residences, Meadow View Elementary School, and Southwest Community Park.

2.2 Land Use Designations and Zoning

The Land Use Map for the Roseland Area Specific Plan designates the property at 976 Hearn as “Office”, the property at 980 Hearn Avenue as a mix of “Medium-Low Residential” and “Retail/Medium Residential”, and the property at 1004 Hearn Avenue as “Medium-Low Residential” (see Figure 2 in this Checklist or Figure 3-1 of the Specific Plan). The Santa Rosa Zoning Code designates the three properties as part of a previously approved Planned Development (PD 06-001).

Table 2-1 summarizes the property locations, sizes, and land uses.

Table 2-1 Project Parcels

Address	APN	Land Use Designation in Specific Plan	Current Use
976 Hearn Ave	043-191-018	Office	Vacant
980 Hearn Ave	043-191-019	Medium-Low Residential & Retail/Medium Residential	Vacant
1004 Hearn Ave	043-191-020	Medium-Low Residential	Vacant

2.3 Objectives of Later Activity (Proposed Action)

The objectives of the proposed action include:

- Initiate extension of Dutton Avenue into land planned for future development thereby increasing community connectivity;
- Expand and improve fire department responsiveness to the Roseland neighborhood;
- Provide library access to the Roseland neighborhood;
- Provide community-requested multicultural and recreation opportunities, including a potential aquatic center, to the Roseland neighborhood and the greater Santa Rosa community; and
- Provide adequate parking for planned community activities.

2.4 Summary of Later Activity (Proposed Action)

The City’s proposed uses for the site include implementation of programmed infrastructure improvements identified in the Specific Plan as well as provision of public service facilities and community land uses

identified in the Specific Plan. Specifically, the proposed action includes a portion of a planned extension of both Dutton Avenue and the Colgan Creek Multi-use Path as well as provision of a new fire station, library, multicultural center/gymnasium, and potential aquatic center. Each of these is described below.

Dutton Avenue Extension

The extension of Dutton Avenue south of Hearn Avenue into the Hearn Avenue Community Hub site would provide one travel lane in each direction plus a center turn lane or median maintaining a regional/arterial roadway classification. A stub-out for a future connection with Dutton Meadow would be provided. Class II bicycle lanes, bioswales, and sidewalks would be provided on either side of the roadway. In total, the extension would provide two 11-foot travel lanes, one 12-foot median/turn lane, two six-foot bike lanes, two 6-foot sidewalks, and two 8-foot bioswale planter areas. The total width of the roadway improvements would be approximately 74 feet. As part of the extension, the intersection with Hearn Avenue would include new signals, repaving, and restriping.

Colgan Creek Multi-Use Path Extension

An extension of the Colgan Creek Multi-use Path is proposed from the southern boundary of the property to Hearn Avenue. The paved multi-use bicycle and pedestrian path would be 10 feet wide with a 12-foot setback from the eastern boundary of the property and a 5-foot to 20-foot setback from any future development west of the path.

Fire Station

The proposed action would replace the City's existing Fire Station 8 located at 830 Burbank Avenue with a new fire station at the Hearn Avenue Community Hub site. Fire Station 8 is an older, masonry block building that previously served the Roseland Fire District, is currently operated by the Santa Rosa Fire Department, and needs replacement. It contains two small apparatus bays, one fire engine, and limited crew accommodations including a small exercise area, kitchen, dormitory, and a single bathroom/shower.

Under the proposed action, a new, replacement Fire Station 8 would be constructed and operated at the Hearn Avenue Community Hub site to provide a modern station with better coverage for the surrounding area and planned urban growth areas. Following replacement, the City would declare the existing Fire Station 8 property on Burbank Avenue surplus in accordance with the Surplus Land Act, and the property would be prioritized for affordable housing.

The proposed replacement for Fire Station 8 would be approximately 20,400 square feet (sf) in size and would be located along the northern portion of the Hearn Avenue Community Hub site adjacent to Hearn Avenue (see Figure 4). The replacement fire station would be one to two stories and up to approximately 35 feet in height. The proposed fire station would include an approximately 4,000-sf drive-through apparatus bay (within the main fire station building) with connections to both Hearn Avenue and the Dutton Avenue extension, as well as an approximately 3,000-sf stacked apparatus bay. The drive-through apparatus bay would accommodate the size and turning radius of a ladder truck and modern fire apparatus. The apparatus bay would include a shop room, turn out room, laundry room, decontamination room, storage rooms, compressor room, and janitor's closet. The total size of the stacked apparatus bay would be approximately 7,000 sf.

In addition to the apparatus space, the firehouse would include approximately 3,000 sf of living/sleeping quarters, which would include approximately eight dorm rooms, restrooms, day room, dining and kitchen areas, fitness rooms, and janitor's closet. The firehouse would include approximately 1,000 sf of classroom/emergency operations center and training space, approximately 500 sf of support spaces for

storage, a mechanical room, a battery room, an electrical room, as well as approximately 700 sf of administration space including a lobby, reception, public restroom, and office space. The proposed firehouse may potentially include additional second story offices and training / emergency operations center space for an additional 6,000 sf. The proposed staffing of the fire station would be approximately six to eight on-duty fire fighters for each rotation and another four fire administrative staff Monday through Friday 8:00 a.m. to 5:00 p.m.

A new 500-gallon above-ground fuel storage tank would be located adjacent to the north side of the fire station. The fuel storage tank would be used for refueling fire engines and powering the generator.

Regional Library

The proposed action includes construction and operation of a regional library at the Hearn Avenue Community Hub site. The proposed library would be approximately 27,000 sf in size and provide space for internal library operations. The proposed library may potentially include an approximately 3,000 sf roof terrace and approximately 4,000 sf of second floor space (included within the 27,000 sf total). The proposed library would be no more than 35 feet in height. Proposed library components include an entryway, meeting rooms, community services space, collection areas, support spaces, restroom facilities, and an outdoor patio. Vehicular access to the library would be provided from the proposed Dutton Avenue extension.

The library would be staffed by approximately 16-19 part- and/or full-time employees. Consistent with current operating hours for other libraries within the County's system, it is anticipated that the library would operate during the following hours:

- Monday, Thursday, Friday, and Saturday: 10:00 a.m. to 6:00 p.m.
- Tuesday and Wednesday: 10:00 a.m. to 8:00 p.m.
- Friday and Saturday: 10:00 a.m. to 6:00 p.m.
- Sunday: 1:00 p.m. to 5:00 p.m. or closed

Multicultural Center / Gymnasium

The proposed action includes construction and operation of an approximately 26,000-sf multicultural center and gymnasium at the Hearn Avenue Community Hub site. The building would include an approximately 14,000-sf multicultural center with event space and commercial kitchen space, as well as an approximately 12,000-sf gymnasium with athletic courts and bleachers. The multicultural center and gymnasium would provide space for community meetings, enrichment educational/classroom programs, fitness and wellness studios and classes, early childhood program space, administrative space, and other support space. The proposed building would be approximately 35 feet in height.

The multicultural center and gymnasium hours of operation are anticipated to be as follows:

- Monday to Saturday: 8:00 a.m. to 8:00 p.m.
- Sunday: 8:00 a.m. to 8:00 p.m.

Aquatic Center

The proposed action would potentially include construction and operation of an approximately 19,000-sf aquatic center at the Hearn Avenue Community Hub site. The aquatic center would be single-story and would include an outdoor lap and recreational pool with poolside decking with the possibility of a spray ground feature. The proposed aquatic center would also include an approximately 13,100-sf pool house

with restrooms, lockers, showers, workroom, offices, and lifeguard's room, including 1,900 sf of support space including a mechanical room and building storage. The hours of operation are anticipated to be:

- Monday – Friday: 6:00 a.m. – 8:00 p.m.
- Saturday and Sunday: 9:00 a.m. – 5:00 p.m.

Utilities

The proposed action includes connection of the fire station, library, multicultural center/gymnasium, and potential aquatic center to existing local water, sewer, electrical, and gas utilities. Potable water and fire supply water would be supplied from an existing 12-inch water main located in Hearn Avenue, which would be extended south beneath the Dutton Avenue extension. For wastewater service, the proposed action would connect to an existing 15-inch sewer main located in Hearn Avenue via a 4-inch sewer force main located beneath the Dutton Avenue extension. Electricity, natural gas, and telecommunication lines would be provided by PG&E, Comcast, AT&T, and Sonic along Hearn Avenue, which would be extended to the site along the Dutton Avenue extension.

The proposed action would be subject to the State Building Energy Efficiency Standards contained in Title 24, Part 6 of the California Code of Regulations, which applies to new construction of both residential and nonresidential buildings and regulates energy consumed for heating, cooling, ventilation, water heating, and lighting. Additionally, in accordance with the City of Santa Rosa Climate Action Plan (CAP) New Development Checklist, the proposed action would be conditioned to comply with the CALGreen Tier 1 Standards, which require a 15 percent improvement over the minimum Title 24, Part 6 requirements.

Storm Water

The proposed action would result in approximately 4.5 acres of new impervious surfaces at the site. The planned developments would be subject to the City of Santa Rosa's Low Impact Development storm water requirements, including on-site storm water features sized to provide water quality treatment and volume capture for storm water runoff generated by the 85th percentile storm event. This would include collection and conveyance of storm water through a series of on-site vegetated swales and storm drains that would convey storm water to several on-site rain gardens or other treatment and retention facilities to treat storm water runoff generated from rooftops, parking lots, and other impervious surfaces.

The proposed action would also construct off-site storm drain improvements to convey treated storm water runoff to Colgan Creek (see Figure 3). Off-site storm drain improvements would include either 1) a new storm drain pipe on property to the south of the project site³ which would connect to a new storm drain outfall to Colgan Creek or to an adjacent public storm drain network if the southern property is developed prior to the Hearn Avenue Community Hub project, or 2) replacement of approximately 300 feet of storm drain pipe in Hearn Avenue, construction of approximately 350 feet of new storm drain pipe in Victoria Drive, and connection and upsizing of an existing storm drain in David Lee Court that connects to an existing outfall to Colgan Creek. Under option 2) above, the proposed action would include an on-site stormwater electric pump station that would be located in an underground concrete vault with a concrete lid.

Vehicle Trip Generation and On-site Parking

Using Institute of Transportation Engineers (ITE) trip generation rates, the proposed action at full buildout, including trips from the fire station, is estimated to generate an average of 3,583 daily vehicle trips with 139 daily trips anticipated to occur during the a.m. peak hour and 364 daily trips anticipated to occur during the

³ An agreement with the adjoining property owner would be required prior to any such use.

p.m. peak hour. The proposed action includes provision of vehicular parking spaces in accordance with City parking generation standards, which would be approximately 176 vehicle parking spaces. Parking would be provided within carports, surface parking lots, and possibly a future parking garage if additional parking spaces are proposed in the long-term. Accessible spaces would be provided in compliance with the Americans with Disabilities Act Standards for Accessible Design.

Landscaping

The proposed action includes planting new landscaping within and adjacent to proposed storm water treatment and retention facilities as well as throughout the development. Landscaping elements would comply with the City's Water Efficient Landscape Ordinance and would include native and ornamental plants, grasses, and trees, including indigenous plants to be selected in coordination with the Federated Indians of Graton Rancheria. Library landscapes will include a Learning Garden for educational programming.

Perimeter Walls and/or Fencing

The proposed action would include installation of new fencing along portions of the perimeter of the Hearn Avenue Community Hub site. This may include concrete, brick, stone, stucco walls, or wooden or vinyl fencing up to 6 feet in height adjacent to existing contiguous residential properties.

Emergency Back-up Generators

New stationary back-up generators would be located at the fire station, library, and multicultural center/gymnasium to be used as a backup power source in the event of a power outage. The generators would be enclosed and equipped with an approximately 1,500-gallon integrated diesel tank. The proposed emergency generators would be placed along the western façades of the fire station, library, and multicultural center/gymnasium.

Outdoor Lighting

The proposed action includes the installation and use of outdoor lighting at the Hearn Avenue Community Hub site. This would include exterior building light fixtures, pathway bollard fixtures, street lighting, parking lot lighting, and pole-mounted fixtures integrated into the planned development. Outdoor lighting would comply with requirements contained in City Municipal Code Section 20.30.080, including maximum heights for light standards and requirements that lighting fixtures be shielded and/or recessed to reduce light spillage onto adjoining properties.

Outdoor Events

The proposed action may include occasional outdoor events in open spaces in the southwestern portion of the property near the proposed multicultural-gymnasium building and library. The exact frequency of events, the duration of such events, and the number of attendees of the events is unknown at this time, however, it is assumed that outdoor events would occur between 7:00 a.m. and 10:00 p.m. Such events may potentially include amplified speech and music. Events would only occur if they comply with the City's daytime noise threshold of 60 dBA and the City's evening threshold of 55 dBA at surrounding residential property lines. Table 2-2 summarizes the minimum distances at which each noise source associated with an outdoor event could be placed from the receiving residential property lines to meet the City's daytime threshold of 60 dBA and the City's evening threshold of 55 dBA.

Table 2-2 Setbacks to Meet City Noise Limits During Outdoor Events

Noise Source	Minimum Distance to Residential Property Lines to Meet City Noise Limits (feet)	
	Daytime	Evening
Amplified Speech	155 feet from property line	270 feet from property line
Amplified Music	190 feet from property line	340 feet from property line
Raised Conversation & Nonamplified Music	90 feet from property line	155 feet from property line
Combined Noise Sources (events with all the above)	260 feet from property line	Not Allowed

Construction Information

The anticipated construction work hours are 7:00 a.m. – 5:00 p.m. Monday through Friday and 9:00 a.m. – 5:00 p.m. on Saturdays. No construction is anticipated to occur on Sundays or holidays. Nighttime construction is not anticipated and would only be performed with the approval of the City’s resident engineer and conditionally required to avoid glare and light trespass that would be a hazard or nuisance to vehicles and adjacent residential uses.

Prior to construction, a contractor would mobilize construction equipment and materials to the site and would likely place a job site trailer and portable sanitary facilities on the site. The primary vehicle and haul truck route to the Hearn Avenue Community Hub site is anticipated to be Highway 101 to Hearn Avenue. Construction staging areas, including construction worker parking, would be established within the site.

A variety of construction equipment would be used to construct the Hearn Avenue Community Hub, including excavators, rubber-tired bulldozers, backhoes, graders, cranes, forklifts, aerial lifts, cement mixers, pavers, rollers, chainsaws, industrial saws, generators, air compressors, welders, and other general construction equipment. Construction is anticipated to begin with site preparation, including clearing and grading activities to provide a relatively level surface for the movement of construction equipment. Following site preparation, areas to be developed would be rough graded for building pad preparation, grading of roadways, and installation of erosion and sediment control features. Importation of clean fill material would occur during this phase.

Utility connections would be installed using open trench construction methods. Such methods would include removal of surface material; excavation and shoring of a trench; installation of pipe bedding, pipelines and conduits; backfilling of the trench; and resurfacing. Trenches are anticipated to be excavated to a depth of approximately 4 to 6 feet below the ground surface. Construction of utility connections within the City’s right-of-way in Hearn Avenue would be completed in accordance with City of Santa Rosa requirements, and the contractor would be required to develop and implement controls to minimize effects of the work on traffic and pedestrians, including signs and flaggers conforming with the current California Manual of Uniform Traffic Control Devices.

If needed, temporary groundwater dewatering would be conducted within excavations to provide a dry work area. Dewatering would generally involve pumping water out of a trench or excavation to Baker tanks (or other similar type of settling tank). Following the settling process, the groundwater would normally be pumped to a bag and cartridge filter system (or similar system) before being discharged to the sanitary sewer system or to a portion of the construction site sufficient in area to allow for complete infiltration into on-site soils, or for use as dust control.

Vertical construction activities would include construction of the proposed new buildings, support buildings, and other site improvements. The final phase of construction is anticipated to include establishment of on-site open space areas, including installation of landscape plantings, trees, irrigation systems, and finished hardscapes.

The number of construction-related vehicles traveling to and from the construction site would vary on a daily basis. For the purposes of evaluation, it is anticipated that the peak number of haul trucks would occur during the import of construction materials and would consist of up to 24 round trips on any one day. In addition to haul trucks, it is anticipated that construction crew trips would require up to 24 round trips per day. Therefore, up to 48 vehicle round trips could occur per day at maximum.

2.5 Required Agency Approvals

The following is a list of potentially applicable permits, consultations, and approvals from federal, state and local agencies relative to the Hearn Avenue Community Hub. These agencies may issue approvals for the proposed action and thus may need to rely upon this 2024 CEQA Checklist.

- U.S. Army Corps of Engineers: The proposed action is anticipated to require a Section 404 Permit under the Clean Water Act for filling of wetlands or other waters of the U.S. on the site.
- U.S. Fish and Wildlife Service: The proposed action is anticipated to require a Section 7 Consultation with the U.S. Fish and Wildlife Service for processing of the Section 404 Permit.
- North Coast Regional Water Quality Control Board: The proposed action is anticipated to require a 401 Water Quality Certification under the Clean Water Act for filling of wetlands or other waters of the State or a Waste Discharge Permit for filling State-only wetlands.
- California Department of Fish and Wildlife: The proposed action is anticipated to require either a Consistency Determination or a Section 2081 Incidental Take Permit for potential impacts on California Tiger Salamander habitat.
- State Water Resources Control Board: The proposed action is anticipated to require a General Construction Permit for disturbance of one or more acres of soil.
- Bay Area Air Quality Management District: The proposed action is anticipated to require an Authority to Construct/Permit to Operate for operation and maintenance of emergency backup generators.
- Sonoma County Permit Sonoma: The proposed action is anticipated to require a permit for installation of a petroleum storage tank at the proposed fire station.

2.6 Environmental Protection Actions Incorporated into the Proposed Action

The following environmental protection actions are typically required for projects subject to approvals by the City of Santa Rosa. The proposed action would comply with the following actions, and thus each protection action is a part of the proposed action. The Mitigation Monitoring and Reporting Program for the proposed action will include these environmental protection actions to ensure implementation.

Project Environmental Protection Action 1 - Construction Noise

As a standard condition of development approval, the City requires the implementation of measures for the control of construction-generated noise levels. Commonly applied measures in Santa Rosa include limiting noise-generating construction activities to the less noise-sensitive hours of the day, prohibiting idling of heavy-duty off-road equipment when not in use, and ensuring that construction equipment is properly maintained and equipped with noise-reduction intake and exhaust mufflers and shrouds, in accordance with

manufacturers' recommendations. For the proposed action, the City has developed a tailored list of construction noise controls to be implemented during construction activities, which includes the following:

Timing Limitations and Notifications

- Construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, unless permission is granted by the City.
- Prior to construction, notify businesses, residences, and other noise-sensitive land uses within 100 feet of the site of the construction schedule, in writing, and provide a written schedule of “noisy” construction activities to the adjacent land uses and nearby residences.
- Designate a "disturbance coordinator" who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

Proper Maintenance, Muffling, & Noise Barriers

- During construction activities, utilize the best available noise suppression devices and techniques, equip internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment, and prohibit unnecessary idling of internal combustion engines.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- Construct temporary noise barriers to screen stationary noise-generating equipment when located near sensitive land uses.
- Construct a solid plywood fence along the eastern property line, where feasible, to shield the adjoining residential receptors from construction work. The noise barrier should be 8-foot-tall noise to block direct line-of-sight with ground-level receptors. If such a fence is not feasible, consider other noise barrier options that would contribute to attenuating construction noise at the eastern property line by approximately 5 dBA.
- Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.

Staging & Stockpiling

- Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors.
- Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise source and noise-sensitive receptors during all project construction.
- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.

Project Environmental Protection Action 2 - Groundborne Vibration

As a standard condition of development approval, the City requires the implementation of measures for the control of construction-generated groundborne vibration. For the proposed action, the City has developed a tailored list of groundborne vibration controls to be implemented during construction activities, which include the following:

- Large vibratory rollers shall not occur on the construction site within 14 feet of the site boundaries shared with existing buildings to the east. The dropping of heavy equipment or materials shall not occur on the construction site within 13 feet of the site boundaries shared with existing buildings to the east. All other equipment shall not be used within 5 feet of the east boundary of the site.
- Smaller equipment shall be used to minimize vibration levels to below 0.3 in/sec PPV at the property lines adjoining adjacent buildings. For example, a smaller vibratory roller, such as the Caterpillar model CP433E vibratory compactor, could be used when compacting materials within 20 feet of the adjacent conventional buildings;
- Use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, within 20 feet of conventional buildings.
- A Disturbance Coordinator will be designated to be responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.
- A list of all heavy construction equipment to be used for the proposed action known to produce high vibration levels (e.g., tracked vehicles, vibratory compaction, jackhammers, clam shovel drop, and vibratory roller, etc.) shall be submitted to the City by the contractor.

