



**ADDENDUM TO THE FINAL TIERED ENVIRONMENTAL IMPACT REPORT
FOR THE REUNIFICATION OF COURTHOUSE SQUARE
REVISED PROJECT**

Pursuant to Section 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines, the City of Santa Rosa has determined that the proposed revised Reunification of Courthouse Square Project (the Revised Project) described in Master Plan Option 1 and Option 2 dated January 26, 2016 and attached to the staff report as Attachments 2 and 3, is consistent with the Final Tiered Environmental Impact Report (FTEIR) for the Reunification of Courthouse Square Project (the Approved Project). This Addendum is prepared because the project description has been changed to modify certain design elements identified in the Project Description of the certified FTEIR.

As discussed below, none of the conditions identified in Section 15162 of CEQA have occurred in that while the project has been modified, none of the changes require major revision to the FTEIR because the changes and the circumstances under which the project is undertaken do not involve significant new environmental effects or a substantial increase in the severity of previously identified effects. No new information of substantial importance has been provided. The project will implement the Mitigation Monitoring and Reporting program identified in the FTEIR to reduce all environmental effects to less than significant.

Revised Project Description and Location

Revised Reunification of Courthouse Square Project, downtown Santa Rosa

The goals and location of the project have not changed. The project is designed to enhance the existing community and regional focus of the Courthouse Square area and encourage the downtown area as a destination for gathering, entertainment, shopping and dining. Further, it is designed to enhance its sustainability as a focused pedestrian-friendly and transit-oriented district.

There are two Master Plan options prepared for the revised project, Option 1 and Option 2. The options are essentially the same with similar components. The difference is that Option 1 (Attachment 2) includes a straight alignment of Hinton Street and would eliminate the knoll containing two coast redwood trees. Those two trees, and an additional coast redwood tree in the northeastern area of the square, would be removed in addition to other trees proposed for removal. Twenty-two (22) coast redwoods and the Bunya bunya are proposed to be retained in Option 1.

Option 2 (Attachment 3) includes a curved alignment of Hinton Street near Third Street and would require installation of retaining walls around the knoll. These design features allow the two coast redwood trees to be preserved, but would impact line-of-sight into Courthouse Square. A third redwood tree would be preserved in the northeastern area of the square. Twenty-six (26) coast redwoods and the Bunya bunya are proposed to be retained in Option 2, consistent with the Approved Project.

The Revised Project consists of the following components:

Re-creation of the Square: As described in the FTEIR, Mendocino Avenue would be closed to through traffic from Third Street to Fourth Street, reuniting the square to its historic

configuration. Side streets would be added on the east and west sides of the square to provide limited vehicular circulation: Hinton Street on the east side and Exchange Street on the west side would be added to allow one-way vehicle access and some “destination parking.” These peripheral roadways would be designed to facilitate pedestrian access. Hinton and Exchange Streets would be constructed with a width of 20 feet each to accommodate required fire access. Additional on-street parking would be introduced with the revised design. In Option 1, Hinton Street would have 24 diagonal parking spaces. In Option 2, Hinton Street would have 19 diagonal parking spaces. In both options, Exchange Street would have 22 diagonal parking spaces. Sidewalks adjacent to the buildings would be 20 feet in width along Exchange Street and 25 feet in width along Hinton Street, including tree wells, except in some locations where the sidewalk would be 12 feet in width to preserve trees. The final parking design may be changed in either option to reduce the number of parking spaces on the plaza side of the streets or to include parallel parking instead of diagonal parking on the plaza side of the streets (either or both of Hinton and Exchange).

