



FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**SAMUEL L. JONES HALL HOMELESS SHELTER IMPROVEMENTS
4020 FINLEY AVENUE
SANTA ROSA, CALIFORNIA
APN 035-141-013**

Prepared for:



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CHAPTER 1.0 – INTRODUCTION

1.1 Purpose of the Document

The City of Santa Rosa has evaluated the comments received on the Public Draft Initial Study/Proposed Mitigated Negative Declaration (IS/MND) documents for the Samuel L. Jones Hall Homeless Shelter Improvements project located at 4020 Finley Avenue in Santa Rosa, California. In response to comments received from the California Department of Fish & Wildlife (CDFW) in their May 15, 2024 comment response letter to the initial Public Draft IS/MND, the City of Santa Rosa recirculated the April 2024 Public Draft IS/MND. The California Environmental Quality Act (CEQA) and CEQA Guidelines require a lead agency to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption.

One comment letter was received during the initial public comment period between April 24, 2024 and June 3, 2024 from the CDFW recommending additional mitigation measures which constitute “significant new information” requiring recirculation of the environmental document. A Response to Comments and Errata was subsequently circulated for public review between August 15 and September 18, 2024. No comments were received during the recirculation of the environmental document.

All comments included in the previously circulated Response to Comments and Errata are formally acknowledged for the record. This Final IS/MND, together with the Response to Comments and Errata, Public Draft IS/MND, Public Draft IS/MND appendices, and the Mitigation Monitoring and Reporting Program (incorporated by reference), comprise the Final IS/MND for use by the City of Santa Rosa in its review and consideration of the Samuel L. Jones Homeless Shelter Improvements Project.

Section 21081.6 of CEQA and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it adopts a Mitigated Negative Declaration (MND) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

The IS/MND prepared for the City of Santa Rosa - Samuel L. Jones Hall Homeless Shelter Improvements Project concluded that project implementation could result in potentially significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. The MMRP included herein documents how and when the mitigation measures adopted by the Lead Agency will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the MND.



This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

This document includes the following contents:

- Public Draft IS/MND (incorporated by reference herein and provided under separate cover).
- Public Draft IS/MND Appendices (incorporated by referenced herein and provided under separate cover).
- Responses to Written Comments on the Public Draft IS/MND (incorporated by reference herein and provided under separate cover).
- Errata (incorporated by reference herein and provided under separate cover). Mitigation Monitoring and Reporting Program.
- Final IS/MND.

1.2 Project Summary

The City of Santa Rosa owns and operates the Samuel L. Jones Hall Homeless Shelter (Sam Jones Hall) located at 4020 Finley Avenue in the southwest incorporated portion of the City. The Sam Jones Hall is a City of Santa Rosa-owned facility critical to providing shelter and services to persons experiencing homelessness, which operates for 24 hours a day, seven days a week. The Project proposes to enhance the current shelter facility to better accommodate the recent increase in occupants and the quality of the community services provided and is not an evaluation of any impacts resulting from this previously approved permitted use that was determined to be CEQA exempt. The Project includes exterior improvements such as ornamental landscaping features, aboveground community service facilities, additional asphalt parking and a new dedicated entrance driveway, pathways, curb and gutter improvements, pedestrian sidewalks and associated facilities, and modular shower and restroom facilities. Improvements would occur within the Sam Jones Hall site, with some ancillary improvements occurring along Finley Avenue. A detailed description of the proposed project is provided in Chapter 2, *Project Description*, of the Public Draft IS/MND.



CHAPTER 2.0 – FINAL MITIGATION MEASURES

This Section references the Mitigation Monitoring and Reporting Program (MMRP) that is included as Table 5.2 in Appendix A which lists all impacts and mitigation measures that were identified in the IS/MND that includes the requested additional Mitigation Measure from the CDFW B/O-9 (**MM-BIO-2-CDFW**), and additional protective measures added to **MM-BIO-4** (already in the IS/MND as **MM-HYDRO-1**).

2.1 Applicant Mitigation Measure Agreement

We, the undersigned, hereby attest that we have reviewed the Final IS/MND for the Samuel L. Jones Homeless Shelter Improvements Project (State Clearinghouse No. 2024040844) and agree to implement all the mitigation measures contained therein.