Project Environmental Protection Action 3 – Operational Noise

If the building design and orientation changes from that evaluated in the 2024 CEQA Checklist, then the City will require the building design to be further reviewed by an acoustical consultant to evaluate the potential noise generated and to demonstrate the necessary noise controls to meet ambient noise level conditions. Noise control features such as sound attenuators, sound enclosures, baffles, and barriers will be identified and evaluated to demonstrate that mechanical equipment noise would not exceed City thresholds at noise-sensitive locations surrounding the project site.

Project Environmental Protection Action 4 – Construction Pollutant Mitigation Plan

A Health Risk Assessment meeting the requirements of Mitigation Measure MM 3.3.5 of the Specific Plan Program EIR was prepared for the proposed action (Illingworth & Rodkin 2023). In accordance with PEIR Mitigation Measure MM 3.3.5, the Health Risk Assessment identified a construction pollutant mitigation plan as part of the proposed action that reduces concentrations of air quality emissions below Bay Area Air Quality Management District thresholds of significance during construction. Based on the results of the Health Risk Assessment, the construction pollutant mitigation plan for the proposed action is as follows:

- All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for PM (PM10 and PM2.5), if feasible.
- If use of Tier 4 equipment is not feasible, use equipment that meets U.S. EPA emission standards for Tier 2 or 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 70 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment.
- Alternatively (or in combination), use electrical or non-diesel fueled equipment.
- The City and Design-Build contractor may also develop another construction operations plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 70 percent or greater. Elements of the plan could include a combination of some of the following measures, and would be subject to review by an air quality expert and approved by the City prior to construction:

- Implementation of No. 1 above to use Tier 4 or alternatively fueled equipment,
- Installation of electric power lines during early construction phases to avoid use of diesel generators and compressors,
- Use of electrically-powered equipment,
- Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered,
- Change in construction build-out plans to lengthen phases, and
- Implementation of different building techniques that result in less diesel equipment usage.

3. Environmental Analysis Relative to the Specific Plan Program EIR

3.1 Aesthetics

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.1.1: The proposed Specific Plan would result in development on previously undeveloped parcels in the Specific Plan area that could block views of scenic vistas from surrounding properties. Compliance with existing City policies and Design Guidelines would protect scenic vistas and ensure this impact is less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.1.2: The proposed Specific Plan would not substantially damage scenic resources within a state scenic highway. There would be no impact.	No Impact	No Impact	None Required	Yes
Impact 3.1.3: The proposed Specific Plan could change the existing visual character of the Specific Plan area by allowing new development on currently vacant and underutilized parcels. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.1.4: The proposed Specific Plan would introduce new sources of light or glare. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.1.5: The proposed Specific Plan, in combination with other planned and recently approved projects in the Specific Plan area, would result in a less than cumulatively considerable impact on the visual character of the city.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.1.1-Scenic Vistas: The Specific Plan Program EIR identified less-than-significant impacts relative to scenic vistas, because future actions to be completed under the Specific Plan would be required to adhere to existing City policies and Design Guidelines that protect scenic vistas.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. As described in the Specific Plan Program EIR, the proposed development would be required to comply with existing City policies and Design Guidelines to protect scenic vistas and visual character, such as regulating site design, layout, and building heights. The site properties are not located along a ridgeline and would not block the scenic view of a natural ridgeline or landmark. Natural

ridgelines and landmarks, such as Taylor Mountain, Bennett Mountain, and views of the Sonoma Mountain foothills are not predominantly visible from the site or from adjacent areas. As a result, the impacts to scenic vistas would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.1.1.

Impact 3.1.2-Scenic Resources: The Specific Plan Program EIR identified no impacts relative to state scenic highways, because the Specific Plan area does not include portions of a state scenic highway.

The proposed action is located within the Specific Plan area and is not located adjacent to or in the vicinity of an officially designated state scenic highway. Therefore, no impact to such scenic resources would result, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.1.2.

Impact 3.1.3-Visual Character: The Specific Plan Program EIR identified less-than-significant impacts relative to visual character due to required adherence to applicable General Plan policies and City Design Guidelines.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The proposed Colgan Creek Multi-Use Path would be consistent with the Specific Plan, the Santa Rosa Bicycle and Pedestrian Master Plan, and the Santa Rosa Creek Master Plan, each of which identifies a planned trail across the property. Similarly, the extension of Dutton Avenue at this location would be consistent with the Specific Plan, which identifies the planned extension across the property.

The proposed public uses, which include a fire station, library, multi-cultural center/gymnasium, and potential aquatic center, differ somewhat from the land use designations of the three properties in the Specific Plan, which are designated for office, medium-low residential, and retail/medium residential. However, as described in Section 3.10 of this Checklist (Land Use and Planning), the public uses for the property are either permitted or conditionally allowed within the existing zoning districts that implement the land use designations for the properties.

Hearn Avenue and nearby roadways are not designated as scenic roads in the Santa Rosa General Plan. The infrastructure improvements and proposed public uses are required to adhere to applicable General Plan policies and City Design Guidelines. Santa Rosa Urban Design Policies UD-A-5, UD-A-10, and UD-F-4 describe the intent for new development to be of high architectural value with landscape design that reflects the natural setting of the area. Required compliance protects visual quality and character by regulating site design and layout, building heights, building form and materials, landscaping, and lighting.

The impacts to visual character would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.1.3.

Impact 3.1.4-Light and Glare: The Specific Plan Program EIR identified less-than-significant impacts relative to new sources of light or glare due to required adherence to Zoning Code regulations and Design Guidelines.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The infrastructure improvements and public uses would be required to comply with Zoning Code lighting requirements contained in City Municipal Code Section 20.30.080, which sets maximum heights for outdoor light standards, as well as requires that lighting fixtures be shielded or recessed to reduce light spillage onto adjoining properties. Existing regulations require light fixtures to be directed downward and away from adjoining properties and public rights-of-way, so that no on-site fixture directly illuminates an area off-site. This and other specific design features of the lights greatly reduce the

possibility of light trespass. Design review also would include review of all proposed exterior lighting to ensure such lighting would be compatible with City requirements and with the surrounding area. Therefore, the new exterior lighting would not create a new source of substantial nighttime light or glare, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.1.4.

Impact 3.1.5-Cumulative Visual Impacts: The Specific Plan Program EIR identified a less-than-cumulatively considerable impact on visual character due to required adherence to General Plan policies, proposed Specific Plan policies intended to protect and enhance visual character, and the Design Guidelines and Zoning Code regulations.

The proposed action would contribute to cumulative aesthetic impacts related to changes to the visual character and light/glare levels in the project area. However, the contribution would be less-than-cumulatively considerable, as the proposed action improvements would be required to adhere to General Plan policies, Specific Plan policies, Design Guidelines, and Zoning Code regulations that are intended to protect and enhance visual character and lighting/glare. The proposed action would not result in impacts to scenic highway resources, as there are no state scenic highways in the area, and no related cumulative impact would result.

The proposed action and other actions included in the Specific Plan would not cause new cumulatively considerable impacts relative to aesthetics, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the PEIR. Cumulative aesthetic impacts were identified in the Specific Plan EIR as less than cumulatively considerable. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

As such, impacts would be less-than-cumulatively-considerable, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.1.5.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to aesthetics beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Aesthetics.

Mitigation Measures: There are no aesthetic-related mitigation measures from the Specific Plan Program EIR that would be applicable to the proposed action.

3.2 Agriculture and Forest Resources

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.2.1: The Specific Plan area and the Annexation Areas do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the proposed Specific Plan would not convert any important farmland. There would be no impact.	No Impact	No Impact	None Required	Yes
Impact 3.2.2: The proposed Specific Plan would not contribute to cumulative impacts on agricultural resources. This impact would be less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.2.1-Convert Important Farmland: The Specific Plan Program EIR identified no impacts relative to important farmland, because the Specific Plan area and annexation areas do not contain designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Similarly, the properties to be developed as part of the proposed action are not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Rather, the properties are designated as “Urban and Built-Up Land” on the latest Sonoma County Important Farmland map (CDC 2021). No impact to farmland would result, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.2.1.

Impact 3.2.2-Cumulative Impacts on Agricultural Resources: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact on agricultural resources as buildout of the Specific Plan would not result in farmland conversion. As described in Impact 3.2.1, the proposed action would not result in impacts to important farmland, and therefore would not contribute to cumulative impacts. As such, impacts would be less than cumulatively considerable and within the scope of the Specific Plan Program EIR relative to Impact 3.1.2.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to agriculture and forest resources beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Agriculture and Forest Resources.

Mitigation Measures: There are no agriculture and forest-related mitigation measures from the Specific Plan Program EIR that would be applicable to the proposed action.

3.3 Air Quality

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.3.1: Subsequent land use activities associated with implementation of the proposed Specific Plan would not conflict with the Bay Area 2010 Clean Air Plan. This impact is less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.3.2: Subsequent land use activities associated with implementation of the proposed Specific Plan would not conflict with the Bay Area 2010 Clean Air Plan or result in vehicle miles traveled increases greater than the projected population increases over the project's planning period. Therefore, consistent with BAAQMD guidance, the Specific Plan would not result in an air quality violation and this impact is less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.3.3: The proposed Specific Plan could result in short-term construction emissions that could violate or substantially contribute to a violation of federal and state standards. This impact is considered potentially significant.	Potentially Significant, Less than Significant with Mitigation	Potentially Significant, Less than Significant with Mitigation	MM 3.3.3	Yes
Impact 3.3.4: The proposed Specific Plan would not contribute to localized concentrations of mobile-source CO that would exceed applicable ambient air quality standards. This is considered a less than significant impact.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.3.5: The proposed Specific Plan could result in increased exposure of existing or planned sensitive land uses to construction-source toxic air contaminant (TAC) emissions. This impact is considered potentially significant.	Potentially Significant, Less than Significant with Mitigation	Potentially Significant, Less than Significant with Mitigation	MM 3.3.5	Yes
Impact 3.3.6: The proposed Specific Plan could result in the development of housing units (sensitive land uses) near stationary or mobile-source TACs. This impact is potentially significant.	Potentially Significant, Less than Significant with Mitigation	Potentially Significant, Less than Significant with Mitigation	MM 3.3.6	Yes
Impact 3.3.7: Future development within the Specific Plan area would not result in exposure of sensitive receptors to substantial odorous emissions. This impact is considered less than significant.	Less than Significant	Less than Significant	None Required	Yes

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
<p>Impact 3.3.8: The proposed Specific Plan, in combination with cumulative development in the SFBAAB, could result in a significantly cumulative increase of criteria air pollutants for which the air basin is designated nonattainment. This would be a significant cumulative impact, and the project's contribution to the impact would be considered cumulatively considerable.</p>	Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.3.1-Conflict with or Obstruct Implementation of the Bay Area Clean Air Plan: The Specific Plan Program EIR identified a less-than-significant impact relative to conflicts with the 2010 Clean Air Plan due to required adherence to General Plan policies, the Sonoma County Transportation Authorities Comprehensive Transportation Plan, the Countywide Bicycle and Pedestrian Master Plan, and the City's Bicycle and Pedestrian Master Plan. Each of the aforementioned plans includes provisions to reduce emissions of local and regional pollutants and to promote public health in support of the goals of the Clean Air Plan.

The properties to be developed are located within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD) and within the San Francisco Bay Area Air Basin. The BAAQMD's 2017 Clean Air Plan (BAAQMD 2017a) is the currently applicable air quality plan for the San Francisco Bay Area Air Basin.

The proposed extension of Dutton Avenue and the Colgan Creek Multi-use Path would implement the City's approved plans for alternative transportation, including the Specific Plan, the Santa Rosa Bicycle and Pedestrian Master Plan, and the Santa Rosa Creek Master Plan, which would increase connectivity to transit facilities in the Specific Plan. The proposed action is within a pre-screened area of Santa Rosa where less-than-significant vehicle miles travelled results, and the site is located within a transit priority area (areas within 0.5 mile of a rail station) and along a high quality transit corridor (areas within 0.5 mile of transit routes with 15-minute peak headways). The property was acquired by the City for the proposed land uses with consideration that it is easily reached via transit services. The proposed action also includes new transit stops along Hearn Avenue adjacent to the site and along the Dutton Extension within the property. Additionally, in accordance with Santa Rosa General Plan Policy OSC-J-1, the proposed action would be required to implement dust abatement actions during construction as outlined in the latest BAAQMD CEQA Guidelines. For these reasons, the proposed action would not conflict with or obstruct implementation of the BAAQMD Clean Air Plan.

The impact would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.3.1.

Impact 3.3.2-Violate Air Quality Standard or Contribute Substantially to an Air Quality Violation During Long-Term Operations: The Specific Plan Program EIR identified a less-than-significant impact relative to violating air quality standards as buildout of the Specific Plan would be consistent with the 2010 Clean Air Plan and vehicle miles traveled would increase at a lower rate than population growth.

According to California standards, the San Francisco Bay Area Air Basin is currently designated as a nonattainment area for particulate matter 2.5 microns or less in diameter (PM_{2.5}), particulate matter 10 microns or less in diameter (PM₁₀), and ozone. Under national standards, the San Francisco Bay Area Air Basin is currently designated as nonattainment for PM_{2.5} and 8-hour ozone. The Air Basin is in attainment (or unclassified) for all other air pollutants. (BAAQMD 2024).

As described in Impact 3.3.1, the BAAQMD's 2017 Clean Air Plan is the currently applicable air quality plan for the San Francisco Bay Area Air Basin, and the proposed action would not conflict with or obstruct implementation of the Clean Air Plan. The infrastructure and public land use improvements that would be constructed at the property would implement circulation and public safety chapters of the Specific Plan (see Chapter 3 and 4 of Specific Plan) and the properties are within a pre-screened area of Santa Rosa where a less-than-significant VMT impact would result.

The impact would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.3.2.

Impact 3.3.3-Violate Air Quality Standard or Contribute Substantially to an Air Quality Violation During Short-Term Construction Activities: The Specific Plan Program EIR identified a potentially significant impact relative to construction of future developments generating short-term air pollutant emissions above BAAQMD significance thresholds. Mitigation Measure MM 3.3.3 was included in the Specific Plan Program EIR to ensure that future construction instigated under the Specific Plan would be reduced to levels below BAAQMD thresholds. As a result, the impact identified in the Specific Plan Program EIR was reduced to less than significant with mitigation.

The construction phase of development projects in the San Francisco Bay Area Air Basin is subject to BAAQMD rules and regulations adopted to reduce air pollutant emissions. For example, BAAQMD Regulation 8, Rule 3, Architectural Coatings, limits the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the district. Regulation 8, Rule 15, Emulsified and Liquid Asphalts, limits the emissions of volatile organic compounds caused by the use of emulsified and liquid asphalt in paving materials and paving and maintenance operations. In addition, Santa Rosa General Plan Policy OSC-J-1 requires dust abatement actions as contained in the latest BAAQMD CEQA Handbook. As a result of this policy provision, the City of Santa Rosa ensures that the BAAQMD basic construction mitigation measures from the most recent version of the BAAQMD CEQA Air Quality Guidelines are noted on construction documents and implemented during construction.

Mitigation Measure MM 3.3.3 from the Specific Plan Program EIR is applicable to construction of the proposed action. Mitigation Measure MM 3.3.3, updated in this CEQA Checklist, includes the most recent BAAQMD basic construction measures from Tables 5-2 and 5-3 of the BAAQMD 2022 CEQA Air Quality Guidelines, ensuring that construction of the proposed action would be consistent with the BAAQMD Guidelines. As a result, the impacts of the short-term construction activities would be less than significant with mitigation, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.3.3.

Impact 3.3.4-Expose Sensitive Receptors to Substantial Carbon Monoxide Pollutant Concentrations: The Specific Plan Program EIR identified a less-than-significant impact relative to localized carbon monoxide concentrations because no intersection or freeway ramp within the Specific Plan area would exceed the BAAQMD's carbon monoxide screening criteria, which is more than 44,000 vehicles per hour at intersections and 24,000 vehicles per hour where vertical and/or horizontal mixing of pollutants and

atmosphere is substantially limited, such as a large enclosed parking structure. These preliminary screening criteria for carbon monoxide remain valid under the BAAQMD 2022 CEQA Air Quality Guidelines.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The infrastructure improvements would not generate additional vehicle trips compared to trips identified in the Program EIR because the circulation improvements would not be trip generating and would be consistent with the circulation improvements identified in the Specific Plan. Therefore, traffic trips due to the proposed Dutton Avenue extension were accounted for in the Program EIR.

Project traffic associated with the proposed public uses at the property would not increase traffic volumes at local intersections to more than 44,000 vehicles per hour, or increase traffic volumes to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited. Using Institute of Transportation Engineers (ITE) trip generation rates, the proposed action would generate approximately 139 daily trips anticipated to occur during the a.m. peak hour and 364 daily trips anticipated to occur during the p.m. peak hour. The proposed public uses were considered in the Specific Plan and the traffic volumes associated with them and estimated traffic at build-out of the Specific Plan in the area of the property would be well below the carbon monoxide screening criteria at local intersections.

The impact would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.3.4.

Impact 3.3.5-Expose Sensitive Receptors to Substantial Toxic Air Contaminant (TAC)

Concentrations During Construction: The Specific Plan Program EIR identified a potentially significant impact relative to exposure of sensitive land uses to the effects of construction-related toxic air contaminants, given that buildout of the Specific Plan may include larger-scale construction projects that could occur in proximity to residential and other sensitive land uses. Mitigation Measure MM 3.3.5 was included in the Specific Plan Program EIR to ensure that future construction-related toxic air contaminants under the Specific Plan would be reduced to levels below BAAQMD thresholds. As a result, the impact identified in the Specific Plan Program EIR was reduced to less-than-significant with mitigation.

Sensitive receptors are defined by the BAAQMD as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Residential uses are also considered sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. The closest sensitive receptors are residences east and west of the subject properties, as well as north across Hearn Avenue.

The two emissions of concern for construction-generated health impacts are diesel particulate matter (DPM) and PM_{2.5}. Construction equipment and associated heavy-duty truck traffic generate diesel exhaust, which is a known toxic air contaminant. Diesel exhaust and PM_{2.5} pose both potential health and nuisance impacts to nearby receptors.

Mitigation Measure 3.3.5 from the Specific Plan Program EIR is applicable to the proposed action, requiring a site-specific construction pollutant mitigation plan prior to the issuance of grading permits. A Health Risk Assessment meeting the requirements of Mitigation Measure MM 3.3.5 was prepared for the proposed action (Illingworth & Rodkin 2023). The Health Risk Assessment evaluated potential health risk impacts resulting from the proposed action's toxic air contaminant (TAC) emissions during construction. The assessment included dispersion modeling to predict the offsite and onsite concentrations resulting from project construction, so that lifetime cancer risks and non-cancer health effects could be evaluated.

In accordance with Mitigation Measure 3.3.5, the findings of the Health Risk Assessment identified a construction pollutant mitigation plan to be conditioned as part of the proposed action that reduces concentrations of air quality emissions below BAAQMD thresholds of significance. The construction pollutant mitigation plan is a required part of the proposed action, and is described in the summary of the proposed action in Section 2 of this CEQA Checklist. This outcome indicates that with implementation of the construction pollutant mitigation plan, the proposed action's construction activities would have reduced localized emissions and would not pose significant health risks to the surrounding community.

As a result, the impact would be less than significant with mitigation, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.3.5.

Impact 3.3.6-Expose Sensitive Receptors to Substantial Toxic Air Contaminant Concentrations

During Operations: The Specific Plan Program EIR identified a potentially significant impact relative to exposure of sensitive land uses to the effects of operational mobile sources and stationary sources of toxic air contaminants, given that components of the Specific Plan area include sources of air toxics that could exceed established health criteria. Mitigation Measure MM 3.3.6 was included in the Specific Plan Program EIR to ensure that adequate measures and associated performance standards are in place to mitigate this impact. As a result, the impact identified in the Specific Plan Program EIR was reduced to less than significant with mitigation.