Santa Rosa’s Central Plaza: Carlile Macy of Santa Rosa, California, and their team of design professionals was selected in 2015 to create a design for the Revised Project. The Revised Project is being designed to create a central plaza at the heart of downtown Santa Rosa which, beyond being beautiful, will strategically improve downtown from an economic, safety and cultural standpoint. The Revised Project is being developed based on basic design guidelines adopted by the City Council on November 3, 2015 (Attachment 1 to the staff report) and community input. The Carlile Macy team proposed to achieve the goals of the public and City for Courthouse Square by making it safer, reconnecting it, activating the Square, making it flexible, and making it feel like Santa Rosa. Following approval of the Revised Project, it is anticipated that there would be additional design of the interior improvements and revisions to the Master Plan. Components of the Revised Project include the following:

- **Great Central Plaza:** A large, flexible central space would be developed at the center of the square to be used for major events. This central plaza would have a surface consisting of a combination of reinforced turf, specialty paving surface, concrete, and concrete with special art paving and would cover approximately 70,000 square feet or approximately 1.6 acres. An element would be included to provide some screening of Third Street, an arterial roadway extending through downtown.
- **Custom Art Features:** Art features would be included in the design as accent pieces that anchor the great central plaza.
- **Interactive Public Art:** Art that encourages people of all ages to be active and enjoy the Central Plaza would be incorporated into the design of the Square.
- **Horticultural Elements:** Horticultural elements to be included within the Square include shade trees and flowering accent trees on both sides of the central plaza, some grass areas, and incorporation of large existing trees including the historic Bunya-bunya tree and several large redwoods. In Option 1, 23 of the existing 114 trees would be retained. In Option 2, 26 of the existing trees would be retained.
- **Re-use and Sustainability:** The existing Asawa art panels would be incorporated into the new design by relocating the panels adjacent to Fourth Street, where the art would provide some screening of vehicles approaching the square on Mendocino Avenue. Most major redwood trees would be preserved; root wads and logs from redwood and cedar trees that are

removed will be reused to restore a reach of Colgan Creek in Southwest Santa Rosa in 2017. The project would be designed in accordance with Low Impact Design Guidelines and would include treatment of storm water runoff. Planting designs would be consistent with the City's Water Efficient Landscape Ordinance. Light fixtures would use energy-efficient LED lighting.

Project Funding

Construction of the reunified Square is anticipated to cost approximately 10 million dollars. The Revised Project would be funded by a combination of City general funds (through sale of Certificates of Participation or other funding mechanism), transportation tax revenue, parking revenue, and sewer/water revenue (for rehabilitation of sewer and water lines under Exchange and Hinton Streets).

Project Implementation

The FTEIR identifies that the Approved Project would be constructed in phases. It is anticipated that the Revised Project would instead be completed in one phase during summer and fall of 2016. Trees to be removed that have high potential for bird nesting would be removed as early as February 2016 to avoid disturbance to nesting birds.

Background

On October 9, 2007, the Council adopted Resolution 26949 certifying the Final Environmental Impact Report for the Downtown Station Area Specific Plan and General Plan Amendment (State Clearinghouse Number 2006072104). On that same day, the Council approved the Downtown Station Area Specific Plan General Plan Amendments and adopted a Statement of Overriding Considerations for significant, unavoidable air quality and transportation and circulation impacts that could not be mitigated to reduce the environmental effects to less than significant, finding that the benefits which would be realized and achieved from the implementation of the Downtown Station Area Specific Plan outweigh the environmental risks of the unavoidable significant environmental effects of such implementation and that such significant effects are acceptable.

On February 25, 2014, the City Council by Resolution No. 28437 certified the Final Tiered Environmental Impact Report (FTEIR) for the Reunification of Courthouse Square Project (State Clearinghouse Number 2011112022), finding that the FTEIR adequately identifies and analyzes the environmental effects of the Approved Project and the alternatives, that the FTEIR was completed in compliance with the requirements of CEQA, State CEQA Guidelines and the Santa Rosa City Code, and that the FTEIR represents the independent judgment and analysis of the Council.