Signature (Applicant) *Deziree Perez*

Printed Name (Applicant) Deziree Perez-Barbante

Date 9/24/2024

APPENDIX A

**MITIGATION MONITORING AND
REPORTING PROGRAM**

Table 5.2
Mitigation Monitoring Reporting Program
Samuel L. Jones Hall Homeless Shelter Improvements
4020 Finley Avenue, Santa Rosa, California

Mitigation Reference	Mitigation Measure	Method of Verification	Timing of Implementation	Responsible Party	Verification of Completion
AQ-1	<p>BACQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust during all construction activities shall be incorporated into all building and grading construction plans and require implementation of the following:</p> <ol style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material shall be covered. 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. All vehicle speeds on unpaved roads shall be limited to 15 mph. All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action. 	<p>Incorporate into Project design and monitoring during construction</p>	<p>Throughout construction</p>	<p>Project applicant and contractors and subcontractors</p>	<p>Date Initial</p>
AQ-2	<ol style="list-style-type: none"> All exposed surfaces shall be watered at a frequency adequate to maintain a minimum of 12 percent moisture content as verified by laboratory samples to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. All excavation, grading, and/or demolition activities shall be suspended when average wind speed 20 mph. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. The simultaneous occurrence of excavation, grading, and ground disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any given time. All trucks and equipment, including their tires, shall be washed off prior to leaving the site. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent. Minimizing the idling time of diesel-powered construction equipment to two minutes. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOx reduction and 45 percent PM reduction compared to the most recent CARB fleet average. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM. Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines. 	<p>Incorporate into Project design and monitoring during construction</p>	<p>Throughout construction</p>	<p>Project applicant and contractors and subcontractors</p>	<p>Date Initial</p>
BIO-1	<p>Obtain permit authorization from the U.S Army Corps of Engineers (USACE) under the 404 Nationwide Permit Program for the permanent fill of 0.21-acres of seasonal wetland habitat. Implement all agency permit conditions.</p>	<p>Coordination with USACE; obtain authorized permits; purchase or dedication of land; purchase of mitigation credits</p>	<p>Prior to issuance of grading permit.</p>	<p>Applicant with the USACE.</p>	<p>Date Initial</p>
BIO-2	<p>Obtain permit authorization from the Regional Water Quality Control Board (RWQCB) under the 401 Water Quality Certification Program for the permanent fill of 0.21-acres of seasonal wetland habitat. Implement all agency permit conditions.</p>	<p>Coordination with RWQCB; obtain authorized permits; purchase or dedication of land; purchase of mitigation credits</p>	<p>Prior to issuance of grading permit.</p>	<p>Applicant with the RWQCB.</p>	<p>Date Initial</p>
BIO-3	<p>Request the USACE to append the project to the U.S Fish & Wildlife Service (USFWS) Programmatic Biological Opinion-Reinitiation of Formal Consultation of Issuance of Clean Water Act, Section 404 Permits by the USACE on the Santa Rosa Plain, Sonoma County, California dated June 11, 2020. Implement all conditions required by the USFWS under the Programmatic Biological Opinion.</p>	<p>Coordination with USACE and USFWS.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant with the USACE and USFWS.</p>	<p>Date Initial</p>