A Health Risk Assessment meeting the requirements of Mitigation Measure MM 3.3.6 was prepared for the proposed action (Illingworth & Rodkin 2023). The Health Risk Assessment evaluated potential health risk impacts resulting from the proposed action's TAC emissions during operation. The assessment included dispersion modeling to predict the offsite and onsite concentrations resulting from traffic and from operation of up to three stand-by emergency generators each powered by a diesel engine. The findings determined that operation of the proposed action would not exceed the BAAQMD CEQA health risk significance thresholds.

As a result, the impact would be less than significant with mitigation, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.3.6.

Impact 3.3.7-Expose Sensitive Receptors to Odorous Emissions: The Specific Plan Program EIR identified a less-than-significant impact relative to odorous emissions due to required compliance with BAAQMD rules that establish volatile organic compound content limits for construction materials, as well as required adherence to General Plan policies, City Design Guidelines, and applicable City Code sections that regulate odors.

Under the proposed action, the City would implement future infrastructure improvements and public uses identified in the Specific Plan. The infrastructure improvements and public uses were identified in the Specific Plan, albeit some of the public uses were identified at different locations within the Specific Plan area. The public land use locations identified in the Specific Plan were near sensitive receptors, similar to the way they would be under the proposed action. For example, the recreation center proposed in the Specific Plan to be adjacent to the Southwest Community Park would be adjacent to residences in the same way that a multicultural center/gymnasium at the subject properties would be. Odor impacts of the proposed action would be subject to the same BAAQMD rules and General Plan policies.

BAAQMD Regulation 8, Rule 3, Architectural Coatings, limits the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the district. Regulation 8, Rule 15, Emulsified and Liquid Asphalts, limits the emissions of volatile organic compounds caused by the use of emulsified and liquid asphalt in paving materials and paving and

maintenance operations. Required compliance with these regulatory requirements would further reduce odor impacts associated with these sources.

Due to compliance with BAAQMD rules, General Plan policies, City Design Guidelines, and applicable City code sections that regulate odors, the impact would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.3.7.

Impact 3.3.8-Cumulative Air Quality Impacts: The Specific Plan Program EIR identified a cumulatively considerable impact relative to air quality impacts, as it could not be guaranteed that construction of future development allowed under the Specific Plan would not generate air pollutant emissions above BAAQMD significance thresholds. Mitigation Measure MM 3.3.3 was included in the Specific Plan Program EIR to ensure that future construction instigated under the Specific Plan would be reduced to levels below BAAQMD thresholds, as much as possible. However, the cumulative impact identified in the Specific Plan Program EIR was considered to be significant and unavoidable.

A Health Risk Assessment was prepared for the proposed action (Illingworth & Rodkin 2023), which included a cumulative evaluation of all substantial sources of TACs, including freeways, busy surface streets, and stationary sources identified by the BAAQMD within 1,000 feet of a site. The findings determined that the combined cumulative health risks would not exceed the respective BAAQMD CEQA cumulative source significance thresholds.

The proposed action would contribute to cumulative impacts on air quality, but it would be less-than-cumulatively considerable, because the combined cumulative health risks would not exceed the respective BAAQMD CEQA significance thresholds. The proposed action's construction pollutant mitigation plan, described in the summary of the proposed action in Section 2.6 of this CEQA Checklist, would also reduce localized project emissions to below the BAAQMD's single-source thresholds. In addition, Mitigation Measure MM 3.3.3 from the Specific Plan Program EIR, updated in this CEQA Checklist, includes the most recent BAAQMD basic construction measures from Tables 5-2 and 5-3 of the BAAQMD 2022 CEQA Air Quality Guidelines, which would also be required for the proposed action.

As a result, the contribution to cumulative air quality impacts would be less than cumulatively considerable, and the proposed action's impact would be within the scope of the Specific Plan Program EIR relative to Impact 3.3.8

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to air quality than previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Air Quality.

Mitigation Measures: The following mitigation measures from the Specific Plan Program EIR would be applicable to the proposed action. Mitigation Measure 3.3.3 has been updated to address the current regulatory requirements detailed in the BAAQMD 2022 CEQA Air Quality Guidelines. A Health Risk Assessment meeting the requirements of Mitigation Measure MM 3.3.5 was prepared for the proposed action (Illingworth & Rodkin 2023). The Health Risk Assessment identified a construction pollutant mitigation plan to be conditioned as part of the proposed action that reduces concentrations of air quality emissions below BAAQMD single-source thresholds of significance, described in the summary of the proposed action in Section 2 of the 2024 CEQA Checklist.

MM 3.3.3 Where projects in the project area are subject to subsequent CEQA review, the City of Santa Rosa must ensure that in addition to the BAAQMD basic construction mitigation measures from the BAAQMD CEQA Air Quality Guidelines are noted on the construction

documents and implemented. These measures include the following, which are taken from Tables 5-2 and 5-3 of the currently adopted BAAQMD 2022 CEQA Air Quality Guidelines:

- B-1: All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- B-2: All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- B-3: All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- B-4: All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- B-5: All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- B-6: All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- B-7: All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- B-8: Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
- B-9: Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.
- E-1: Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities.
- E-2: Install wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.
- E-3: Plant vegetative ground cover (e.g., fast-germinating native grass seed) in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- E-4: Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
- E-5: Minimize the amount of excavated material or waste materials stored at the site.
- E-6: Hydroseed or apply non-toxic soil stabilizers to construction areas, including previously graded areas, that are inactive for at least 10 calendar days.

Timing/Implementation: Implemented during construction activities for subsequent projects within the project area

Enforcement/Monitoring: City of Santa Rosa Planning and Economic Development Department, Planning Division

MM 3.3.5 Projects within the project area that have a construction area greater than 5 acres and which are scheduled to last more than two years shall be required to prepare a site-specific construction pollutant mitigation plan in consultation with Bay Area Air Quality Management District (BAAQMD) staff prior to the issuance of grading permits. A project-specific construction-

related dispersion model acceptable to the BAAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter. If BAAQMD risk thresholds (i.e., probability of contracting cancer is greater than 10 in one million) would be exceeded, mitigation measures shall be identified in the construction pollutant mitigation plan to address potential impacts and shall be based on site-specific information, such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The City shall ensure construction contracts include all identified measures. Construction pollutant mitigation plan measures shall include but not be limited to limiting the amount of acreage to be graded in a single day, requiring the use of advanced particulate filters on construction equipment, and requiring the use of alternative fuels, such as biodiesel, to power construction equipment.

Timing/Implementation: A Health Risk Assessment meeting the requirements of Mitigation Measure MM 3.3.5 was prepared for the proposed action (Illingworth & Rodkin 2023). The Health Risk Assessment identified a construction pollutant mitigation plan that is conditioned as part of the proposed action that reduces concentrations of air quality emissions below BAAQMD single-source thresholds of significance, described in the summary of the proposed action in Section 2.6 of this CEQA Checklist.

Enforcement/Monitoring: City of Santa Rosa Planning and Economic Development Department, Planning Division

MM 3.3.6 The following measures shall be utilized in site planning and building designs to reduce TAC and PM_{2.5} exposure where new receptors are located within 1,000 feet of emissions sources:

- Future development in the project area that includes sensitive receptors (such as residences, schools, hospitals, daycare centers, or retirement homes) located within 1,000 feet of US 101, SR 12 and/or stationary sources shall require site-specific analysis to determine the level of health risk. This analysis shall be conducted following procedures outlined by the BAAQMD. If the site-specific analysis reveals significant exposures from all sources (i.e., health risk in terms of excess cancer risk greater than 100 in one million, acute or chronic hazards with a hazard Index greater than 10, or annual PM_{2.5} exposures greater than 0.8 µg/m³), measures shall be employed to reduce the risk to below the threshold (e.g., electrostatic filtering systems or equivalent systems and location of vents away from TAC sources).
- Future non-residential developments projected to generate more than 100 heavy-duty truck trips daily and/or include the need for a BAAQMD permit to operate a stationary source shall include measures to protect public health to ensure they do not cause a significant health risk in terms of excess cancer risk greater than 10 in one million, acute or chronic hazards with a Hazard Index greater than 1.0, or annual PM_{2.5} exposures greater than 0.3 µg/m³.

Timing/Implementation: A Health Risk Assessment meeting the requirements of Mitigation Measure MM 3.3.6 was prepared for the proposed action (Illingworth & Rodkin 2023).

*Enforcement/Monitoring: City of Santa Rosa Planning and Economic Development Department,
Planning Division*

3.4 Biological Resources

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.4.1: Implementation of the Specific Plan could result in adverse effects, either directly or indirectly, on species listed as endangered, threatened, rare, proposed, and candidate plant and wildlife species as well as plant species identified by the CNPS with a rating of List 1A or 1B. This impact would be potentially significant.	Potentially Significant, Less than Significant with Mitigation	Potentially Significant, Less than Significant with Mitigation	MM 3.4.1a MM 3.4.1b	Yes
Impact 3.4.2: Implementation of the Specific Plan could result in direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special-status species. This impact would be potentially significant.	Potentially Significant, Less than Significant with Mitigation	Potentially Significant, Less than Significant with Mitigation	MM 3.4.2	Yes
Impact 3.4.3: Implementation of the Specific Plan could result in disturbance and degradation of riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations, or by the CDFW or the USFWS. The impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.4.4: Implementation of the Specific Plan could result in the loss or degradation of protected wetlands or vernal pools. This impact would be potentially significant.	Potentially Significant, Less than Significant with Mitigation	Potentially Significant, Less than Significant with Mitigation	MM 3.4.2a MM 3.4.2b	Yes
Impact 3.4.5: Implementation of the Specific Plan could interfere with movement of native resident or migratory fish or wildlife species or established migratory corridor. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.4.6: Implementation of the Specific Plan will not result in a conflict with a local policy or ordinance protecting biological resources. There would be no impact.	No Impact	No Impact	None Required	Yes
Impact 3.4.7: Development in the Specific Plan area would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved Conservation Plan. There would be no impact.	No Impact	No Impact	None Required	Yes
Impact 3.4.8: Development in the Specific Plan area, when considered together with other past, existing, and planned future projects, could result in a significant cumulative impact on biological resources in the region. The project's contribution to the significant cumulative impact on biological resources impacts would be less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.4.1-Special-Status Species: The Specific Plan Program EIR identified a potentially significant impact relative to special-status species and associated habitat. Mitigation Measures MM 3.4.1a and MM 3.4.1b were included in the Specific Plan Program EIR to ensure no net loss of habitat or species. As a result, the impact identified in the Specific Plan Program EIR was reduced to less than significant with mitigation.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The Specific Plan area is located within Critical Habitat established for California tiger salamander (CTS) (*Ambystoma californiense*), a federally endangered and State threatened amphibian species, as well as in potential habitat areas for rare plants, such as Burke's goldfields, Sonoma sunshine, Sebastopol meadowfoam, and many flowered navarretia.

A Biological Assessment was completed for the proposed action to analyze the potential effects on special status species and critical habitats at the site (GHD 2023). The closest known upland occurrence of CTS is dated 2003, approximately 0.25 miles (1,320 feet) west of the project area along Hearn Avenue (CNDDDB 2023). The closest known breeding occurrence of CTS is dated 2010, approximately 0.5 miles (2,640 feet) west of the project area in an approximate 300-foot diameter vernal pool on the southwest corner of Southwest Community Park on Hearn Avenue (CNDDDB 2023). Based on aerial imagery, the vernal pool in Southwest Community Park appears to be the closest location with suitable breeding habitat for CTS. Because the proposed action is located within designated CTS Critical Habitat, excavation of soil during construction activities may impact CTS individuals that may be located underground, within gopher burrows.

Protocol-level rare plant surveys and a floristic inventory were conducted at the project site conforming to the CNPS "Intuitive Controlled" method as well as the CDFW guidelines for conducting protocol-level botanical surveys (Vollmar Natural Lands Consulting 2023). The surveys also satisfy the USFWS Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed Plants on the Santa Rosa Plain. The entirety of the site was investigated during the first year of botanical surveys on March 8, April 18, May 31, and July 31, 2023. The first year of botanical surveys did not detect listed plant species. A second year of botanical surveys is scheduled for spring and summer of 2024 during appropriate blooming periods.

The site to be developed was part of a previous development plan, known as the Dutton Meadows Project. A previous CEQA review of the Dutton Meadows Project was completed in the *Dutton Meadows Project Subsequent EIR* (SCH # 2002092016), certified by the City of Santa Rosa in 2005 (Santa Rosa 2005a, 2005b). The *Dutton Meadows Project Subsequent EIR* identified impacted CTS habitat associated with the site of the proposed action, for which mitigation would be required. To mitigate for CTS critical habitat associated with the subject properties, the developer of the Dutton Meadows Project purchased 12.15 acres of CTS credits from the Gobbi Mitigation Preserve in 2006.

Mitigation Measure MM 3.4.1a from the Specific Plan Program EIR would be applicable to the proposed action, which requires incorporating and implementing the minimization measures contained within the Santa Rosa Plain Conservation Strategy. The Specific Plan Program EIR also describes General Plan goals and polices that would be applicable to Specific Plan projects to minimize direct and indirect impacts on endangered, threatened, rare, proposed, and candidate species, as well as plant species with a CNPS List 1A or 1B. These include General Plan Policies OSC-A-2, OSC-D-3, and OSC-D-4 protect special status species through collaboration with other agencies in order to maintain connectivity between open spaces and fragmented habitat, restore wildlife corridors and protect areas of significant environmental

concern (see Impact 3.4.3 and 3.4.5). Implementation of Policy OSC-D-1 would ensure no net loss of wetlands, and policies OSC-D-2, and OSC-D-5 ensure further protection of wetlands from development and require consultation with the Regional Water Quality Control Board in order to restore and protect wetlands that provide beneficial use (see Impact 3.4.4).

No new special-status species have been listed in the area of the proposed action since certification of the Specific Plan Program EIR. Passerines (perching birds) and raptors (birds of prey) are protected under the Federal Migratory Bird Treaty Act (MBTA) and Fish and Wildlife Code 3503. Several trees and structures within the project area contain cavities that could be used as foraging and nesting habitat for passerines and raptors, as well as roosting habitat for bats, some species of which are listed as endangered, threatened, or rare. Mitigation Measure MM 3.4.1b from the Specific Plan Program EIR would be applicable to the proposed action, requiring pre-construction surveys and minimization measures for nesting birds and roosting bats prior to tree removals. As such, impacts to nesting birds or roosting bats would be less than significant with mitigation.

In summary, impacts to special-status species and associated habitat would be less than significant with mitigation and with prior purchase of mitigation credits, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.4.1.

Impact 3.4.2-Species of Concern and Other Non-Listed Special-Status Species: The Specific Plan Program EIR identified a significant impact relative to redevelopment of parcels containing structures, such as buildings, which may provide habitat for bat and bird species, some of which may be special-status species or protected by the Migratory Bird and Treaty Act. Mitigation Measure MM 3.4.2 was included in the Specific Plan Program EIR to ensure no net loss of habitat or species. As a result, the impact identified in the Specific Plan Program EIR was reduced to less than significant with mitigation.

Similarly, trees and structures at the site could be used as foraging and nesting habitat for passerines and raptors protected under the Migratory Bird and Treaty Act. If such species were present during construction, then construction activity could have potential impacts. Mitigation Measure MM 3.4.2 from the Specific Plan Program EIR would be applicable to the proposed action, ensuring no net loss of habitat or species.

As a result, the impact would be less than significant with mitigation, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.4.2.

Impact 3.4.3-Sensitive Vegetation Communities including Riparian Habitat: The Specific Plan Program EIR identified a less-than-significant impact relative to potential degradation of sensitive communities. The Specific Plan Program EIR describes the required adherence of projects to General Plan goals and policies that minimize degradation of creek, riparian habitat, and other sensitive communities. Required implementation of General Plan policy OSC-D-4 requires coordination with CDFW to identify and protect areas of environmental concern and develop a strategy that would preserve plant and animal populations in the Specific Plan area.

No riparian habitat is located at the site of the proposed action, however, riparian habitat may potentially be impacted as part of an optional off-site storm water outfall to Colgan Creek. If the optional off-site storm water outfall to Colgan Creek is implemented, compliance with General Plan policy OSC-D-4 would require coordination with CDFW to limit the amount of riparian habitat impacted, to offset impacts, and to revegetate at least one to one, or at the ratio determined through regulatory agency permits.

Therefore, the impact would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.4.3.

Impact 3.4.4-Jurisdictional Wetlands: The Specific Plan Program EIR identified a potentially significant impact relative to destruction of wetlands and associated special-status plant and animal species that rely on such habitat. Mitigation Measures MM 3.4.2a and MM 3.4.2b were included in the Specific Plan Program EIR to ensure no net loss of wetland and/or vernal pool habitat. As a result, the impact identified in the Specific Plan Program EIR was reduced to less than significant with mitigation.

The site was part of a previous development plan, identified as the Dutton Meadows Project. A previous CEQA review of the Dutton Meadows Project was completed in the *Dutton Meadows Project Subsequent Environmental Impact Report* (SCH # 2002092016), certified by the City of Santa Rosa in 2005 (Santa Rosa 2005a, 2005b). The *Dutton Meadows Project Subsequent EIR* previously identified 0.64 acre of verified jurisdictional seasonal wetlands on the properties, and the developer of the Dutton Meadows Project purchased 0.8 acre of wetland credits from the Gobbi Mitigation Preserve in 2008 for the site.

Because wetland delineations only remain valid for five years, the City completed an updated Aquatic Resource Delineation for the proposed action meeting the requirements of Mitigation Measure MM 3.4.2b from the Specific Plan EIR (GHD 2023b). The delineation was completed in conformance with USACE criteria from the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0). Field work for the aquatic resource delineation was conducted on November 15 and 16, 2022, April 19, 2023, and May 15, 2023. The Aquatic Resource Delineation identified one three-parameter wetland along the southern portion of the site totaling 0.43 acres (18,542 square feet) that is presumed to be federal and state jurisdictional due to the presence of hydrophytic vegetation, hydric soils, and hydrology indicators. The remainder of the site is comprised of upland areas that do not meet the three-parameter wetland definition.

The proposed action is expected to result in the filling of the 0.43 acre on-site wetland, as well as to potentially result in minor impacts to off-site wetlands and waters for a potential off-site storm water outfall to Colgan Creek. Mitigation Measure MM 3.4.2b from the Specific Plan Program EIR would be applicable to the proposed action, ensuring that there would be no net loss of wetlands or waters through the use of previously purchased mitigation credits. Compensatory mitigation for any off-site impacts for the potential storm water outfall to Colgan Creek, as determined in Clean Water Act Section 404/401 permits, may also be required for the proposed action.

As such, impacts to wetlands would be less than significant with mitigation, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.4.4.

Impact 3.4.5-Movement of Native Resident or Migratory Fish or Wildlife Species Within Established Migratory Corridor: The Specific Plan Program EIR identified a less-than-significant impact relative to potential impacts on wildlife corridors, because future actions would be required to implement goals and policies of the General Plan and the Citywide Creek Master Plan that preserve and restore riparian corridors.

Migratory and dispersal corridors from surrounding occupied habitat are largely disrupted by high and medium traffic roads, storm drains, and other development. The site is within the Pacific Flyway for migratory birds, however, it does not contain large expanses of high-quality natural habitat that would support high levels of migratory species stopover use, breeding, or wintering. No “essential connectivity areas,” “natural landscape blocks,” or “small natural landscape areas” that would support other sensitive species have been identified or mapped within the project area by the California Essential Habitat Connectivity Project.

The impact would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.4.5.

Impact 3.4.6-Local Policies or Ordinances Protecting Biological Resources, such as a Tree Preservation Policy or Ordinance: The Specific Plan Program EIR identified no impact relative to conflicts with local policies, including policies in the General Plan, Citywide Creek Master Plan, and the Santa Rosa City Code, which includes a Tree Ordinance and Creekside Development Ordinance.

The Specific Plan Program EIR describes General Plan goals and policies that establish relevant policies and goals for the conservation of biological resources and waterways. The policies include conserving valued habitats including wetlands, vernal pools, wildlife ecosystems, rare plant habitats, waterways, and significant vegetation and trees. Valued habitats identified in the General Plan that are present within the proposed action area and off-site improvement areas include trees, jurisdictional wetlands, and off-site Colgan Creek. Please refer to Impacts 3.4.1 through 3.4.5 for evaluation of impacts relative to valued habitats, as well as mitigation measures that would provide compensatory mitigation for related impacts including special-status species and wetland habitats. The proposed action would also be required to comply with the City's Tree Ordinance (City Code Chapter 17-24) for planting and regenerating trees.