On October 14, 2014, the City Council by Resolution No. 28568 approved the preferred alternative which includes the two peripheral streets and may include architectural features and pavilions; adopted the mitigation measures and directed staff to implement and complete the Mitigation Monitoring Program as part of the approved project.

Analysis of Environment Effects

The environmental effects of the Approved Project were addressed by the Final Tiered Environmental Impact Report (FTEIR) for the Courthouse Square Reunification Project, adopted by City Council

Resolution 28437 on February 25, 2014. The following impacts were reviewed and found to be adequately considered by the FTEIR:

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| ✓ Aesthetics and Visual Quality | ✓ Greenhouse Gas Emissions | ✓ Noise |
| ✓ Air Quality | ✓ Hazardous Materials and Waste | ✓ Public Services |
| ✓ Biological Resources | ✓ Hydrology, Water Quality, Flooding | ✓ Transportation and Traffic |
| ✓ Cultural Resources | ✓ Land Use and Planning | ✓ Utilities and Infrastructure |
| ✓ Geology, Soils, Seismicity | | |

Below, each impact area is analyzed relative to the modified project description. The below analysis applies to both Option 1 and Option 2 unless otherwise stated:

Aesthetics and Visual Quality

The FTEIR identifies three potential environmental impacts associated with Aesthetics and Visual Quality, and incorporates mitigation measures related to vegetation replanting and tree replacement. The Revised Project eliminates the light arbor and includes alternative lighting elements that would have similar or lesser visual impacts. Option 1 would remove three more coast redwood trees than the Approved Project. Option 2 would preserve the same trees as the Approved Project. Since most of the large trees would be retained in the Revised Project, the removal of three additional trees would result in a similar visual impact as the Approved Project. All heritage and non-heritage trees (excluding Monterey pines) removed as part of the project would be mitigated consistent with the Santa Rosa Tree Ordinance (Chapter 17-24 of the Santa Rosa City Code) and removed vegetation would be replanted as soon as possible, consistent with Mitigation Measures 4.3-1, 4.3-2, and 4.3-3.

Air Quality

The FTEIR describes that the largest construction activities would include demolition of the existing roadways, placement of new sewer lines and utilities, and construction of site amenities. The entire site (except where trees are to be retained) would be graded and the sub-grade compacted as needed. The highest daily emissions are likely to occur during the grading phase. The FTEIR identifies three potential environmental impacts associated with air quality and incorporates a mitigation measure requiring implementation of Best Management Practices from Bay Area Air Quality Management District during construction, which would mitigate potential effects to less than significant. The Revised Project does not change any elements that would change the air quality effects of the construction phase of the project, and operational and criteria air pollutant impacts would be the same.

Biological Resources

The FTEIR identifies five potentially significant environment impacts associated with biological resources, including removal of heritage trees, removal of non-heritage trees, maintenance of trees that would be retained, nesting birds, and bats. The FTEIR found that with mitigation incorporated the environmental effects would be less than significant.

The FTEIR states that Courthouse Square contains 128 trees, 117 of which are greater than 4 inches dbh (diameter at breast height, 4.5 feet above adjacent grade), of which a total of 21 trees are considered “heritage.” While not officially designated, the Bunya Bunya tree would also be considered a heritage tree due to its specific historical and cultural association on the grounds of the original Courthouse, its age, unique species and size. The FTEIR notes that the Approved Project involves

removal of five (5) heritage trees and 91 non-heritage trees, and that 25 coast redwood trees and one Bunya Bunya tree would be preserved.

The tree inventory included in the FTEIR identified 117 trees greater than 4 inches dbh. Of those, four are no longer present on the site. One tree has grown large enough to now be counted. The existing inventory of trees greater than 4 inches dbh is 114 trees.

As described above, Option 1 would preserve 22 coast redwoods and the Bunya bunya. Option 2 would preserve 25 coast redwoods and the Bunya bunya, consistent with the Approved Project.