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BIO-4	<p>Mitigate for the permanent fill of 0.21-acres of seasonal wetland habitat through the purchase of seasonal wetland habitat on a 1.81-acre, totaling 0.21-acres, at an adjacent site to the project. It is the intent of this measure to ensure that the project site is separated from the adjacent Preserve and that the project site is protected by a barrier to prevent inadvertent encroachment into the Preserve during construction activities. In addition, indirect impacts to the wetlands located on the adjacent Preserve will be avoided by implementation of best management practices (BMPs) as part of the proposed construction Stormwater Pollution Prevention Plan (SWPPP) for the Project prior to construction activities to prevent any turbid water runoff from impacting the wetlands on the adjacent Preserve and to protect jurisdiction waters of the U.S./State that will remain. Construction exclusion zones will be established by installing appropriate construction fence, silt fence, wildlife friendly hay wattles (no monofilament netting), gravel wattles, and other protective measures between project activities, seasonal wetlands, and along the fence separating the project site property from the adjacent Preserve.</p> <p>All non-native, invasive vegetation removed shall be discarded offsite and away from wetland areas to prevent reseeding.</p> <p>Prior to implementation of the construction project, a biological monitor shall inspect installation of BMPs to ensure proper protection of the wetlands along the fence separating the project site from the adjacent Preserve are in place. BMPs shall thereafter be routinely inspected by the construction manager to ensure BMPs remain in place for the duration of the construction project. Upon completion of project construction all exclusion fencing shall be removed along with any temporary BMP.</p>	Project applicant shall provide proof of mitigation credits. Project Biologist shall oversee the installation of and implementation of BMPs.	Prior to issuance of a grading permit. Construction Manager shall routinely inspect BMPs for the duration of the Project.	City of Santa Rosa Planning Department, Construction Manager		
BIO-5	<p>Mitigate for impacts to 0.22-acres of suitable federally endangered vernal pool plant habitat through the purchase of federally endangered vernal pool plant species credits at a 1.81 mitigation ratio, totaling 0.39-acres, at an agency approved plant preservation bank located within the Southern Coast Zone for Birds' guidelines. The plant species and credit ratio shall be approved by the Mitigation Bank Authority between all three endangered vernal pool plant species in accordance with the USFWS Programmatic Biological Opinion - Reinitiation of Formal Consultation of Issuance of Clean Water Act, Section 404 Permits by the USACE on the Santa Rosa Plain, Sonoma County, California dated June 11, 2020.</p>	Project applicant shall provide proof of mitigation credits	Prior to issuance of a grading permit.	City of Santa Rosa Planning Department.		
BIO-6	<p>Mitigate for the permanent impact to 1.23-acres of suitable upland aestivation habitat for California tiger salamander at a 3:1 mitigation ratio, totaling 3.690-acres, at an agency approved California tiger salamander conservation bank in accordance with the USFWS Programmatic Biological Opinion-Reinitiation of Formal Consultation of Issuance of Clean Water Act, Section 404 Permits by the USACE on the Santa Rosa Plain, Sonoma County, California dated June 11, 2020.</p>	Project applicant shall provide proof of mitigation credits	Prior to issuance of a grading permit.	City of Santa Rosa Planning Department.		
BIO-7	<p>Obtain a CDFW Incidental Take Permit (ITP), implement all conditions required by the CDFW in the ITP.</p> <p>In the event that construction activities are initiated (including land clearing and/or tree removal) within the avian nesting season (February 1 – August 31), a preconstruction survey shall be performed by a qualified biologist on the site to locate any active bird nests on the site including a 500-foot buffer of the project site. The preconstruction survey shall be performed within five days before initiation of construction activities. If active bird nests are identified, protective measures shall be implemented. An appropriate non-disturbance buffer zone shall be established – typically up to 500 feet for raptors and 100 feet for passerines, or as otherwise recommended by the biologist.</p>	Obtain ITP from CDFW; compliance with ITP requirements. Qualified Biologist's pre-construction survey results and submittal of survey documents; periodic on-site inspection/monitoring.	Prior to issuance of construction permit or construction activity. Five days prior to ground breaking if construction activities will take place between February 1 and August 31. If nesting birds are found, the qualified biologist should establish suitable buffers prior to ground breaking activities. To prevent encroachment, the established buffers(s) should be clearly marked by highly visibility material. The established buffers should be inspected until the young have fledged or the nest has been abandoned as confirmed by the qualified biologist.	GDFW; City of Santa Rosa Planning Division. Project applicant and contractors and subcontractors shall obtain approval from the City of Santa Rosa Planning Division, Building Division and CDFW, as appropriate.		
BIO-8	<p>These protection measures shall remain in effect until the young have left the nest and the nest is no longer occupied. Once the nest is confirmed empty by the biologist, if construction activities can be performed outside of the nesting season (August 31 – January 31), no preconstruction surveys for nesting birds are warranted.</p>					