Because the proposed action would be required to comply with the plans and local policies identified in the applicable policy documents mentioned above, no impact would result, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.4.6.

Impact 3.4.7-Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan: The Specific Plan Program EIR identified no impact relative to the Specific Plan conflicting with an applicable conservation plan. Santa Rosa has not adopted a conservation plan nor is it signatory to such a plan. However, the City of Santa Rosa requires development projects within the Santa Rosa Plain to be conditioned to incorporate the avoidance and mitigation measures in the Santa Rosa Plain Conservation Strategy and USFWS Programmatic Biological Opinion for covered species. Mitigation Measure MM 3.4.1a was included in the Specific Plan Program EIR to ensure that future development under the Specific Plan would implement such avoidance and mitigation measures.

Similar to the analysis in the Program EIR, Santa Rosa has not adopted a conservation plan nor is it signatory to such a plan, however, Mitigation Measure MM 3.4.1a from the Specific Plan Program EIR would be applicable to the proposed action. This would ensure that applicable conservation measures and species-specific avoidance and minimization measures contained in the Conservation Strategy and 2020 Programmatic Biological Opinion would be implemented.

As a result, the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.4.7.

Impact 3.4.8-Cumulative Biological Resource Impacts: The Specific Plan Program EIR identified a less than cumulatively considerable impact on biological resources with the implementation of applicable General Plan policies and Mitigation Measures MM 3.4.1a, MM 3.4.1b, and 3.4.2b.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. Mitigation credits for CTS habitat and wetland impacts associated with development of the site have been purchased. In addition, Mitigation Measures MM 3.4.1a, MM 3.4.1b, and 3.4.2b from the Specific Plan Program EIR would be applicable to the proposed action at the site and for any applicable off-site improvements.

The proposed action and other actions included in the Specific Plan would not cause new cumulatively considerable impacts relative to biological resources, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation

of the PEIR. Cumulative biological resource impacts were identified in the Specific Plan EIR as less than cumulatively considerable. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

As such, the impacts, together with impacts from other proposed and approved projects in the vicinity, would be less than cumulatively considerable and within the scope of the Specific Plan Program EIR relative to Impact 3.4.8.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to biological resources beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Biological Resources.

Mitigation Measures: The following mitigation measures from the Specific Plan Program EIR would be applicable to the proposed action, reducing potential Biological Resource impacts to less-than-significant levels.

MM 3.4.1a : Implement General Plan Mitigation Measure 4.F-5: The City of Santa Rosa shall incorporate the avoidance and mitigation measures described in the Santa Rosa Plain Conservation Strategy and the USFWS Programmatic Biological Opinion, as conditions of approval for development in or near areas with suitable habitat for California tiger salamander, Burke's goldfields, Sonoma sunshine, Sebastopol meadowfoam, and many flowered navarretia. However, in accordance with the USFWS Programmatic Biological Opinion, projects within the Southwest Santa Rosa Preserve System will be evaluated individually and mitigation may not necessarily adhere to the ratios described in the Conservation Strategy.

MM 3.4.1b : If there is the potential for destruction of a nest or substantial disturbance to nesting birds or bats due to construction activities, a plan to monitor nesting birds or bats during construction shall be prepared and submitted to the USFWS and CDFG for review and approval. The City shall comply with all USFWS or CDFG guidance for protection of nesting birds.

If vegetation, buildings, or bridges that potentially provide nesting sites must be removed, a qualified wildlife biologist shall conduct pre-construction surveys. If an active bird nest is found, the bird shall be identified as to species and the approximate distance from the closest work site to the nest estimated. No additional measures need be implemented if active nests are more than the following distances from the nearest work site: (a) 300 feet for raptors; or (b) 75 feet for other non-special-status bird species. Disturbance of active nests shall be avoided to the extent possible until it is determined that nesting is complete and the young have fledged. Bats shall be absent or flushed from roost locations prior to demolition of buildings. If flushing of bats from buildings is necessary, it shall be done by a qualified biologist during the non-breeding season from October 1 to March 31. When flushing bats, structures shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away. During the maternity season from April 1 to September 30, prior to building demolition or construction, a qualified biologist shall determine if a bat nursery is present at any sites identified as potentially housing bats. If an active nursery is present, disturbance of bats shall be avoided until the biologist determines that breeding is complete and young are reared.

Timing/Implementation: Prior to construction of any subsequent project that could result in disturbance to bird or bat nests

Enforcement/Monitoring: City of Santa Rosa Planning and Economic Development Department, Planning Division.

MM 3.4.2a: Implement Mitigation Measures MM 3.4.1a. and MM 3.4.1b.

MM 3.4.2b: A formal wetland delineation shall be conducted for areas that will be permanently or temporarily impacted by the project. If jurisdictional waters cannot be avoided, the City shall apply for a CWA Section 404 permit from the USACE and a Section 401 permit from the RWQCB. These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.

The City shall ensure that the project will result in no net loss of waters of the U.S. by providing mitigation through impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the CWA Section 404/401 permits.

Compensatory mitigation may consist of (a) obtaining credits from a mitigation bank; (b) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities (these programs are generally administered by government agencies or nonprofit organizations that have established an agreement with the regulatory agencies to use in-lieu fee payments collected from permit applicants); and/or (c) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This last type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project proponent/permit applicant retains responsibility for the implementation and success of the mitigation project.

Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.

Timing/Implementation: A formal wetland delineation was conducted for the project site in 2023. A delineation update would be needed for potential off-site storm water improvements to Colgan Creek. The overall requirements of this mitigation measure shall be implemented prior to any vegetation removal or ground disturbing activities.

Enforcement/Monitoring: City of Santa Rosa Planning and Economic Development Department, Planning Division

3.5 Cultural Resources

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.5.1: Redevelopment within the Specific Plan area could affect historic properties through modification of historic character and through construction activities. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.5.2: If future projects constructed in the Specific Plan area involve ground disturbance, implementation of the Specific Plan could result in the disturbance of known and undiscovered archaeological resources or cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074. This impact would be potentially significant.	Potentially Significant, Less than Significant with Mitigation	Potentially Significant, Less than Significant with Mitigation	MM 3.5.2a MM 3.5.2b	Yes
Impact 3.5.3: If future projects constructed in the Specific Plan area involve ground disturbance, implementation of the Specific Plan could result in the disturbance of human remains. This impact would be potentially significant.	Potentially Significant, Less than Significant with Mitigation	Potentially Significant, Less than Significant with Mitigation	MM 3.5.3a MM 3.5.3b	Yes
Impact 3.5.4: Implementation of the Specific Plan, along with any foreseeable development in the project vicinity, could contribute to cumulative impacts to cultural resources. This cumulative impact is considered less than cumulatively considerable.	Less than Cumulative Considerable	Less than Cumulative Considerable	None Required	Yes

Discussion:

Impact 3.5.1-Historical Resources: The Specific Plan Program EIR identified a less-than-significant impact relative to potential impacts on historical resources due to required adherence to General Plan policies and state and local regulations and standards.

A Historic Resources Evaluation was prepared for the three properties to be developed (TreanorHL 2021), the results of which were used as a technical basis for evaluating potential impacts to historic resources. The Historic Resources Evaluation determined that the subject properties at 976, 980, and 1004 Hearn Avenue do not possess sufficient historical significance per relevant criteria for individual listing on the national, state, or local historic inventories. Additionally, there are no preservation districts in the project area. The subject properties do not qualify as historic resources.

As a result, the impacts would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.5.1.

Impact 3.5.2-Known and Undiscovered Archaeological Resources: The Specific Plan Program EIR identified a potentially significant impact relative to potential impacts on archaeological resources or tribal cultural resources if any such resources are discovered during ground-disturbing project-related activities. Mitigation Measures MM 3.5.2a and MM 3.5.2b were included in the Specific Plan Program EIR to ensure proper evaluation and treatment of such resources if encountered during construction. As a result, the impact identified in the Specific Plan Program EIR was reduced to less than significant with mitigation.

During preparation of the Specific Plan Program EIR, the City of Santa Rosa contacted the Lytton Rancheria of California and the Federated Indians of Graton Rancheria regarding consultation pursuant to Assembly Bill 52. Additionally, during preparation of this CEQA Checklist, the City of Santa Rosa contacted Lytton Rancheria of California and the Federated Indians of Graton Rancheria again on December 14, 2022. No response was received.

A Cultural Resources Study meeting the requirements of Mitigation Measure MM 3.5.2a was prepared for the proposed action (SSU-ASC 2023), which evaluated the potential for surficial and/or buried archaeological and historical resources. The Cultural Resources Study included a records and literature search at the Northwest Information Center, coordination with the Native American Heritage Commission (NAHC) for review of the Sacred Lands File, coordination with Tribal communities, and an archaeological pedestrian survey of the site by qualified archaeologist.

The Cultural Resources Study did not identify any recorded prehistoric archaeological resources within the proposed action area, and no information was received from the NAHC that suggested the presence of known cultural resources in the area. As part of the coordination with Tribal representatives during development of the Cultural Resources Study, representatives from the Federated Indians of Graton Rancheria and Lytton Rancheria noted that there is a potential for Tribal Cultural Resources in the area. Based on the results of the records searches, Tribal coordination, and field survey, the Cultural Resources Study identified a moderate sensitivity for prehistoric archaeological resources on the surface of the site, a high sensitivity for buried prehistoric archaeological resources, and a high sensitivity for historic-era archaeological resources on the surface.

Mitigation Measure MM 3.5.2b from the Specific Plan Program EIR remains applicable to the proposed action and requires procedures to be taken in the event of inadvertent discovery of unrecorded cultural resources during construction consistent with appropriate laws and requirements.

As a result, the impact of the proposed action relative to archaeological resources and tribal cultural resources would be reduced to a less-than-significant level, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.5.2.

Impact 3.5.3-Human Remains: The Specific Plan Program EIR identified a potentially significant impact relative to potential impacts on human remains in the event that such resources are inadvertently encountered during future activities involving ground disturbance. Mitigation Measures MM 3.5.3a and MM 3.5.3b were included in the Specific Plan Program EIR to ensure proper evaluation and treatment of unanticipated remains if encountered during construction. As a result, the impact identified in the Specific Plan Program EIR was reduced to less-than-significant with mitigation.

Human remains are not known to be present on the subject properties or off-site improvement areas, however, there is a possibility of encountering such resources during construction. A Cultural Resources Study meeting the requirements of Mitigation Measure MM 3.5.2a and 3.5.3a was prepared for the proposed action (SSU-ASC 2023) and identified no recorded prehistoric archaeological resources, including those containing human remains. Mitigation Measure MM 3.5.3b from the Specific Plan Program EIR

would be applicable to the proposed action and requires procedures to be taken in the event of inadvertent discovery of human remains during construction consistent with appropriate laws and requirements.

As a result, the impacts relative to human remains would be reduced to a less-than-significant level, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.5.3.

Impact 3.5.4-Cumulative Cultural Resource Impacts: The Specific Plan Program EIR identified a less than cumulatively considerable impact relative to cultural resources with the implementation of applicable mitigation measures and with required adherence to General Plan policies.

Similarly, the proposed action would be required to comply with MM 3.5.2b and MM 3.5.3b from the Specific Plan Program EIR, and with applicable policies included in the General Plan. Because the proposed action, in addition to other proposed and approved actions in the vicinity, would be subject to General Plan policies regarding cultural resources, it would not cumulatively create any new or exacerbate any identified cultural resources impacts.

As such, impacts would be less than cumulatively considerable and within the scope of the Specific Plan Program EIR relative to Impact 3.5.4.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to cultural resources or tribal cultural resources beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Cultural Resources.

Mitigation Measures: The following mitigation measures from the Specific Plan Program EIR would be applicable to the proposed action, reducing potential Cultural Resource impacts to less-than-significant levels. A Cultural Resources Study meeting the requirements of Mitigation Measure MM 3.5.2a and 3.5.3a was prepared for the proposed action as part of this CEQA Checklist.

MM 3.5.2a: Phase 1 Archaeological Resource Study. When specific projects are proposed within the project area that involve ground-disturbing activity, a site-specific Phase I archaeological resource study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric deposits, and preparation of a technical report that meets federal and state requirements. If significant or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and appropriate Native American representatives to mitigate potential impacts to a less than significant level based on the provisions of Public Resources Code Section 21083.2.

Timing/Implementation: A Cultural Resources Study meeting the requirements of Mitigation Measure MM 3.5.2a was prepared for the proposed action (SSU-ASC 2023). This Mitigation Measure is included because MM 3.5.2b refers to it.

MM 3.5.2b: Should any archaeological artifacts be discovered during construction of any subsequent project, all construction activities shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history shall be retained to determine the significance of the discovery. The professional archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the

discovery shall not recommence until impacts on the archaeological resource are mitigated as described in Mitigation Measure MM 3.5.2a. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifacts is prohibited by law.

MM 3.5.3a: Implement Mitigation Measure MM 3.5.2a (Phase 1 Archaeological Resource Study).

MM 3.5.3b: Should human remains be discovered during construction of any project in the project area, all construction activities shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the Sonoma County Coroner shall be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

3.6 Geology and Soils

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.6.1: Subsequent projects developed as a result of implementation of the Specific Plan could be at risk from seismic hazards. This impact is less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.6.2: Construction of subsequent projects developed as a result of implementation of the Specific Plan could result in temporary erosion impacts. This is a less than significant impact.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.6.3: Subsequent projects developed as a result of implementation of the Specific Plan could be constructed on soils that are expansive or have other physical characteristics that could result in unstable conditions. This is a less than significant impact.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.6.4: Subsequent projects developed as a result of implementation of the Specific Plan, in addition to other proposed and approved projects in the vicinity, would not cumulatively create any new or exacerbate any identified geological or soils impacts. Cumulative geology and soils impacts would be less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.6.1-Seismic Hazards: The Specific Plan Program EIR identified a less-than-significant impact relative to seismic hazards because future projects would be required to adhere to adopted building codes that address seismic hazards.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The site, along with all areas of Santa Rosa, is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rodgers Creek, and other faults. A review of geologic mapping indicates that the site is not located within a designated Alquist-Priolo Earthquake Fault Zone, and no other active or potentially active faults have been mapped passing through the site (CDC 1983). Regional mapping of liquefaction susceptibility indicates that the soils at the site have moderate liquefaction potential (USGS 1997). Regional landslide mapping indicates that the site is located in an area that is characterized as “flatland”, and there are no creeks that flow through or are immediately adjacent to the site (USGS 1997).

General Plan Policy NS-C-2 requires a comprehensive geotechnical investigation prior to development approval, which would be applicable to the proposed action. Geotechnical investigations completed to date for the proposed action include a Conceptual-level Geotechnical Study Report (A3GEO 2023). The

Conceptual-level Geotechnical Study Report presents a summary of the subsurface conditions encountered at the site, discussions pertaining to geotechnical feasibility and design considerations, preliminary evaluations and conclusions regarding appropriate foundation types for new structures, and conceptual-level geotechnical recommendations. The study included subsurface investigations including cone penetration tests, borings, and laboratory testing. The investigation determined that the proposed action is feasible from a geotechnical standpoint and identified design considerations related to fill, expansive soils, liquefaction-induced settlement, foundation support, groundwater, and shoring during excavations.

In accordance with General Plan Policy NS-C-2, a design-level geotechnical report would be required during the future design-build phase. The proposed action would require detailed evaluation of site-specific seismic hazards, including seismic ground shaking, liquefaction, and potentially unstable soil conditions. The proposed action would be subject to the California Building Code and Titles 18 and 19 of the Santa Rosa City Code, which require proper foundation engineering and construction in accordance with recommendations of a licensed civil engineer. By applying the required geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage from seismic activity and unstable soils would be substantially decreased. As a result, the impacts to seismic hazards would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.6.1.

Impact 3.6.2-Soil Erosion: The Specific Plan Program EIR identified a less-than-significant impact relative to soil erosion because future actions under the Specific Plan would be required to adhere to state and local standards for erosion control and storm water management during construction.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. Implementation of construction activities could result in localized areas of soil erosion. General Plan Policy NS-C-8 requires erosion control measures to be implemented to reduce soil erosion from runoff, construction operations, wind, and other causes. These requirements overlap those of the City's Storm Water Management Plan regulations, which would require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and compliance with State Water Resources Control Board NPDES Order No. 2009-0009, as amended by Order No. 2012-0006, which applies to public and private construction projects that include one or more acres of soil disturbance. Because construction activities would be required to implement the best management practices in accordance with the local and state regulations, substantial erosion would not likely occur during construction. As a result, the impacts to soil erosion would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.6.2.

Impact 3.6.3-Soil Hazards: The Specific Plan Program EIR identified a less-than-significant impact relative to unstable soils because future actions under the Specific Plan would be required to adhere to existing regulations and policies in the General Plan and California Building Code that address acceptable geotechnical standards.

Soils at the site are mapped as Zamora silty clay loam and characterized as "flatlands". General Plan Policy NS-C-2 requires a comprehensive geotechnical investigation prior to development approval, which would be applicable to the proposed action. Geotechnical investigations completed to date for the proposed action include a Conceptual-level Geotechnical Study Report (A3GEO 2023). The study included subsurface investigations and identified design considerations related to fill, expansive soils, liquefaction-induced settlement, foundation support, groundwater, and shoring during excavations.

In accordance with General Plan Policy NS-C-2, a design-level geotechnical report would be required during the future design-build phase. The proposed action would be subject to the California Building Code

and Titles 18 and 19 of the Santa Rosa City Code, which require proper foundation engineering and construction in accordance with recommendations of a licensed civil engineer. By applying the required geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage from unstable soils would be substantially diminished. As a result, the impacts relative to soil hazards would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.6.3.

Impact 3.6.4-Cumulative Geology and Soil Impacts: The Specific Plan Program EIR identified a less than cumulatively considerable impact relative to potential impacts on geology and soils due to required compliance with existing regulatory requirements, General Plan policies, and City codes addressing geological and soil standards.

The proposed action would be required to comply with the California Building Code, as required under City Code Title 18, which requires stringent earthquake-resistant design. Soils hazards would be mitigated through compliance with the City's requirements for soils testing and appropriate engineering, as well as the City's Storm Water Management Plan. Compliance with existing regulatory requirements, General Plan policies, and City codes would ensure that the proposed action, in combination with other past, present, or proposed projects in the vicinity, would not cumulatively create any new or exacerbate geological or soils impacts.

As such, impacts would be less than cumulatively considerable, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.6.4.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects relative to geology and soils beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Geology and Soils.

Mitigation Measures: There are no mitigation measures from the Specific Plan Program EIR that would be applicable to the proposed action.

3.7 Greenhouse Gas Emissions

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.7.1: The Specific Plan would not conflict with an applicable plan adopted for the purpose of reducing GHG emissions. This is a less than cumulatively considerable impact.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.7.1-Compliance with Santa Rosa Climate Action Plan, a Qualified Greenhouse Gas Emissions Reduction Plan: The Specific Plan Program EIR identified a less than cumulatively considerable impact relative to greenhouse gas (GHG) emissions because the Specific Plan is consistent with the City's Climate Action Plan (a Qualified Greenhouse Gas Emissions Reduction Program as defined by the Bay Area Air Quality Management District) as well as the City's Municipal Operations Climate Action Plan.

The existing and projected GHG inventories contained in the City's Climate Action Plan were based on the land use designations and associated densities defined for the Santa Rosa Urban Growth Boundary in the City's General Plan. Because the Specific Plan is consistent with the City's General Plan, land use intensities would not exceed the City's projected 2035 population identified in the General Plan, and associated GHG inventories would be consistent because the improvements were considered within the overall Specific Plan.

In addition, the proposed public uses were envisioned as part of the overall Specific Plan, such as the relocation of an existing fire station. The proposed action would be required to comply with applicable GHG reduction measures identified in the City's Climate Action Plan, such as compliance with California Green Building Standards and reduction of potable water use in accordance with Tier 1 standards. The proposed action also supports completion of the planned facilities outlined in the Specific Plan, Countywide Bicycle and Pedestrian Master Plan, and the City Bicycle and Pedestrian Master Plan, which encourage increased use of bicycle and pedestrian facilities.

As such, impacts would be less than cumulatively considerable, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.7.1.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to greenhouse gas emissions beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Greenhouse Gas Emissions.