The proposed removal of three additional redwood trees compared to the Approved Project as part of Option 1 would provide greater visibility into Courthouse Square consistent with the Basic Design Guidelines (Attachment 1 of the staff report) which envision Courthouse Square as an open, flexible and sustainable site.

Courthouse Square also contains some shrubs and lawn areas. The FTEIR notes that while mature vegetation would be removed from Courthouse Square and other sites, it would generally be replaced with trees and other plantings which contribute to available habitat and expand nesting and foraging opportunities for species within the nearby Santa Rosa Creek corridor.

The precise amount of tree mitigation is based on a formula that identifies the number of required replacement trees based on the size of the trees to be removed consistent with the Santa Rosa Tree Ordinance (Chapter 17-24 of the Santa Rosa City Code) and FTEIR Mitigation Measures 4.3-1, 4.3-2, and 4.3-3. If Option 1 is selected, the tree replacement requirements will be slightly higher. For both options, implementation of the mitigation measures would ensure that the environmental effects of the project are less than significant. Replacement trees that cannot be accommodated within the project area will be planted off-site.

Cultural Resources

The FTEIR identifies three potential environmental impacts associated with cultural resources, including prehistoric and historic-period archaeological sites, historically important buildings, and construction period impacts to significant historic masonry and within 200 feet of historic structures. Mitigation measures are identified including conducting a cultural resources training for workers, complying with State law pertaining to accidental discovery of archaeological resources or human remains, limiting use of heavy bulldozers and vibration-causing equipment in proximity to historic structures, use of pneumatic drills and augers within 200 feet of all eligible and potentially eligible historic buildings, and spot check monitoring.

In addition to the mitigation measures identified in the FTEIR, the revised project would incorporate standard measures pertaining to tribal cultural resources. Specifically, if archaeological resources are uncovered, all work in the area of the find shall cease, and a qualified archaeologist and representatives of the culturally affiliated tribe will be retained to investigate the find and make recommendations as to treatment and handling of those resources. Prehistoric archaeological site indicators include obsidian and chert flakes and chipped stone tools, grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles), bedrock outcrops and boulders with mortar cups, and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps). A credentialed archaeological monitor shall be retained to be present during initial excavation associated with deep trenching.

The Revised Project identifies the same area of disturbance. Implementation of the mitigation measures, and the standard measures pertaining to tribal cultural resources, would ensure that environmental effects to cultural resources are less than significant.

Geology, Soils, Seismicity

The FTEIR identifies five potentially significant environmental impacts associated with geology and soils and one additional potential impact. Mitigation measures are identified to address seismic ground shaking, differential compaction/ densification, liquefaction, caving, vibration, and erosion. The Revised Project identifies the same area of disturbance. Implementation of the mitigation measures would ensure that environmental effects are less than significant.

Greenhouse Gas Emissions

The FTEIR evaluates the project's compliance with adopted goals and policies pertaining to greenhouse gas emissions and notes that the project is consistent. Greenhouse gas emissions would be generated by temporary construction activities, changes in traffic patterns and replacement of existing pumps and lighting with new features. The FTEIR evaluates the emissions and proposed energy use associated with ongoing use and operation of Courthouse Square and finds that the project's emissions are well under BAAQMD's level of significance; the Revised Project is expected to result in similar energy use. The Carlile Macy has compared the Revised Project to the Approved Project and concluded that the Revised Project would use the same or less energy as the Approved Project, in part due to the fact that two energy-intensive features – the water wall fountain and the large light arbor – are not included in the Revised Project.

Hazardous Materials and Waste

The FTEIR identifies two potential significant impacts related to hazardous waste, unearthing of contaminated soils and encountering of contaminated groundwater. The Revised Project identifies the same area of disturbance. Implementation of the mitigation measures would ensure that environmental effects associated with hazardous materials and waste are less than significant.