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HAZ-2	In order to remove all soils containing lead above regulatory screening levels, a Phase III Remediation proposal to excavate the lead impacted soils shall be submitted to the SRFD, and appropriate permits and regulatory approval obtained. The proposed remedial alternative of soil removal will be based on human health risk standards using residential exposure parameters and include consultation with the SRFD. The remedial approach of soil removal will also include details regarding the transport and exposure pathways for lead and other metals. The proposed remedial approach includes screening levels for a residential land use scenario. Prior to initiating the soil removal activities, a work plan will be prepared outlining the proposed remedial approach, that includes a Site Health and Safety Plan (SHSP) that identifies potential hazards, materials handling procedure, dust suppression measures, necessary personal protective equipment (PPE) and training, and appropriate monitoring equipment. In addition to measures that protect on-site workers and occupants, the SHSP will include measures to minimize public exposure to any contaminated soil such as dust suppression measures, appropriate construction work zone security, restriction of public access to the areas of work, and posting of appropriate signage. The soils shall be remediated to the satisfaction of the SRFD, and a report of the Phase III Remediation submitted to the SRFD.	Provide a copy of the Soil and Groundwater Management Plan to the SRFD for review and approval. Retain a copy of the approved document on-site during construction.	Prior to construction/ground disturbance.	Environmental Professional/Health and Safety Officer Santa Rosa Fire Department	Initial
HAZ-3	In order to avoid a potential impact related to exposure to soils with petroleum hydrocarbons, the Project shall include preparation and implementation of a SGMP. The SGMP will require that a qualified and trained Environmental Professional (EP) and HSO be retained (these may be a single individual), who will be responsible for ensuring that the EP and HSO are properly trained and equipped to identify, manage, characterize, and dispose of potentially contaminated soil. The SGMP shall include protocols for the management of residual petroleum hydrocarbon concentrations that may be encountered during ground disturbing activities, in a manner that is protective of human health and the environment. The SGMP shall include, at a minimum, the following: health and safety; identification of contaminated soils; soil sampling and analysis; soil stockpile management; dust control; surface water protection; and soil disposal. If soils or groundwater encountered are suspected of containing residual petroleum contamination that require additional remediation, or if potentially hazardous materials are encountered, the EP will be notified. If the EP confirms the soil or groundwater are contaminated, or if hazardous materials are encountered, the applicable governing regulatory agency(s) will be notified. Prior to commencement of construction activities, a meeting shall be held with the property owner/developer, contractor, EP, and HSO to discuss the implementation objectives of the SGMP. Relevant regulatory agencies shall also be invited. The SGMP shall be submitted to the SRFD prior to commencement of ground disturbing activities.	Provide a copy of the Soil and Groundwater Management Plan to the SRFD for review and approval. Retain a copy of the approved document on-site during construction.	Ongoing throughout construction.	Environmental Professional/Health and Safety Officer Santa Rosa Fire Department	
HYDRO-1	The Project will have a site-specific Storm Water Pollution Prevention Plan developed and implemented during construction activities.	Incorporate into Project design and monitoring during construction	Throughout construction	Project applicant and contractors and subcontractors	
NOI-1	The following Best Construction Management Practices shall be implemented during all phases of construction to reduce construction noise levels emanating from the site, limit construction hours, and minimize disruption and annoyance: <ul style="list-style-type: none"> • Limit construction hours to between 7:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturdays. No construction activities are permitted on Sundays and holidays. • Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment when the noise barrier is not used to screen the noise source. • If the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps. • Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. • Utilize "quiet" air compressors and other stationary noise sources where technology exists. • Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • Maintain staging areas, as well as maintenance/equipment staging and parking areas, as far as feasible from existing residences. • Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site. • Designate a "noise coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., bad muffler, etc.) and would 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 in it the notice sent to neighbors regarding the construction schedule. 	Incorporate into Project design and monitoring during construction. Identify a disturbance coordinator to respond to any complaints and address as needed.	Throughout construction	Project applicant and contractors and subcontractors	

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TCUL-1	<p>If archaeological resources are encountered during site development activities, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds (§15064.5 (f)). 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).</p> <p>The following actions are promulgated in the CEQA Guidelines, Section 15064.5(d) and pertain to the discovery of human remains. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner would contact the NAHC. The NAHC would identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendant makes recommendations regarding the treatment of the remains with appropriate dignity.</p>	<p>Incorporate into Project design and monitoring during construction</p>	<p>Throughout construction</p>	<p>Project applicant and contractors and subcontractors</p>		