Mitigation Measures: There are no mitigation measures from the Specific Plan Program EIR that would be applicable to the proposed action. However, the proposed action would be required to comply with applicable GHG reduction measures identified in the City's Climate Action Plan.

3.8 Hazards and Hazardous Materials

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.8.1: Implementation of the Specific Plan would result in the use, storage, and transport of hazardous materials. Accidental release of these materials could constitute a hazard to the public or the environment. This impact is considered less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.8.2: New development in the Specific Plan area would lead to an associated increase in use of hazardous materials. The Specific Plan therefore has potential to result in an increased risk of accidental release of hazardous materials. This impact would be less than significant	Less than Significant	Less than Significant	None Required	Yes
Impact 3.8.3: Several schools are located within and in the vicinity of the Specific Plan area. Hazardous materials or substances may be handled in the vicinity of these schools. This impact is considered less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.8.4: Review of environmental hazards databases conducted in association with the Specific Plan identified hazardous materials sites in the area, including sites on the Cortese List. Impacts related to future development of these sites are potentially significant.	Potentially Significant, Less than Significant with Mitigation	Potentially Significant, Less than Significant with Mitigation	MM 3.8.4a MM 3.8.4b	Yes
Impact 3.8.5: The Specific Plan could have an impact on area roadways used to respond to hazardous materials incidents and/or for emergency evacuations. Impacts associated with adopted emergency response and evacuation plans would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.8.6: Implementation of the Specific Plan, in combination with other existing and reasonably foreseeable future projects, may result in cumulative hazards and hazardous materials impacts. These cumulative hazards impacts would be less than cumulatively considerable	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.8.1-Use, Storage, and Transport of Hazardous Materials: The Specific Plan Program EIR identified a less-than-significant impact relative to use, storage, and disposal of hazardous materials

because future actions under the Specific Plan would be required to adhere to existing requirements, restrictions, and policies enforced by agencies with jurisdiction over the use of such materials.

During construction activities, small amounts of hazardous materials such as fuel, solvents, lubricants, paint, and cleaning materials would be used. A Limited Site Investigation was completed at the site, including collection of shallow soil samples for conceptual planning purposes (Farallon Consulting 2023). The soil samples were analyzed for landfill profiling requirements for future soil disposal during the design-build phase. Based on the analytical results, there are no restrictions for potential off-site export for disposal to a California-regulated nonhazardous Class 2 landfill. Concentrations of arsenic, nickel, and cobalt were detected at naturally occurring levels with one or more samples exceeding corresponding State Water Resources Control Board Environmental Screening Levels (ESLs) for direct-exposure risk to construction and/or trench workers. As noted in the Limited Site Investigation, the risk of exposure to workers or residential exposure during construction would be reduced through implementation of fugitive dust abatement measures. In accordance with Santa Rosa General Plan Policy OSC-J-1, the proposed action would be required to implement dust abatement actions during construction as outlined in the latest BAAQMD CEQA Guidelines, which includes measures that would reduce the potential impact to construction and/or trench workers to a less-than-significant level.

Hazardous materials that may be used, stored, or transported would be required to follow standard protocols and regulations. For example, Caltrans and the California Highway Patrol regulate the transportation of hazardous materials and wastes, including container types and packaging requirements, as well as licensing and training for truck operators, chemical handlers, and hazardous waste haulers. Worker safety regulations cover hazards related to the prevention of exposure to hazardous materials and a release to the environment from hazardous materials use. The California Division of Occupational Safety and Health (Cal-OSHA) also enforces hazard communication program regulations, which contain worker safety training and hazard information requirements, such as procedures for identifying and labeling hazardous substances, communicating hazard information related to hazardous substances and their handling, and preparation of health and safety plans to protect workers and employees. Proper use of materials in accordance with local, State, and federal requirements, and as required in construction documents, would minimize the potential for accidental releases or emissions from hazardous materials.

Removal of the existing single-family residences and associated structures on the site is planned to occur over a period between February and March 2004, based on a prior CEQA clearance. Pre-demolition surveys and evaluations for asbestos containing materials (ACMs) and lead-based paint were conducted at the site in 2023 (ProTech Consulting and Engineering 2023), and proper abatement of such wastes would be required for the separation, storage, and disposal according to local, state, and federal regulations.

The proposed public uses at the site would require the use, storage, and transport of hazardous materials, such as a fuel for the storage tank and back-up generator for the fire station, and for the back-up generators at the library and multicultural center/gymnasium. All potentially hazardous materials would be required to be handled, used, and stored in accordance with manufacturers' specifications and applicable health and safety regulations. The use of hazardous materials would require registration and compliance with the County's Hazardous Materials Business Plan Program, Hazardous Waste Generator Program, and Accidental Release Program. Compliance with the requirements of these programs would ensure that hazardous materials are properly transported, stored, inventoried, and disposed. With adherence to applicable regulatory requirements, the operational impacts related to the transport, use, or disposal and accidental release of hazardous materials would be less than significant.

As a result, the impacts related to the use, storage, and transport of hazardous materials would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.8.1.

Impact 3.8.2-Accidental Release of Hazardous Materials: The Specific Plan Program EIR identified a less-than-significant impact relative to the potential for an accidental release of hazardous materials because future projects would be required to comply with General Plan policies, the City's Storm Water Low Impact Development Technical Design Manual, and the County's Hazardous Materials Business Plan, Hazardous Waste Generator, and Accidental Release Programs.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. As stated in Impact 3.8.1, small amounts of hazardous materials such as fuel, solvents, lubricants, paint, and cleaning materials would be used during construction, and the proposed public uses may require the use, storage, and transport of hazardous materials, such as fuel for the storage tank and back-up generators.

General Plan Policies NS-F-1 through NS-F-6 are aimed at reducing the risk from accidental release of chemicals, waste, or other hazardous materials and would be applicable to the proposed action. With adherence to applicable regulatory requirements, including General Plan policies, the Hazardous Materials Business Plan Program, Hazardous Waste Generator Program, Accidental Release Program, and the City's Storm Water Low Impact Development Technical Design Manual and Storm Water Management Plan, the impacts related to the accidental release of hazardous materials would be less than significant. As a result, the impacts relative to accidental release of hazardous materials would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.8.2.

Impact 3.8.3-Hazardous Emissions near Schools: The Specific Plan Program EIR identified a less-than-significant impact relative to handling of hazardous materials or substances in the vicinity of schools due to the limited increase in hazardous materials that would result and required adherence to General Plan policies and other existing restrictions and requirements.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The site is located approximately 0.35 mile east of Meadow View Elementary School. Construction activities would include the use of materials such as fuels, lubricants, paints, and solvents, which are commonly used during construction, are not acutely hazardous, and would be used in small quantities. Numerous laws and regulations ensure the safe transportation, use, storage, and disposal of hazardous materials (see Impacts 3.8.1 and 3.8.2 above). Although construction activities could result in the inadvertent release of small quantities of hazardous construction chemicals, a spill or release at a construction area is not expected to endanger individuals at nearby schools given the nature of the materials and the small quantities that would be used. Because construction and operation of the proposed action would be required to comply with existing and future hazardous materials laws and regulations covering the transport, use, and disposal of hazardous materials, and because of the nature and quantity of the hazardous materials to be potentially used, the impact related to the use of hazardous materials in the vicinity of schools would be less than significant. As a result, the impact relative to hazardous emissions near schools would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.8.3.

Impact 3.8.4-Contaminated Sites: The Specific Plan Program EIR identified a potentially significant impact relative to the potential for construction activities to encounter previously undiscovered contamination or subsurface features that could pose a risk to construction workers and the public.

Mitigation Measures MM 3.8.4a and MM 3.8.4.b were included in the Specific Plan Program EIR to ensure proper evaluation and remediation of any contamination that may be encountered during construction. Mitigation Measure MM 3.8.4a requires completion of Phase I Environmental Site Assessments, and if required, Phase II Environmental Site Assessments and remediation in accordance with OSHA standards and local, state, and federal guidelines. Mitigation Measure MM 3.8.4b requires procedures to be taken in the event of inadvertent discovery of contaminated soil, groundwater, or subsurface features during construction consistent with appropriate laws and requirements. As a result, the impact identified in the Specific Plan Program EIR was reduced to less than significant with mitigation.

Phase I Environmental Site Assessments meeting the requirements of Mitigation Measure MM 3.8.4a were prepared for the site (EBA 2021a, 2021b, 2021c). The Phase I Environmental Site Assessments were completed in conformance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527–13). Based on conclusions from the associated environmental records searches, historical data reviews, and the site reconnaissance, the Phase I Environmental Site Assessments found no records of contamination or recognized environmental conditions in connection with the site.

Mitigation Measure MM 3.8.4b from the Specific Plan Program EIR remains applicable to the proposed action and requires procedures to be taken in the event of inadvertent discovery of contaminated soil, groundwater, or subsurface features during construction consistent with appropriate laws and requirements. As a result, the impacts relative to contaminated sites would be reduced to a less-than-significant level with mitigation, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.8.4.

Impact 3.8.5-Emergency Plans: The Specific Plan Program EIR identified a less-than-significant impact relative to potential interference with an emergency access or evacuation plan due to required adherence to existing General Plan policies, City standards, and California Fire Code requirements.

The site is located within the Southwest Santa Rosa Evacuation Planning Area. Designated evacuation travel routes identified in the area include Hearn Avenue, Stony Point Road, Sebastopol Road, and Highway 12.

During construction, the normal functionality of Hearn Avenue would be temporarily altered over a short period of time during installation of a new storm drain pipeline. Such construction would not require full closure of Hearn Avenue, and traffic controls would be required to be implemented in accordance with a City roadway encroachment permit, which would further minimize potential temporary impacts on Hearn Avenue as a designated evacuation route.

The proposed action includes movement of Fire Station #8 to the subject site, which would be consistent with General Plan Policy PSF-E-7, which seeks to move the fire station on Burbank Avenue (Station #8) to a new location in the Roseland area. The extension of Dutton Avenue would provide one travel lane in each direction plus a center turn lane or median from Hearn Avenue to the southern boundary of the property, maintaining a regional/arterial roadway classification. A stub out for a future connection with Dutton Meadow would also be provided. This roadway would connect with Hearn Avenue as an evacuation travel route.

The Santa Rosa Fire Department (SRFD) has reviewed preliminary plans for the site and would review construction plans for the proposed roadway extension and public uses at the site during a future design-build phase. During design review, the City would continue to ensure that roads and driveways are designed and constructed to meet City standards as well as California Fire Code requirements for

emergency access. The SFRD would also review building plans for compliance with the Fire Code and establish a future inspection schedule for continuing compliance.

In 2021, the City of Santa Rosa updated its Local Hazard Mitigation Plan and also adopted the Sonoma County Multi-Jurisdictional Hazard Mitigation Plan. The proposed action would not physically interfere with an adopted or pending emergency response plan or emergency evacuation plan. When taken together, existing policies, standards, and the Local Hazard Mitigation Plan would ensure the potential impact of interference with an emergency access or evacuation plan would be less than significant. As a result, the impacts relative to emergency plans would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.8.5.

Impact 3.8.6-Cumulative Hazard and Hazardous Material Impacts: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact relative to hazardous materials impacts due to required compliance with mitigation measures and existing regulations managing the use, storage, and disposal of hazardous materials, along with compliance with applicable emergency plans.

Similarly, the proposed action would be required to comply with Mitigation Measures MM 3.8.4a and MM 3.8.4.b from the Specific Plan Program EIR, and with existing local, state, and federal regulations managing the use, storage, and disposal of hazardous materials. Compliance with existing regulatory requirements, General Plan policies, and mitigation measures would ensure that the proposed action, in combination with other past, present, and proposed projects in the vicinity, would not cumulatively create any significant new impacts or exacerbate any hazardous material impacts.

As such, impacts would be less than cumulatively considerable and within the scope of the Specific Plan Program EIR relative to Impact 3.8.6.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects relative to hazardous materials beyond that previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Hazards and Hazardous Materials.

Mitigation Measures: The following mitigation measures from the Specific Plan Program EIR would be applicable to the proposed action, reducing potential Hazards and Hazardous Material impacts to less-than-significant levels.

MM 3.8.4a Phase I Environmental Site Assessment. Developers shall be required to complete a Phase I environmental site assessment for each property to be developed or redeveloped. If a Recognized Environmental Condition (REC) is identified in a Phase I environmental site assessment, a Phase II environmental site assessment shall be prepared to determine whether conditions are present that require remediation or other controls to minimize the potential for hazardous materials contamination to adversely affect public health and the environment. If remediation is required, developers shall complete site remediation in accordance with OSHA standards and Santa Rosa Fire Department, Sonoma County Environmental Health Department, and State Water Resources Control Board guidelines. The Department of Toxic Substances Control (DTSC) may become involved wherever toxic levels of contaminants are found that pose an immediate hazard. Remediation shall reduce human exposure risk and environmental hazards, both during and after construction. The remediation plan shall be prepared in accordance with the environmental consultant's recommendations and established procedures for safe remediation. Specific mitigation measures designed to protect human health and the environment will be provided in the plan. Requirements shall include but not be limited to the following:

- Documentation of the extent of previous environmental investigation and remediation at the site, including closure reports for underground storage tanks (USTs) and contaminant concentrations.
- A site-specific health and safety plan to be prepared by all contractors at the project site, where applicable. The plan must address all demolition, grading, and excavation on the site, as well as for future subsurface maintenance work. The plan shall include appropriate training, any required personal protective equipment, and monitoring of contaminants to determine exposure. The Health and Safety Plan shall be reviewed and approved by a certified industrial hygienist.
- Description of protocols for the investigation and evaluation of previously unidentified hazardous materials that could be encountered during project development, including engineering controls that may be required to reduce exposure to construction workers and future users of the site.
- Requirements for site-specific construction techniques that would minimize exposure to any subsurface contamination, where applicable, which shall include treatment and disposal measures for any contaminated groundwater removed from excavations, trenches, and dewatering systems in accordance with local and Regional Water Quality Control Board guidelines.
- Sampling and testing plan for excavated soils to determine suitability for reuse or acceptability for disposal at a state-licensed landfill facility.
- Restrictions limiting future excavation or development of the subsurface by residents and visitors to the proposed development, and prohibition of groundwater development should it be determined from test results that contamination is present. The restrictions would be developed based on site-specific conditions and would reflect the requirements of the RWQCB and/or DTSC, depending on which agency is responsible for oversight of the particular site. Restrictions, which are sometimes also referred to as land use covenants, shall be recorded with the parcel(s), shall run with the land. The developer or landowner successor(s)-in-interest shall be responsible for ensuring development complies with the restrictions. Compliance with the restrictions must be demonstrated to the satisfaction of the City before a grading permit is issued.
- Completion of an approved remediation plan should land use restrictions be insufficient to allow development to proceed safely. Remediation measures may include excavation and replacement of contaminated soil with clean fill, pumping and treatment of groundwater, thermal treatment, etc.

Timing/Implementation: Phase I Environmental Site Assessments meeting the requirements of Mitigation Measure MM 3.8.4a were prepared for the site (EBA 2021a, 2021b, 2021c). This mitigation measure is included because MM 3.8.4b refers to it.

MM 3.8.4b: In the event previously unknown contaminated soil, groundwater, or subsurface features are encountered or have the potential to be present during ground-disturbing activities at any site, work shall cease immediately, and the developer's contractor shall notify the City of Santa Rosa Fire Department for further instruction. The City shall ensure any grading or improvement plan or building permit includes a statement specifying that if hazardous materials

contamination is discovered or suspected during construction activities, all work shall stop immediately until the City of Santa Rosa Fire Department has determined an appropriate course of action. Such actions may include, but would not be limited to, site investigation, human health and environmental risk assessment, implementation of a health and safety plan, and remediation and/or site management controls. The City of Santa Rosa Fire Department shall be responsible for notifying the appropriate regulatory agencies and providing evidence to the City Planning and Economic Development Department that potential risks have been mitigated to the extent required by regulatory agencies. Work shall not recommence on an impacted site until the applicable regulatory agency has determined further work would not pose an unacceptable human health or environmental risk. Deed restrictions may be required as provided under mitigation measure MM 3.8.4a.

Timing/Implementation: As a condition of subsequent project approval, and implemented during construction activities

Enforcement/Monitoring: City of Santa Rosa Planning and Economic Development Department, Planning Division

3.9 Hydrology and Water Quality

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.9.1: Construction and operation of subsequent projects in the Specific Plan area could generate stormwater runoff containing pollutants from construction sites and new impervious surfaces, which could affect water quality. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.9.2: Future development in the Specific Plan area would not significantly deplete groundwater supplies or alter the area available for recharge of the groundwater aquifer. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.9.3: Future development in the Specific Plan area could alter drainage patterns, but would not result in substantial erosion or flooding. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.9.4: Future development in the Specific Plan area may result in increased stormwater runoff to the municipal storm drain system. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.9.5: Future development in the Specific Plan area may occur in areas subject to flooding hazards. This impact would be less than significant.	Less than Significant	No Impact	None Required	Yes
Impact 3.9.6: The Specific Plan, in combination with existing, approved, proposed, and reasonably foreseeable development in the Laguna de Santa Rosa watershed, would alter drainage conditions, rates, volumes, and water quality, which could result in potential flooding and stormwater quality impacts in the overall watershed. This cumulative impact is considered less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.9.1-Water Quality: The Specific Plan Program EIR identified a less-than-significant impact relative to potential for violations of water quality standards because future actions under the Specific Plan would be required to comply with existing local and state regulations, including the City's Storm Water Low Impact Development Technical Design Manual, the State's General Construction Permit, and the Santa Rosa City Code.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. Construction activities have the potential to degrade water quality as a result of erosion caused by earthmoving activities or the accidental release of hazardous construction chemicals. As described in the Specific Plan Program EIR, State Water Resources Control Board NPDES Order No. 2009-0009, as amended by Order No. 2012-0006, applies to public and private construction projects that include one or more acres of soil disturbance. The proposed action would be required to comply with the General Construction Permit, requiring development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) which, in addition to other requirements, must include Best Management Practices (BMPs) to protect the quality of stormwater runoff. The future actions would also require adherence to the requirements set forth in the City's Storm Water Low Impact Development Technical Design Manual (LID Manual), pursuant to the City's NPDES Municipal Separate Storm Sewer (MS4) Permit requirements. Compliance with these existing regulations would ensure that the proposed action is managed during construction to avoid discharges to the storm water system, and designed and operated to minimize the potential for violations of water quality standards. As a result, the impacts relative to water quality would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.9.1.

Impact 3.9.2-Groundwater Resources: The Specific Plan Program EIR identified a less-than-significant impact relative to depletion of groundwater supplies and groundwater recharge because the Specific Plan is anticipated to reduce water demand compared to that assumed in the City's long-range water planning documents.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The Santa Rosa 2020 Urban Water Management Plan (UWMP) summarizes the City's water needs and demands over a 25-year planning horizon through year 2045. The fundamental determination of the 2020 UWMP is that the City has or will have sufficient water resources to meet the City's projected growth over the next 25 years under all anticipated hydrologic conditions, although customers should expect some demand reductions during dry years to ensure demands align with the City's water supply. The California Water Code also requires the City to prepare an updated Water Shortage Contingency Plan (Shortage Plan) every five years. The Shortage Plan defines water shortage levels and identifies corresponding response actions and procedures for reducing demand for water during mild to severe droughts or other water shortage conditions. The 2020 UWMP and the 2020 Shortage Plan were adopted by the City Council on June 8, 2021.

The proposed infrastructure and the fire station would implement circulation and public safety components of the Specific Plan. The proposed action would not result in the installation or use of new groundwater wells, nor a substantial increase in new impervious surfaces compared to that identified in the Specific Plan Program EIR, because the improvements were considered within the overall Specific Plan. Therefore, the proposed action would not result in the depletion of groundwater supplies or a substantial effect on groundwater recharge. As a result, the impacts relative to groundwater resources would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.9.2.

Impact 3.9.3-Drainage Patterns: The Specific Plan Program EIR identified a less-than-significant impact relative to alteration of existing drainage patterns because future actions under the Specific Plan would be required to comply with General Plan goals and policies, the Santa Rosa Citywide Creek Master Plan, and other local requirements that require the City to manage, maintain, and improve stormwater drainage and capacity.