Hydrology, Water Quality, and Flooding

The FTEIR identifies two potential significant impacts related to water quality and flooding, including the project's conformance with water quality standards and the possibility that the project would increase downstream flooding potential. The FTEIR found that implementation of Mitigation Measures 4.8-1, implementation of a Storm Water Pollution Prevention Plan (SWPPP) and compliance with the City's National Pollutant Discharge Elimination System (NPDES) permit would ensure that water quality impacts are less than significant. The Revised Project will be required to implement Low Impact Development storm water treatment requirements in the final design. A hydrology/hydraulics report will be required to address storm drain design. In addition, the Revised Project will need to comply with the updated Water Efficient Landscape ordinance. Implementation of the mitigation measures would ensure that environmental effects associated with hydrology, water quality, and flooding are less than significant.

Land Use and Planning

The FTEIR found that the project could result in adverse impacts to existing surrounding land uses during construction, and identifies Mitigation Measure 4.10-1 which requires development and implementation of a Downtown Public Participation Plan to encourage continued use of downtown during the

construction period. The FTEIR also found that redesigning Courthouse Square to accommodate greater use may result in some conflicts between users. The Special Event permit process was identified as a method to reduce potential conflicts.

The Revised Project proposes a similar array of features and activities as the Approved Project. Implementation of the mitigation measures would ensure that environmental effects are less than significant.

Noise

The FTEIR found that the project would result in temporary or periodic increases in ambient noise during construction, and changes to operational noise levels. Mitigation Measure 4.9-1 includes various measures to address construction noise, including limited hours and days of construction, notifying surrounding business owners and residents regarding the construction schedule, locating stationary noise generating equipment away from sensitive receptors, and utilizing optimal construction equipment to minimize noise. The FTEIR found that the traffic noise level increases associated with the project would be a less than significant impact. The Special Event permit process is anticipated to address noise associated with amplified sound.

The Revised Project proposes a similar array of features and activities as the Approved Project. Implementation of the mitigation measures would ensure that environmental effects associated with noise are less than significant.

Public Services

The FTEIR found that the project has potential to increase the number of emergency service calls; the Special Event Permit process would help address potential issues by notifying Police and Fire of planned events. Impact 4.12-3 related to the pavilions is no longer relevant because the Revised Project does not include pavilions. The FTEIR notes that the project will increase maintenance activities and identifies the need for additional personnel/hours particularly after special events.

The FTEIR indicates that the project design required revisions to address fire access and service requirements. The Revised Project addresses the other issues and the Fire Department has found that the revised design meets Fire requirements. Because the Revised Project proposes a similar array of features and activities as the Approved Project, implementation of the mitigation measures would ensure that environmental effects related to public services are less than significant.

Transportation and Traffic

The Revised Project is consistent with the FTEIR in terms of on- and off-site improvements associated with traffic circulation. The FTEIR discusses bicycle parking in detail and there is a mitigation measure requiring bicycle parking for special events in addition to bicycle parking for daily use.

As described in the Project Description, both options associated with the Revised Project would increase the number of parking spaces located within the project area. Provision of additional parking for vehicles would not cause a new transportation or traffic impact. The realignment of Hinton Street depicted in Option 2 would result in a minor curve in the street but would not affect overall traffic circulation. In both the Approved Project and the Revised Project, Hinton Street and Exchange Street are intended to serve the expected low-speed vehicular traffic in a pedestrian-supportive environment. Implementation of the mitigation measures would ensure that environmental effects associated with transportation and traffic are less than significant.

Utilities and Infrastructure

The FTEIR found two potential significant effects related to utilities and infrastructure: Impact 4.13.1 related to providing water lines for fire sprinklers for the planned structures within the project area, and Impact 4.13-2 related to potential utility line conflicts where new grading might affect existing and historic water, sewer, and gas lines. The FTEIR also noted that there may be an increase in trash within the project area. The Revised Project will address these issues and implementation of the mitigation measures in the project design will ensure that the environmental effects associated with utilities and infrastructure are less than significant.