The site is located approximately 0.1 mile west and north of the Colgan Creek Flood Control Channel. No on-site streams or creeks are present, and the site is not located within a 100-year flood hazard area or within a floodway or other special flood hazard zone. Off-site storm drain improvements would include new storm drain lines that would connect to either an existing storm drain outfall to Colgan Creek near David Lee Court, or a new storm drain outfall to Colgan Creek adjacent to the Colgan Creek Multi-use Path south of the site (see Figure 3). If the new off-site storm water outfall to Colgan Creek is implemented, the improvement would be subject to a Streambed Alteration Agreement with CDFW and Clean Water Act Section 404/401 permits. The proposed action would also require adherence to the requirements set forth in the City's Storm Water LID Manual, City General Plan policies, and the City's NPDES storm water permit. As a result, erosion and flooding impacts relative to alteration of drainage patterns would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.9.3.

Impact 3.9.4-Storm Drain Capacity: The Specific Plan Program EIR identified a less-than-significant impact relative to the adequacy of stormwater capacity because future actions under the Specific Plan would be required to adhere to existing General Plan and Citywide Creek Master Plan policies, the City Municipal Code, and other requirements that ensure that adequate stormwater capacity is available.

On-site drainage infrastructure for the roadway extension, multi-use path, and proposed public uses would be required to comply with the City of Santa Rosa Storm Water LID Technical Design Manual to retain the increase in runoff and mimic pre-development hydrologic conditions, ensuring the planned stormwater drainage system has adequate capacity to serve the future actions. The proposed action would also construct off-site storm drain improvements to ensure adequate conveyance capacity to nearby Colgan Creek. Off-site storm drain improvements would include a new storm drain pipe connecting to Colgan Creek to the south, or upsizing of the storm drain pipe in Hearn Avenue, construction of a new storm drain pipe in Victoria Drive, and connection and upsizing of an existing storm drain in David Lee Court that connects to an existing outfall to Colgan Creek. According to Santa Rosa personnel, the current effective floodplain is contained within the channel banks of Colgan Creek at David Lee Court, and the recently completed Phase 2 improvements of the Lower Colgan Creek Restoration Project included flood mitigation components (Personal Communication, 2024b). A hydrology and hydraulics analyses is being completed to support the proposed action and to calculate design flows, depths, and velocities. The study will further confirm the designs to regulate the discharge rate of storm water and hydromodification requirements to ensure that flows remain within the tributary watershed of the site and would be accommodated by the design capacity of the Lower Colgan Creek area.

As a result, the impacts relative to storm drain capacity would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.9.4.

Impact 3.9.5-Flooding Hazards: The Specific Plan Program EIR identified a less-than-significant impact relative to potential for risks associated with flood hazards due to required adherence to General Plan and Citywide Creek Master Plan policies and state programs.

As described in Impact 3.9.3, no on-site streams or creeks are present on the site, and the site is not located within a 100-year flood hazard area or within a floodway or other special flood hazard zone (FEMA 2012) or in an area that has been mapped as being subject to flooding as a result of a levee or dam failure. Off-site storm drain improvements may potentially include a new storm drain that would connect to a new storm drain outfall to Colgan Creek. If the optional off-site storm water outfall to Colgan Creek is implemented, the improvement would be subject to a Streambed Alteration Agreement with CDFW and Clean Water Act Section 404/401 permits. The topography and the existing grade would not substantially change, and the design of a new outfall would balance earthwork cut and fill to preserve flood storage

volume to maintain existing conditions. Flood waters would not be redirected as a result of the proposed project.

As a result, there would be no impact relative to flooding hazards, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.9.5.

Impact 3.9.6-Cumulative Water Quality, Runoff and Flooding Impacts: The Specific Plan Program EIR identified a less than cumulatively considerable impact relative to water quality, runoff, and flooding due to required adherence to existing General Plan and Citywide Creek Master Plan policies, the City's Storm Water LID Technical Design Manual, General Construction Permit, and compliance with County criteria for stormwater capacity.

As described in Impacts 3.9.1 through 3.9.5, the proposed action would be required to comply with applicable regulations and guidance, such as the State's General Construction Permit, the City's Storm Water LID Technical Design Manual, and General Plan policies. The proposed action and other actions included in the Specific Plan would not cause new cumulatively considerable impacts relative to water quality, runoff, and flooding, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the Program EIR. Cumulative impacts were identified in the Specific Plan EIR as less than cumulatively considerable. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to hydrology-related cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

As such, impacts would be less than cumulatively considerable, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.9.6.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hydrology and water quality beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Hydrology and Water Quality.

Mitigation Measures: There are no mitigation measures from the Specific Plan Program EIR that would be applicable to the proposed action. However, the proposed action would be required to comply with applicable BMPs and permit requirements specified in the State's General Construction Permit, the City's Storm Water LID Technical Design Manual, and General Plan policies.

3.10 Land Use and Planning

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.10.1: The Specific Plan would not divide an established community. There would be no impact	No Impact	No Impact	None Required	Yes
Impact 3.10.2: The Specific Plan would not conflict with applicable land use plans. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.10.3: Implementation of the Specific Plan would not significantly contribute to adverse cumulative impacts related to land use including conflicts with applicable land use plans. This impact would be less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.10.1-Divide Established Community: The Specific Plan Program EIR identified no impact relative to division of an established community, given that buildout of the Specific Plan is intended to improve community connectivity by improving vehicle, bicycle, and pedestrian facilities throughout the area.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The land would be used for the planned extension of Dutton Avenue and the Colgan Creek Multi-use Path, which are identified in the Specific Plan and other planning documents as occurring at the property. The remaining developable space on the property would be used to implement the planned replacement of Santa Rosa Fire Station #8, and other public uses identified in the Specific Plan, such as a new library facility, a multi-cultural center/gymnasium, and a potential aquatic center. Such land uses would not divide the community. Rather, the proposed infrastructure improvements would implement the Specific Plan to improve community connectivity by improving motor vehicle, bicycle, and pedestrian facilities throughout the area.

The proposed action would have no impact relative to dividing an established community, and would be within the scope of the Specific Plan Program EIR relative to Impact 3.10.1.

Impact 3.10.2-Conflict with Applicable Land Use Plans or Existing Uses: The Specific Plan Program EIR identified a less-than-significant impact relative to potential conflicts with applicable land use plans, given that the Specific Plan was made consistent with applicable land use plans through a General Plan Amendment.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The proposed public uses, which include a fire station, library, multi-cultural center/gymnasium, and potential aquatic center, differ somewhat from the land use designations of the three properties in the Specific Plan, which are designated for office, medium-low residential, and retail/medium residential. An evaluation of potential conflicts is provided below for each property.

Consistency Evaluation for 976 Hearn Ave (043-191-018)

The property at 976 Hearn Avenue is a 0.21-acre parcel. The Specific Plan land use designation for the property is “Office”. Santa Rosa’s CO (Office Commercial) zoning district is consistent with and implements the Office land use classification.

On this parcel, the proposed action would implement the Colgan Creek Multi-use Path and a portion of the Santa Rosa Fire Station #8. The Colgan Creek Multi-use Path is identified as an infrastructure improvement that would occur at the site in the Specific Plan. The proposed paved multi-use bicycle and pedestrian path would have a north-south orientation across the parcel and would be 10 feet wide, with a 12-foot setback from the eastern boundary of the property and an approximately 5-foot to 20-foot setback from development west of the path. The remaining developable space on the parcel would be associated with a portion of the Santa Rosa Fire Station #8.

Table 2-6 of the Santa Rosa Zoning Code identifies utility infrastructure and recreational facilities as permitted land uses in the CO (Office Commercial) zoning district. Public safety facilities, such as the proposed replacement of Santa Rosa Fire Station #8, are an allowable land use within the CO (Office Commercial) zoning district with a Minor Conditional Use Permit. Therefore, the proposed land uses for the property would be allowable land uses. The proposed multi-use path at this location would be consistent with the Specific Plan, the Santa Rosa Bicycle and Pedestrian Master Plan, and the Santa Rosa Creek Master Plan, each of which identifies a planned trail across the property. The proposed action would not result in a conflict with the Specific Plan.

Consistency Evaluation for 980 Hearn Ave (043-191-019)

The property at 980 Hearn Avenue is a 5.65-acre parcel. The Specific Plan land use designations for the property include “Medium-Low Residential” and “Retail/Medium Residential”. Santa Rosa’s R-1 (Single-Family Residential) zoning district implements the Medium-Low Density land use classification, and the CG (General Commercial) and R-2 (Medium Density Multi-Family Residential) zoning districts implement the Retail/Medium Residential land use classification.

On this parcel, the proposed action would implement an extension of Dutton Avenue, a portion of the Santa Rosa Fire Station #8, a library facility, a multi-cultural center/gymnasium, and supporting parking areas. The extension of Dutton Avenue is identified in the Specific Plan as an infrastructure improvement that would occur at the property. The proposed roadway extension would have a general north-south orientation across the parcel, and would provide one vehicle travel lane in each direction plus a center turn lane or median from Hearn Avenue to the southern boundary of the property, maintaining a regional/arterial roadway classification. Class II bicycle lanes, bioswales, and sidewalks would be provided on either side of the roadway. In total, the proposed extension would provide two 11-foot travel lanes, one 12-foot median/turn lane, two 6-foot bike lanes, two 6-foot sidewalks, and two 8-foot bioswale planter areas. As part of the extension, the intersection with Hearn Avenue would include new signals, repaving, and restriping.

Table 2-6 of the Santa Rosa Zoning Code identifies utility infrastructure as a permitted land use for the R-1, R-2, and CG zoning districts. Therefore, the proposed Dutton Avenue extension would be an allowable use on the property. In addition, as noted above, the proposed roadway extension at this location would be consistent with the Specific Plan, which identifies the planned extension across the property. The proposed implementation of the Dutton Avenue extension would not result in a conflict with the Specific Plan.

The remaining developable space on the property would be used to implement the planned replacement of Santa Rosa Fire Station #8, a new library facility, a new multi-cultural center/gymnasium, and associated parking lots. Table 2-6 of the Santa Rosa Zoning Code identifies the following for these land uses:

- Public safety facilities, such as the proposed replacement of Santa Rosa Fire Station #8, are an allowable land use with a Minor Conditional Use Permit within the R-1, R-2, and CG zoning districts.
- Libraries are a permitted land use in the CG zoning district, and an allowable land use with a Minor Conditional Use Permit in the R-1 and R-2 zoning districts.
- Community rooms (public meeting facilities) are an allowable land use with a Minor Conditional Use Permit within the R-1, R-2, and GC zoning districts.
- Recreation centers (Quasi-public health/fitness facilities) are allowable land uses with a Minor Conditional Use Permit in the R-1 and R-2 zoning districts.

As summarized above, the proposed public uses for the property are either permitted or conditionally allowed within all of the land use designations on the property. The proposed public uses on this parcel would not result in a conflict with the Specific Plan.

Consistency Evaluation for 1004 Hearn Ave (043-191-020)

The property at 1004 Hearn Avenue is a 0.23-acre parcel. The Specific Plan land use designation for the property is “Medium-Low Residential”. Santa Rosa’s R-1 (Single-Family Residential) zoning district implements the Medium-Low Density land use classification.

On this parcel, the proposed action would implement a portion of the planned extension of Dutton Avenue, as well as a potential aquatic center. Similar to the analysis for 980 Hearn Avenue, the proposed action includes allowable land uses associated with the R-1 zoning district and the Medium-Low Density land use classification for the property. The proposed implementation of the potential infrastructure related improvements and potential aquatic center on this parcel would not result in a conflict with the Specific Plan.

Because the Specific Plan was made consistent with applicable land use plans through a General Plan Amendment, the above finding that the proposed action would not conflict with the Specific Plan means that the proposed action also would not conflict with the General Plan. There are no other applicable land use plans to consider.

As a result, the impact relative to conflicts with applicable land use plans would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.10.2.

Impact 3.10.3-Cumulative Land Use and Planning Impacts: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact relative to land use and planning, given that the land uses contemplated by the Specific Plan were substantially similar to the vision presented in the General Plan. As described in Impact 3.10.1 and Impact 3.10.2, the proposed action would not divide the community or result in a conflict with the General Plan.

The proposed action and other actions included in the Specific Plan would not cause new cumulatively considerable impacts relative to land use and planning, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the Program EIR. Cumulative impacts were identified in the Specific Plan EIR as less than cumulatively considerable. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to land use cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR’s cumulative analysis.

As such, impacts would be less than cumulatively considerable, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.10.3

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to land use and planning beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Land Use and Planning.

Mitigation Measures: There are no mitigation measures from the Specific Plan Program EIR that would be applicable to the proposed action.

3.11 Noise

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.11.1: The Specific Plan would not expose residents to traffic noise or stationary sources of noise in excess of established standards. Impacts would be less than significant	Less than Significant	Less than Significant	None Required	Yes
Impact 3.11.2: Specific Plan operation would generate increased local traffic volumes that could cause a substantial permanent increase in ambient noise levels in the project vicinity. This would be a less than significant impact.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.11.3: Planned development under the Specific Plan would be required to comply with City noise standards set forth in the City Code. This impact would be considered less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.11.4: Construction activities could cause a substantial temporary increase in ambient noise levels at nearby noise-sensitive land uses, which may result in increased levels of annoyance, activity interference, and sleep disruption. This impact is considered less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.11.5: The Specific Plan, when considered in combination with other past, existing, planned future projects, would result in increased noise levels. This cumulative impact would be considered less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.11.1-Exposure of Persons to or Generation of Noise Levels in Excess of Standards: The Specific Plan Program EIR identified a less-than-significant impact relative to exposure of residents to traffic noise or stationary sources of noise because applicable projects would be required to conduct acoustical studies and adhere to existing regulations and City policies establishing acceptable or conditionally acceptable noise thresholds and incorporate measures to reduce noise effects.

An acoustical study was prepared for the proposed action (Illingworth & Rodkin 2024), which evaluated the proposed land uses against applicable noise level thresholds established in the Land Use Compatibility Standards of the City's General Plan.

The City's applicable acceptable exterior noise level standard for the proposed action is 70 dBA DNL. The proposed action includes a staff patio and garden along the western façade of the fire station; a gathering plaza near the northwest corner of the library; a learning garden and children's outdoor terrace at the rear of the library; a community room terrace and community lawn at the rear of the library; and an event lawn near

the southwestern corner of the library. Additionally, an outdoor pool would potentially be located in the northwestern corner of the site.

Future exterior noise levels at the staff patio and garden would be 65 dBA Ldn, assuming partial shielding from Hearn Avenue. Future exterior noise levels at the gathering plaza at the northwest corner of the library and the event lawn at the southwest corner of the library would range from 60 to 62 dBA Ldn. The learning garden, children's outdoor terrace, community room terrace, and community lawn would all be well shielded from traffic noise along Hearn Avenue by the intervening fire station and library. At these distances, future exterior noise levels would be below 60 dBA Ldn. The potential aquatic center pool would be located approximately 85 feet from the centerline of Hearn Avenue and about 100 feet from the centerline of the Dutton Avenue extension. Assuming no attenuation from intervening project buildings, future exterior noise levels at the aquatic center would be 69 dBA DNL, which would meet the City's exterior noise threshold. The proposed action would be compatible with the future exterior noise environment at the project site.

For interior noise, the Cal Green Code standards specify an interior noise environment attributable to exterior sources not to exceed an hourly equivalent noise level (Leq (1-hr)) of 50 dBA in occupied areas of nonresidential uses during any hour of operation. The nearest proposed building façade adjacent to Hearn Avenue would be associated with the fire station, which is set back approximately 55 feet from the centerline of Hearn Avenue. At that distance, daytime hourly average noise levels would range from 65 to 70 dBA Leq. Standard construction materials for commercial uses would provide about 25 dBA of noise reduction in interior spaces. The inclusion of adequate forced-air mechanical ventilation systems is included in the proposed action so that windows may be kept closed at the occupant's discretion and would provide an additional 5 dBA reduction. The standard construction materials in combination with forced-air mechanical ventilation would satisfy the daytime threshold of 50 dBA Leq (1-hr) within the interior areas of the proposed fire station. Additionally, fire fighters usually have shifts lasting overnight. With standard commercial construction materials, the interior noise levels would be below 45 dBA DNL, which is the City's interior noise requirement as noted in General Plan Policy NS-B-4.

The proposed library and multicultural center-gymnasium buildings would have greater setbacks from Hearn Avenue than the fire station and would be partially shielded by the fire station structure. Standard construction materials in combination with forced-air mechanical ventilation would satisfy the daytime threshold of 50 dBA Leq(1-hr) at both of these proposed buildings.

Buildings associated with the potential aquatic center would be set back a similar distance as the fire station, and would also be compatible with the State of California interior thresholds, assuming standard commercial construction materials and methods.

The impacts relative to exposure of persons to noise levels in excess of standards would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.11.1.

Impact 3.11.2-Result in a Substantial Permanent Increase in Ambient Noise Levels Above Levels Existing Without the Project: The Specific Plan Program EIR identified a less-than-significant impact relative to increases in traffic noise levels associated with the Specific Plan because such levels would not be greater than applicable noise level thresholds (i.e., traffic noise would not increase by 5 dBA or more over pre-Specific Plan noise conditions).

An acoustical study was prepared for the proposed action (Illingworth & Rodkin 2024), which included a noise monitoring survey at the site and modeling of anticipated operational noise from traffic, fire station sources, mechanical equipment, emergency generators, parking lot use, trail use, potential outdoor pool activity, and potential outdoor events under the proposed action.

According to Policy NS-B-14 of the City's General Plan, a significant operational impact would occur if the proposed project caused the Day/Night Noise Level (DNL) at noise-sensitive uses to increase by 5 dBA or more. The DNL represents the average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 p.m. and 7:00 a.m. Based on the acoustical study, the total combined operational noise that would be generated from the proposed action would result in an increase of up to 1 dBA DNL at surrounding sensitive land uses in the project vicinity (i.e., residences). Therefore, the proposed action would not conflict with or exceed the significance threshold established by Policy NS-B-14 of the City's General Plan (i.e., the proposed action would not cause the DNL at noise-sensitive uses to increase by 5 dBA or more).

Section 17-16.120 of the Municipal Code also states that noise produced by mechanical equipment shall not exceed ambient base noise levels by more than 5 dBA at receiving property lines. As described in Section 2.4 of this CEQA Checklist 2.4 (Summary of Later Activity [Proposed Action]), the proposed emergency generators for the fire station would be located at the rear of the building near the eastern property line with a surrounding eight-foot concrete masonry wall, and generators would be placed along the western façades of the multicultural center/gymnasium and library. Based on the acoustical study, proposed placement of the emergency generators would ensure that associated operational noise during testing of such generators would be kept below City standards.

Operational hourly average noise levels for all noise sources associated with the fire station would potentially be up to 59 dBA Leq at the surrounding residences during daytime hours, and up to 55 dBA Leq during evening hours, which would not exceed the City's thresholds. While backup beepers would potentially reach noise levels up to 55 dBA Leq during nighttime hours, this noise source would be exempt from City limits based on Policy NS-B-7 of the City's General Plan. All other noise sources during nighttime hours would generate noise levels at or below 49 dBA Leq. This would be a less-than-significant impact.

Similarly, the acoustical study identified minimum setback distances, now incorporated into Chapter 2 of this CEQA Checklist, at which amplified speech and music noise associated with potential outdoor community events can be sited from receiving residential property lines to ensure the City's daytime threshold of 60 dBA and the City's evening threshold of 55 dBA are not exceeded. Outdoor community events associated with the proposed action would comply with these setback distances to ensure the City's noise thresholds are not exceeded.

As described in Section 2.6 of this CEQA Checklist (Environmental Protection Actions Incorporated into the Proposed Action), Project Environmental Protection Measure 3, if the building design and orientation changes from that evaluated in this CEQA Checklist, then the City would require the building design to be further reviewed by an acoustical consultant to evaluate the potential noise generated and to demonstrate the necessary noise controls to meet ambient noise level conditions. Noise control features such as sound attenuators, sound enclosures, baffles, and barriers will be identified and evaluated to demonstrate that mechanical equipment noise would not exceed City thresholds at noise-sensitive locations surrounding the project site.

As a result, the impacts relative to generation of noise levels in excess of standards would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.11.2.

Impact 3.11.3-Exposure to Groundborne Vibration: The Specific Plan Program EIR identified a less-than-significant impact relative to exposure of sensitive receptors to groundborne vibration because future projects would be required to comply with existing regulations as well as the temporary intermittent nature of construction activity.

The construction of the proposed action may generate vibration when heavy equipment or impact tools are used. Construction activities would include grading, foundation work, paving, and new building framing and finishing. Impact or vibratory pile driving activities are not expected for the proposed action. As described in Section 2.6 of this CEQA Checklist (Environmental Protection Actions Incorporated into the Proposed Action), Project Environmental Protection Measure 2 would require provisions in contractor agreements for implementing groundborne vibration controls during construction. The proposed action would include implementation of the specified construction vibration controls during construction, reducing the potential groundborne vibration impact to a less-than-significant level.

Long-term operational activities associated with the potential future land uses would be regulated by City Code Section 20-30.090, Ground Vibration, which states that no ground vibration that is perceptible without instruments by a reasonable person at the property lines of the site is permissible. No known operational activities would generate substantial vibration. Because of required compliance with existing City Code, the impact relative to exposure to either construction or operational groundborne vibration would be less than significant, and the proposed action would be within the scope of the Specific Plan relative to Impact 3.11.3.

Impact 3.11.4-Exposure to Short-Term Construction Noise: The Specific Plan Program EIR identified a less-than-significant impact relative to construction noise because such activities have relatively short overall durations, and because standard conditions of approvals require measures for the control of construction-generated noise levels.

As described in the Specific Plan Program EIR, the City of Santa Rosa does not establish quantitative noise limits for construction activities occurring in the city. This is because noise generated by infrastructure improvements and infill development have relatively short overall construction durations, with the noisiest phases of construction (e.g., foundations, project infrastructure, building core and shell) limited to a time frame of one year or less. The noisiest phases of the proposed action, including foundations, project infrastructure, and building core and shell, are anticipated to be completed in approximately 230 working days. As described in Section 2.6 of this CEQA Checklist (Environmental Protection Actions Incorporated into the Proposed Action), Project Environmental Protection Measure 1 would require provisions in contractor agreements for implementing construction noise controls during construction. The proposed action would include implementation of the specified construction noise controls during construction and would reduce potential impacts to nearby noise-sensitive land uses to a less-than-significant level (Illingworth & Rodkin 2024).

As a result, the impact relative to short-term increases in ambient noise levels above levels existing without the improvements would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.11.4.

Impact 3.11.5-Cumulative Noise Impacts: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact relative to traffic-generated noise due to the cumulative noise levels being within the conditionally acceptable noise environment, and because predicted increases in traffic noise levels associated with the Specific Plan would not be greater than 5 decibels, which is the change required before any noticeable change in community response would be expected.

The proposed action falls within the boundary of the Specific Plan. The Specific Plan Program EIR determined that the planned development within the Specific Plan boundary would result in traffic noise increases that would not be cumulatively considerable. Similarly, as discussed in Impact 3.11.1 through Impact 3.15.4 above, the proposed action would not contribute to increased noise levels in excess of established standards with the use of standard best management practices.

Based on the review of planned developments within the site area, a proposed residential subdivision is anticipated to be developed on the surrounding property. This future surrounding development was considered as a sensitive receptor in the acoustic study prepared for the proposed action. Construction of the proposed action and the future cumulative project may potentially overlap. However, both sites are large and construction activities would move around the sites. The shared noise-sensitive receptors (i.e., the north residences and commercial uses) would not be exposed to prolonged construction activities within 200 feet of both sites. Therefore, with implementation of the construction best management practices a cumulative construction impact is not expected.

The proposed action and other actions included in the Specific Plan would not cause new cumulatively considerable impacts relative to noise, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the Program EIR. Cumulative noise impacts were identified in the Specific Plan EIR as less than cumulatively considerable. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to noise cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

As such, impacts would be less than cumulatively considerable, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.11.5.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to noise beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Noise.

Mitigation Measures: There are no mitigation measures from the Specific Plan Program EIR that would be applicable to the proposed action.

3.12 Population and Housing

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.12.1: The Specific Plan would result in population growth in the project area that is consistent with growth projections for the city. Therefore, this impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.12.2: The Specific Plan could involve redevelopment activities on currently occupied residential parcels, but there would be no net displacement of people or housing overall. Therefore, this impact would be less than significant.	Less than Significant	No Impact	None Required	Yes
Impact 3.12.3: The Specific Plan, along with other approved, proposed, and reasonably foreseeable development, could induce population and housing growth in the City's Urban Growth Boundary. This cumulative growth is consistent with the City's General Plan 2035 population projections and is therefore less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.12.1-Induce Substantial Population Growth: The Specific Plan Program EIR identified a less-than-significant impact relative to population growth, because the new residential units to be developed under the Specific Plan would be consistent with the growth planned for and evaluated in the General Plan.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The proposed action would not result in substantial population growth, because the improvements were considered within the overall Specific Plan. The impacts relative to inducement of substantial population growth would be less than significant because the growth associated with the improvements have already been accounted for in the Specific Plan and the Specific Plan Program EIR. The proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.12.1.

Impact 3.12.2-Displacement: The Specific Plan Program EIR identified a less-than-significant impact relative to displacement of people due to required adherence to Specific Plan policies addressing anti-displacement goals and because the Specific Plan would not result in an overall net loss of housing.

The City acquired the site parcels in 2021 to implement future infrastructure improvements and public uses identified in the Specific Plan. Two of the properties were formerly occupied as tenant residences, and following acquisition, the City developed a Relocation Plan and provided relocation assistance in accordance with City's Relocation Assistance Program (Santa Rosa 2022). No additional displacement would result under the proposed action. No impact would result, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.12.2.

Impact 3.12.3-Cumulative Population and Housing Impacts: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact relative to population growth and housing because the Specific Plan is intended to help Santa Rosa meet housing demand through focused urban development, consistent with the Santa Rosa General Plan.

As described in Impact 3.12.1 and 3.12.2, the proposed development on the properties is not substantial unplanned population growth, and the proposed action would not result in new displacement of people. The proposed action and other actions included in the Specific Plan would not cause new cumulatively considerable impacts relative to population and housing, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the Program EIR. Cumulative impacts were identified in the Specific Plan EIR as less than cumulatively considerable. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to population and housing cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

As such, impacts would be less than cumulatively considerable and within the scope of the Specific Plan Program EIR relative to Impact 3.12.3.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to population and housing beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Population and Housing.

Mitigation Measures: There are no mitigation measures from the Specific Plan Program EIR that would be applicable to the proposed action.

3.13 Public Services

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.13.1.1: Development resulting from implementation of the Specific Plan could increase demand for fire protection, fire prevention, emergency medical, and law enforcement services, resulting in the need for new facilities, the construction of which could result in physical environmental effects. This impact would be less than significant	Less than Significant	Less than Significant	None Required	Yes
Impact 3.13.1.2: The Specific Plan, in combination with other reasonably foreseeable development, would increase the city's population and could contribute to the need for expanded fire protection and emergency medical services that could cause significant physical impacts to the environment. The proposed Specific Plan's contribution to this cumulative impact would be less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes
Impact 3.13.2.1: The Specific Plan would result in the development of new residential and nonresidential uses in the project area, which would increase enrollment at local schools. This impact would be less than significant.	Less than Significant	No Impact	None Required	Yes
Impact 3.13.2.2: The Specific Plan, in combination with other reasonably foreseeable development in the city, would generate new student enrollments at local area schools. The cumulative impact would be less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes
Impact 3.13.3.1: Implementation of the Specific Plan would increase demand for parks and recreational facilities. This impact would be less than significant.	Less than Significant	No Impact	None Required	Yes
Impact 3.13.3.2: Implementation of the Specific Plan, in combination with other reasonably foreseeable development in the city, would increase demand for parks and recreational facilities. This cumulative impact would be less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.13.1.1-Increase Demand for Fire Protection, Fire Prevention, Emergency Medical, and Law Enforcement Services: The Specific Plan Program EIR identified a less-than-significant impact relative to increased demand for fire protection, emergency medical, and law enforcement services as it would not require facilities beyond those envisioned in the General Plan EIR and the Specific Plan EIR.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The proposed action includes replacement of Fire Station #8 to the subject site, which would be consistent with General Plan Policy PSF-E-7, which seeks to move the fire station on Burbank Avenue (Station #8) to a new location in the Roseland area. The proposed action would not result in an increase in demand for fire, emergency medical, and police services, because the improvements were considered within the overall Specific Plan and evaluated in the Specific Plan EIR.

As a result, the impact relative to increased demand for fire protection, fire prevention, emergency medical, and law enforcement services would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.13.1.1.

Impact 3.13.1.2-Cumulative Fire Protection, Fire Prevention, Emergency Medical, and Law Enforcement Services Impacts: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact relative to public safety services because the Specific Plan's increase in intensity of development would not result in an increase demand for services beyond those envisioned in the General Plan EIR.

The proposed action and other actions included in the Specific Plan would not cause new cumulatively considerable impacts relative to public safety facilities, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the Program EIR. Cumulative impacts on public safety facilities were identified in the Specific Plan EIR as less than cumulatively considerable. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to public safety facility cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

As such, the impact would be less than cumulatively considerable, and the proposed project would be within the scope of the Specific Plan Program EIR relative to Impact 3.13.1.2.

Impact 3.13.2.1-Generate Demand for New Schools: The Specific Plan Program EIR identified a less-than-significant impact relative to demand for new schools, as increases in school age children expected from buildout of the Specific Plan would be minor and would develop over the next 25 years, could be managed through adjustments to school boundaries to ensure school capacity is not exceeded, would be funded by school impact fees pursuant to Senate Bill 50, and would be supported in existing and already planned educational facilities.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The proposed action would not necessitate or facilitate construction of new schools, as no residences would be built.

As a result, the proposed action would have no impact relative to demand for new schools, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.13.2.1.

Impact 3.13.2.2-Cumulative School Impacts: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact relative to schools because buildout of the Specific Plan would be subject

to General Plan goals and policies, because the increase in students could be accommodated by existing and planned schools, and because individual developments would be subject to development impact fees which would be used to fund school site construction and/or expansion.

As discussed in Impact 3.13.2.1, the proposed action would not contribute to the need for new or expanded schools beyond those envisioned in the Specific Plan, because no residences would be built. Therefore, the proposed action would not contribute to a cumulative impact relative to demand for schools.

As such, the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.13.2.2.

Impact 3.13.3.1- Increase Demand for New Parks and Use of Existing Developed Parks: The Specific Plan Program EIR identified a less-than-significant impact relative to parkland because a sufficient number of existing and proposed new parks in the Specific Plan area are proposed to serve anticipated growth, and because funding for development of these parks is available.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The proposed action does not include housing or cause population growth and therefore would not increase demand for new parks or increase demand on existing parks.

As a result, the proposed action would have no impact relative to increased demand for new parks and use of existing developed parks, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.13.3.1.

Impact 3.13.3.2-Cumulative Parks and Recreational Facility Impacts: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact relative to parkland because the Specific Plan would provide sufficient new land zoned for park and recreation use to accommodate the anticipated population increase, because park construction would be funded via existing City fee programs, and the Specific Plan area would be subject to General Plan goals and policies.

As discussed in Impact 3.13.3.1, the proposed action would not contribute to the need for new or expanded parks beyond those envisioned in the Specific Plan, because no residences would be built. Therefore, the proposed action would not contribute to a cumulative impact relative to demand for parks.

As such, the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.13.3.2.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to public services beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Public Services.

Mitigation Measures: There are no mitigation measures from the Specific Plan Program EIR that would be applicable to the proposed action.

3.14 Traffic and Transportation

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.14.1: Specific Plan traffic would not degrade corridor operations to unacceptable levels of service under Existing plus Project conditions. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.14.2: Specific Plan traffic would have the potential to degrade mainline freeway operations to unacceptable levels of service under Existing plus Project conditions. This impact would be potentially significant.	Significant and Unavoidable	Significant and Unavoidable	No Feasible Mitigation Identified	Yes
Impact 3.14.3: Specific Plan traffic would have the potential to degrade freeway ramp operations to an unacceptable level of service at the southbound US 101 freeway offramp at Hearn Avenue under Existing plus Project conditions. This impact would be potentially significant.	Significant and Unavoidable	Significant and Unavoidable	Impact would be alleviated through future widening of Hearn Avenue freeway overpass and associated intersection improvements, a separate project identified in the General Plan	Yes
Impact 3.14.4: The Specific Plan includes various roadway improvements that would be designed and constructed according to City-approved design standards to ensure safety. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.14.5: Implementation of the Specific Plan would not interfere with emergency access within the Specific Plan area. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.14.6: Implementation of the Specific Plan would not conflict with any alternative transportation policies or plans. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.14.7: Implementation of the Specific Plan would result in improvements to pedestrian and bicycle circulation in the Specific Plan area that would enhance	Less than Significant	Less than Significant	None Required	Yes

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
connectivity and safety. This impact would be less than significant.				
Impact 3.14.8: Implementation of the Specific Plan would have a beneficial impact on bus transit by concentrating uses in a transit-oriented development pattern and by increasing connectivity to transit facilities. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.14.9: Construction activities associated with Specific Plan implementation may temporarily affect vehicular, pedestrian, bicycle, and transit circulation. This impact would be potentially significant.	Potentially Significant, Less than Significant with Mitigation	Potentially Significant, Less than Significant with Mitigation	MM 3.14.9	Yes
Impact 3.14.10: Specific Plan traffic, when considered together with other past, present, and future development, would have the potential to degrade corridor operations to unacceptable levels of service (Future plus Project or cumulative condition). This impact would be less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes
Impact 3.14.11: Specific Plan traffic, when considered together with other past, present, and future development, would have the potential to degrade mainline freeway operations to unacceptable levels of service (Future plus Project or “cumulative” conditions). This impact would be potentially cumulatively considerable.	Potentially Cumulatively Considerable	Potentially Cumulatively Considerable	No Feasible Mitigation Identified	Yes
Impact 3.14.12: Specific Plan traffic, when considered together with other past, present, and future development, would have the potential to degrade freeway ramp operations to an unacceptable level of service at the westbound SR 12 freeway off-ramp at Dutton Avenue (Future plus Project or cumulative conditions). This impact would be potentially cumulatively considerable.	Potentially Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.14.1-Corridor Operations: The Specific Plan Program EIR identified less-than-significant impacts relative to roadway corridor operations because study area corridors evaluated were expected to continue operating acceptably at level of service (LOS) D or better with the addition of Specific Plan-generated traffic and incorporation of the roadway improvements identified in the Specific Plan. This includes the roadway segment of Hearn Avenue adjacent to the proposed action.

As of July 1, 2020, Senate Bill (SB) 743 established a change in the metric for determining traffic impacts associated with projects. Rather than the delay-based criteria associated with a LOS analysis, Vehicle Miles Traveled (VMT) is now the basis for determining traffic impacts under CEQA.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. As described in the Specific Plan Program EIR, VMT attributable to build-out of the Specific Plan was anticipated to increase by 49.4 percent over baseline conditions, while the increase in population was estimated at 86.1 percent. Thus, VMT was estimated to increase at a much lower rate than population growth. Because the Dutton Avenue extension, multi-use path, and public uses in the proposed action were evaluated in the Specific Plan EIR traffic analyses, VMT for the proposed action is included in the overall VMT for the Specific Plan.

The State Office of Planning and Research (OPR) encourages the use of screening maps to establish geographic areas for which the anticipated VMT would be 15 percent below regional average thresholds, allowing jurisdictions to “screen” projects in those areas where impacts can be presumed to be less than significant and quantitative VMT analyses are not required. The Sonoma County Transportation Authority (SCTA) has prepared screening maps for the City of Santa Rosa, and the site is located in a pre-screened area. Such areas are identified as being within transit priority areas (areas within 0.5 mile of rail station), along high-quality transit corridors (areas within 0.5 mile of transit routes with 15-minute peak headways), and areas with work-based VMT per employment at least 15% below the countywide average as estimated by the 2019 Sonoma County Travel Model. The site of the proposed action is within the pre-screened area for Santa Rosa, therefore, it is reasonable to conclude that the proposed action would have a less-than-significant VMT impact.

As a result, the impact on VMT and corridor operations would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.14.1.

Impact 3.14.2-Mainline Freeway Operations: The Specific Plan Program EIR identified a significant unavoidable impact relative to mainline freeway operations, because buildout out of the Specific Plan would increase the density of traffic on northbound US 101 between Todd Road and State Route 12 by more than one percent. The Specific Plan Program EIR determined that physical improvements, such as further widening US 101, would not be feasible, and that the City of Santa Rosa, the County of Sonoma, and the Sonoma County Transportation Authority recognize that US 101 will experience congestion into the foreseeable future.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The infrastructure and public uses associated with the proposed action were included in the Specific Plan Program EIR traffic analyses, and, therefore, the contribution of the proposed action to increased density on northbound US 101 was included and considered in the Program EIR.

The traffic from the proposed action would contribute to the traffic along northbound US 101, and the impact would remain significant and unavoidable, but within the scope of the Specific Plan Program EIR relative to Impact 3.14.2.

Impact 3.14.3-Degrade Freeway Ramp Operations: The Specific Plan Program EIR identified a significant impact relative to freeway ramp operations, because projected off-ramp queues at southbound US 101 at Hearn Avenue were determined to extend onto the mainline freeway. The queues were determined to be the result of spillback from upstream signals and capacity constraints created by the existing two-lane Hearn Avenue freeway overpass. The Specific Plan Program EIR noted that the City of Santa Rosa is in the environmental phase of Caltrans project approval (Project Approval/Environmental Document [PA/ED]) for the Hearn Avenue overpass widening project, which would ultimately alleviate

adverse queuing conditions. However, because the Hearn Avenue overpass would not be complete under Existing plus Project conditions, the proposed Specific Plan's impacts were considered to be significant and unavoidable in the near term. Under Future plus Project conditions (see Impact 3.14.12), the Hearn Avenue overpass widening and interchange project was projected to be completed, and the impact was reduced to less than significant.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The infrastructure and public uses associated with the proposed action were included in the Specific Plan Program EIR traffic analyses, and, therefore, the contribution of future actions to increased queues on southbound US 101 at the Hearn Avenue off-ramp was included and considered in the Program EIR.

The traffic from the proposed action would contribute to the overall traffic relative to the queues on southbound US 101 at the off-ramp for Hearn Avenue, and therefore the impact would be significant and unavoidable in the near-term, but within the scope of the Specific Plan Program EIR relative to Impact 3.14.3.

Impact 3.14.4-Design Features: The Specific Plan Program EIR identified less-than-significant impacts relative to design features of future actions under the Specific Plan, because improvements to the transportation and circulation system within the Specific Plan area would be required to adhere to local, regional, and federal design standards and would be checked for compliance as part of the entitlement process.

Under the proposed action, the City would implement infrastructure improvements and public uses identified in the Specific Plan. The extension of Dutton Avenue and the Colgan Creek Multi-use Path would be designed and constructed in accordance with applicable local and state design standards. Both final plans and each phase of construction would be checked for compliance with plans and applicable standards.

As a result, the impact related to design features would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.14.4.

Impact 3.14.5-Emergency Access: The Specific Plan Program EIR identified less-than-significant impacts relative to emergency access because the Specific Plan includes new streets that would improve connectivity within the Specific Plan area, creating new routes for all users, including emergency responders. Plans for individual developments to be constructed in the Specific Plan area would be reviewed for compliance with emergency access requirements by public safety officials as part of the City's entitlement process.

Under the proposed action, the improvements to the transportation and circulation system would be checked for compliance with emergency access standards. The proposed action includes positioning the replacement of Fire Station #8 with direct access to Hearn Avenue, which has been coordinated with Fire Department staff, and which is the preferred location for emergency access.

The impact relative to emergency access would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.14.5.

Impact 3.14.6-Consistency with Alternative Transportation Policies and Plans: The Specific Plan Program EIR identified less-than-significant impacts relative to Specific Plan consistency with alternative transportation policies and plans because the Specific Plan was developed to both support and expand upon current policies regarding alternative transportation. This included compliance with the goals of the

SCTA Comprehensive Transportation Plan, completion of facilities outlined in the Countywide Bicycle and Pedestrian Master Plan, and the City's General Plan and Bicycle and Pedestrian Master Plan.

The proposed extension of Dutton Avenue and the Colgan Creek Multi-use Path are identified in the Specific Plan and other planning documents as occurring at the property. The proposed extension of Dutton Avenue and the Colgan Creek Multi-use Path would implement the City's approved plans for alternative transportation, including the Specific Plan, the Santa Rosa Bicycle and Pedestrian Master Plan, and the Santa Rosa Creek Master Plan.

As a result, the impact relative to consistency with alternative transportation policies and plans would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.14.6.

Impact 3.14.7-Pedestrian and Bicycle Circulation: The Specific Plan Program EIR identified less-than-significant impacts relative to pedestrian and bicycle circulation because the Specific Plan was developed to support and expand upon pedestrian and bicycle facilities, including new street and pathway connections that improve east–west circulation, enhance connectivity to and within neighborhoods, and integrate the future multi-use paths along Roseland and Colgan creeks as well as the SMART corridor.

The proposed action includes the planned extension of Dutton Avenue which would include Class II bicycle lanes and sidewalks, and the Colgan Creek Multi-use Path which would be paved and intended for bicycle and pedestrian use. The proposed extension of Dutton Avenue and the Colgan Creek Multi-use Path would implement the City's Bicycle and Pedestrian Master Plan.

As a result, the impact relative to pedestrian and bicycle circulation would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.14.7.

Impact 3.14.8-Transit Operations: The Specific Plan Program EIR identified less-than-significant impacts relative to transit operations because the Specific Plan would have a beneficial impact on bus transit by concentrating uses in a transit-oriented development pattern and by increasing connectivity to transit facilities.

The proposed action would include the extension of Dutton Avenue and the Colgan Creek Multi-use Path onto the property, which are identified in the Specific Plan, and which would increase connectivity to transit facilities in the Specific Plan. The proposed action would also include new transit stops along eastbound Hearn Avenue adjacent to the site and along the Dutton Extension at the property. The site is located within a transit priority area (areas within 0.5 mile of a rail station) and along a high quality transit corridor (areas within 0.5 mile of transit routes with 15-minute peak headways). This property was acquired by the City for the proposed land uses (library, multicultural center/gymnasium, fire station, potential aquatic center) because it is easily reached via transit services.

The impact on transit operations would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.14.8.

Impact 3.14.9-Construction Impacts: The Specific Plan Program EIR identified a potentially significant impact relative to construction-phase impacts, because construction of new development and infrastructure under the Specific Plan may temporarily have an adverse effect on traffic flows and accessibility during construction activity, such as requiring traffic detours. Mitigation Measure MM 3.14.9 was included in the Specific Plan Program EIR to ensure that future construction activity would implement traffic control plans to reduce construction impacts. As a result, the impact identified in the Specific Plan Program EIR was reduced to less than significant with mitigation.

Under the proposed action, construction activities would occur at the property as well as within Hearn Avenue, Victoria Drive, and David Lee Court. Mitigation Measure 3.14.9 from the Specific Plan Program EIR would be applicable to the proposed action, ensuring that a construction traffic control plan is developed and implemented to reduce congestion and delays on the local street network during construction.

As a result, the impact would be less than significant with mitigation, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.14.9.

Impact 3.14.10-Cumulative Corridor Operations: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact on corridor operations because vehicular traffic on all study corridors was expected to continue operating acceptably at LOS D or better with the addition of Specific Plan-generated traffic and roadway improvements.

As discussed in Impact 3.14.1, rather than the delay-based criteria associated with a LOS analysis, VMT is now the basis for determining traffic impacts under CEQA. The site is within a pre-screened area for Santa Rosa where projects have been determined to have a less-than-significant VMT impact. The proposed action and other actions included in the Specific Plan will not cause new cumulatively considerable impacts relative to VMT, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the Program EIR. Cumulative impacts were identified in the Specific Plan EIR as less than cumulatively considerable. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

As such, impacts would be less-than-cumulatively-considerable, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.14.10.

Impact 3.14.11-Mainline Freeway Operations: The Specific Plan Program EIR identified a cumulatively considerable and significant and unavoidable impact on mainline freeway operations because the increases in freeway traffic density attributable to buildout of the Specific Plan would exceed one percent on northbound US 101, eastbound SR 12, and westbound SR 12.

As discussed in Impact 3.14.2, the infrastructure and public land use improvements that would be constructed at the site were included in the overall Specific Plan EIR traffic analyses and, therefore, the contribution of these actions to increased density on northbound US 101 was included and considered in the Program EIR. The impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the Program EIR. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

The traffic from the proposed action would contribute to the cumulative increase in traffic to US 101. As such, impacts would be cumulatively considerable, but within the scope of the Specific Plan Program EIR relative to Impact 3.14.11.

Impact 3.14.12-Freeway Ramp Operations: The Specific Plan Program EIR identified a cumulatively considerable impact on cumulative conditions relative to freeway ramps, because traffic from buildout of the Specific Plan when considered together with other past, present, and future development in the vicinity is

projected to exceed storage on off-ramp queues and extend onto mainline SR 12 at the Dutton Avenue off-ramp. Mitigation Measure MM 3.14.12 was included in the Specific Plan Program EIR to ensure that the Dutton Avenue westbound off-ramp is widened to extend the right-turn pocket to alleviate the adverse queuing onto the mainline freeway.

As discussed in Impact 3.14.3, traffic from the proposed action would contribute to the overall Specific Plan related traffic relative to the southbound US 101 off-ramp at Hearn Avenue, however, the Hearn Avenue overpass widening and interchange project was projected to be completed under cumulative conditions and the cumulative impact was reduced to less than significant, and the Dutton Avenue westbound off-ramp would be widened to alleviate adverse queuing onto the mainline freeway once it is determined that queues are likely to exceed storage within a five-year time frame. The contribution of the proposed action traffic to cumulative freeway ramp operations, including the mainline SR 12 at Dutton Avenue off-ramp located 1.3 miles to the north, would be less than cumulatively considerable, and the proposed action's impact would be within the scope of the Specific Plan Program EIR relative to Impact 3.14.12.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to transportation beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Traffic and Transportation.

Mitigation Measures: The following mitigation measure from the Specific Plan Program EIR would be applicable to the proposed action, reducing Traffic and Transportation Impact 3.14.9 to less-than-significant levels.

MM 3.14.9: Prior to construction activities, applicants seeking to construct projects in the project area shall submit a construction traffic control plan to the City of Santa Rosa for review and approval. The plan shall identify the timing and routing of all major construction-related traffic to avoid potential congestion and delays on the local street network. Any temporary road or sidewalk closures shall be identified along with detour plans for rerouting pedestrian and bicycle traffic for rerouting pedestrian and bicycle traffic. The plan shall also identify locations where transit service would be temporarily rerouted or transit stops moved, and these changes must be approved by the Santa Rosa CityBus and Sonoma County Transit before the plan is finalized. If necessary, movement of major construction equipment and materials shall be limited to off-peak hours to avoid conflicts with local traffic circulation.

Timing/Implementation: *Prior to construction activities.*

Enforcement/Monitoring: *City of Santa Rosa Planning and Economic Development Department, Planning Division.*

3.15 Public Utilities

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.15.1.1: The Specific Plan would not exceed the City's projected water demand identified in the 2010 Urban Water Management Plan. Thus, no new or expanded water entitlements would be required and this impact would be less than significant.	Less than Significant	Less than Significant	None Required	None Required
Impact 3.15.1.2: Implementation of the Specific Plan would not require any new or expanded water treatment facilities. There would be no impact.	No Impact	No Impact	None Required	None Required
Impact 3.15.1.3: The Specific Plan, in combination with other reasonably foreseeable development in the Sonoma County Water Agency service area, would result in less than cumulatively considerable water supply impacts.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes
Impact 3.15.2.1: Wastewater flows generated as a result of the proposed Specific Plan would not exceed existing capacity at the Laguna Wastewater Treatment Plant or in existing conveyance facilities. No improvements would be required; therefore, this impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.15.2.2: Existing, planned, and reasonably foreseeable development in the cumulative setting, when considered together with the Specific Plan, would result in a cumulative increase in demand for wastewater conveyance and treatment services requiring system improvements. This cumulative impact would be less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes
Impact 3.15.3.1: Implementation of the Specific Plan would require the extension of existing stormwater drainage facilities to serve new development. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.15.3.2: Cumulative growth in the city would increase the volume of stormwater entering the City's drainage system. This cumulative impact would be less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Impact Statement from Program EIR	Program EIR Level of Significance	Project Level of Significance	Mitigation Measure	Within Scope of the Program EIR?
Impact 3.15.4.1: Future development resulting from implementation of the Specific Plan would increase demand for solid waste collection, recycling, and disposal services. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.15.4.2: Implementation of the Specific Plan would not be expected to result in conflicts with any federal, state, or local solid waste regulations. This impact would be less than significant.	Less than Significant	Less than Significant	None Required	Yes
Impact 3.15.4.3: The Specific Plan, when considered in combination with other existing and planned development in the SCWMA service area, would increase cumulative demand for solid waste disposal services. This cumulative impact would be less than cumulatively considerable.	Less than Cumulatively Considerable	Less than Cumulatively Considerable	None Required	Yes

Discussion:

Impact 3.15.1.1-Require New or Expanded Water Entitlements: The Specific Plan Program EIR identified a less-than-significant impact relative to the need for new water entitlements, as the water demand for the Specific Plan area would be less than the demand assumed in the Urban Water Management Plan (UWMP), and no new system improvements would be required.

Santa Rosa receives the majority of its drinking water supply from the Sonoma County Water Agency (Sonoma Water), which provides water principally from the Russian River to retail water suppliers in Sonoma County. New development in the City of Santa Rosa is required to be extremely water efficient, complying with the City's Water Efficient Landscape Ordinance and the CALGreen building code which requires new development to be 20% more water efficient than existing development, with new development often exceeding this target.

The Santa Rosa 2020 UWMP (Santa Rosa 2021) summarizes the City's water needs and demands over a 25-year planning horizon through year 2045. The fundamental determination of the UWMP is that the City has or will have sufficient water resources to meet the City's projected growth over the next 25 years under all anticipated hydrologic conditions, although customers should expect some demand reductions during dry years to ensure demands align with the City's water supply.

According to Santa Rosa personnel, modeling of water supplies and water pressure along existing water mains in Hearn Avenue show that the water demands for the proposed action can be accommodated by existing supplies and facilities (Personal Communication, 2024a). The proposed action would not result in the need for new or expanded water entitlements.

As a result, the impact relative to the need for water entitlements would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.15.1.1.

Impact 3.15.1.2-Require New or Expanded Water Treatment Facilities: The Specific Plan Program EIR identified no impact relative to the need for expanded water treatment facilities, as buildout of the Specific Plan would not require the expansion of existing water supplies or treatment facilities.

As described in Impact 3.15.1.1, the proposed action would not result in the need for new or expanded water entitlements. Additionally, the proposed action would not result in the need for new water treatment facilities.

As a result, the impact relative to water treatment facilities would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.15.1.2.

Impact 3.15.1.3-Cumulative Water Impacts: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact relative to water supply impacts because sufficient water supplies would be available and buildout of the Specific Plan would not contribute to the need for new or expanded water supply or treatment infrastructure.

Similarly, as discussed in Impact 3.15.1.1 and Impact 3.15.1.2, the proposed action would contribute to cumulative impacts on water supply, but it would be less-than-cumulatively considerable, as it would not contribute to the need for new or expanded water entitlements or treatment infrastructure. The proposed action and other actions included in the Specific Plan would not cause new cumulatively considerable impacts relative to water supplies, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the Program EIR. Cumulative impacts on water supply were identified in the Specific Plan EIR as less than cumulatively considerable. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to water supply cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

As such, impacts would be less-than-cumulatively-considerable, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.15.1.3.

Impact 3.15.2.1-Wastewater Conveyance and Treatment: The Specific Plan Program EIR identified a less-than-significant impact relative to wastewater capacity, as the City's modeling of anticipated wastewater flows in the Specific Plan area indicated that buildout of the Specific Plan would not worsen existing capacity issues in the conveyance system and would not require pipe upsizing or other improvements beyond those previously identified in the City's Sanitary Sewer System Master Plan Update.

As described in the Specific Plan Program EIR, development of the Specific Plan area in terms of generating wastewater was evaluated in the City's General Plan 2035 and Sanitary Sewer System Master Plan. The change in land uses under the proposed action would not result in a substantial increase in demand for wastewater treatment beyond that evaluated in the Specific Plan EIR. According to Santa Rosa personnel, modeling of the total peak sewer generation from the proposed action is well below the modeled minimum available capacity of the local sewer system in Hearn Avenue, and no sewer capacity issues would result (Personal Communication, 2024a).

As a result, the impact relative to wastewater conveyance and treatment would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.15.2.1.

Impact 3.15.2.2-Cumulative Wastewater Conveyance and Treatment Impacts: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact relative to wastewater conveyance and treatment because wastewater modeling indicates that buildout of the Specific Plan would not

contribute to existing conveyance system capacity issues and would not require system improvements beyond those previously identified in the City's 2014 Sanitary Sewer System Master Plan Update.

Similarly, as discussed in Impact 3.15.2.1, the proposed action would contribute to cumulative impacts on wastewater conveyance and treatment, but it would be less-than-cumulatively considerable, as it would not contribute to the need for new or expanded wastewater conveyance or treatment facilities. The proposed action and other actions included in the Specific Plan would not cause new cumulatively considerable impacts relative to wastewater capacity, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the Program EIR. Cumulative impacts on wastewater capacity were identified in the Specific Plan EIR as less than cumulatively considerable. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to wastewater cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

As such, impacts would be less-than-cumulatively considerable, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.15.2.2.

Impact 3.15.3.1-Require New and Expanded Stormwater Drainage Facilities: The Specific Plan Program EIR identified a less-than-significant impact relative to impacts associated with construction of infrastructure improvements because: 1) stormwater drainage infrastructure exists in the Specific Plan area, 2) future development projects would be required to adhere to the City's Storm Water LID Technical Design Manual and City Code Chapter 17-12 which would limit increases in stormwater runoff, and 3) physical impacts associated with infrastructure improvements are evaluated and addressed in the Specific Plan EIR.

The proposed action would include required new storm water facilities in compliance with the City of Santa Rosa LID Technical Design Manual, including drainage management areas, numeric sizing criteria for storm water retention and treatment prior to discharge, site design measures to reduce runoff, stormwater treatment measures, and hydromodification measures. Stormwater generated as a result of the new impervious surfaces would be captured by required LID features which would be designed to retain the increase in stormwater runoff to mimic pre-development hydrologic conditions.

The proposed action would also construct off-site storm drain improvements to ensure adequate conveyance capacity to nearby Colgan Creek. Off-site storm drain improvements would include either a new storm drain pipe connecting to Colgan Creek to the south, or upsizing of the storm drain pipe in Hearn Avenue, construction of new storm drain pipe in Victoria Drive, and connection and upsizing of an existing storm drain in David Lee Court that connects to an existing outfall to Colgan Creek. According to Santa Rosa personnel, the current effective floodplain is contained within the channel banks of Colgan Creek at David Lee Court, and the recently completed Phase 2 improvements of the Lower Colgan Creek Restoration Project included flood mitigation components (Personal Communication, 2024b). A hydrology and hydraulics analyses is being completed to support the proposed action and to calculate design flows, depths, and velocities. The study will further confirm the designs to regulate the discharge rate of storm water and hydromodification requirements to ensure that flows remain within the tributary watershed of the site and would be accommodated by the design capacity of the Lower Colgan Creek area.

The impact relative to stormwater drainage would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.15.3.1.

Impact 3.15.3.2-Cumulative Stormwater Drainage Facility Impacts: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact relative to stormwater impacts because development would be subject to the goals and policies of the General Plan, the City's Storm Water LID

Technical Design Manual, and City Code Chapter 17-12, and because buildout of the Specific Plan is not anticipated to result in a net increase in stormwater volumes and would not require major improvements to the City's drainage system.

Similarly, as discussed in Impact 3.15.3.1, the proposed action would be subject to applicable regulations and design guidelines that limit increases in stormwater runoff to the local drainage system. The proposed action, in combination with other proposed and approved actions in the Specific Plan area, would not cumulatively create new stormwater drainage impacts because actions within the Specific Plan would be required to include storm water facilities in compliance with the City of Santa Rosa LID Technical Design Manual, including drainage management areas, numeric sizing criteria for storm water retention and treatment prior to discharge, site design measures to reduce runoff, stormwater treatment measures, and hydromodification measures. Stormwater generated as a result of new impervious surfaces would be captured by required LID features designed to retain the increase in stormwater runoff to mimic pre-development hydrologic conditions.

The proposed action and other actions included in the Specific Plan would not cause new cumulatively considerable impacts relative to stormwater drainage, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the Program EIR. Cumulative impacts on stormwater drainage were identified in the Specific Plan EIR as less than cumulatively considerable. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to stormwater cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

As such, the impact would be less than cumulatively considerable and within the scope of the Specific Plan Program EIR relative to Impact 3.15.3.2.

Impact 3.15.4.1-Increased Demand for Solid Waste: The Specific Plan Program EIR identified a less-than-significant impact relative to operational and construction waste, as the increase in solid waste anticipated to be generated by buildout of the Specific Plan would not exceed the permitted capacity of local landfills, and because future development would be required to comply with existing regulations such as General Plan policies and Santa Rosa's Construction and Demolition Debris Franchise Agreement.

Construction of the proposed action would result in a temporary increase in solid waste disposal needs associated with construction waste, followed by operational-related solid waste. The proposed action would not result in a substantial increase in solid waste compared to that identified in the Specific Plan Program EIR, because the improvements were considered within the overall Specific Plan. Solid waste within the City of Santa Rosa is collected and transported to the Central Disposal Site Transfer Station. Municipal solid waste is then disposed of at both the Central Disposal site and at out-of-County landfills within the Bay Area. Out-of-County landfills include Redwood Sanitary Landfill in the City of Novato, Potrero Hills Landfill in Suisun City, Vasco Road Landfill in the City of Livermore, and Keller Canyon Landfill in the City of Pittsburg. The proposed action would be required to comply with existing regulations such as General Plan policies and Santa Rosa's Construction and Demolition Debris Franchise Agreement. As described in the Specific Plan Program EIR, sufficient capacity exists at regional landfills to accommodate the solid waste disposal needs.

As a result, the impact relative to solid waste would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.15.4.1.

Impact 3.15.4.2-Solid Waste Regulation Conflict: The Specific Plan Program EIR identified a less-than-significant impact relative to conflict with solid waste regulations, as development under the Specific Plan would be required to comply with federal, state, and local regulations and recycling efforts.

Similarly, the proposed action would be required to comply with existing regulations related to the disposal of solid waste, including recycling efforts to assist the City in complying with Assembly Bill 939 diversion rate requirements.

As a result, the impact relative to conflicts with solid waste regulations would be less than significant, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.15.4.2.

Impact 3.15.4.3-Cumulative Solid Waste Impacts: The Specific Plan Program EIR identified a less-than-cumulatively-considerable impact relative to solid waste because the anticipated increase in solid waste generation resulting from buildout of the Specific Plan would not have a substantial effect on landfill capacity and because development would be subject to General Plan goals and policies regarding solid waste disposal and would be conditioned to participate in recycling programs offered through the City's franchised waste collection company.

As discussed in Impact 3.15.4.1 and Impact 3.15.4.2, the proposed action would contribute to cumulative impacts on solid waste generation and disposal, but it would be less-than-cumulatively considerable, as it would not contribute to the need for new or expanded solid waste facilities or conflicts with solid waste regulations. The proposed action, in addition to other proposed and approved actions in the Specific Plan area, would not cumulatively create new solid waste impacts, because the proposed action would be required to comply with existing regulations related to the disposal of solid waste, including recycling efforts to assist the City in complying with Assembly Bill 939 diversion rate requirements.

The proposed action and other actions included in the Specific Plan would not cause new cumulatively considerable impacts relative to solid waste, because the impacts of the proposed action and the impacts of the other actions included in the Specific Plan have not changed substantially since preparation of the Program EIR. The conclusion of this Checklist is that the impacts of the proposed action are substantially the same as those identified in the Specific Plan EIR, and the remainder of the conclusions of the Specific Plan EIR relative to solid waste cumulative impacts are still valid, as no substantial growth has occurred in the Specific Plan area that was not evaluated in the Program EIR's cumulative analysis.

As such, the impact would be less-than-cumulatively-considerable, and the proposed action would be within the scope of the Specific Plan Program EIR relative to Impact 3.15.4.3.

Conclusion: The proposed action would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects to public utilities beyond those previously addressed in the Specific Plan Program EIR. Therefore, the proposed action is found to be within the scope of the Specific Plan Program EIR relative to Public Utilities.

Mitigation Measures: There are no mitigation measures from the Specific Plan Program EIR Public Utilities section that would be applicable to the proposed action.

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