

### 3 REVISIONS TO THE DRAFT EIR

This chapter presents specific changes to the text of the Draft EIR that are being made in response to comments made by the public and/or reviewing agencies. In each case, the revised page and location on the page is set forth, followed by the textual, tabular or graphical revision. None of the changes constitute significant changes to the Draft EIR, so the Draft EIR does not need to be recirculated.

The second diamond on page 3-12 of the Draft EIR is hereby amended as follows:

- ◆ **Imwalle Gardens Sub-Area.** North and south of West Third Street and west of North Dutton Avenue, is the last urban farm in Santa Rosa, which has been in operation since 1886. ~~The gardens are organic, so pesticides and other harmful chemicals are not likely to present problems for surrounding residents.~~ The City's General Plan acknowledges the role of the Sub-Area as an Urban Area and contains policies supporting city-centered growth and land use intensification.

The second diamond on page 3-13 of the Draft EIR is hereby amended as follows:

- ◆ **Historic Residential Sub-Areas.** Santa Rosa has a rich ~~historical~~ heritage and many historical resources ~~historic buildings~~ and older neighborhoods ~~still~~ remain intact in and around the downtown area. Residential preservation districts located within or adjacent to the Specific Plan Area include: St. Rose, Cherry Street, West End, Olive Park and Burbank Gardens. These preservation ~~historic~~ districts add to the character and quality of the downtown area by providing distinctive architecture and a glimpse into Santa Rosa's history. There would be no change to existing land-use designations or densities in these Sub-Areas under the Specific Plan.

**The second paragraph under Section a on page 4.4-3 of the Draft EIR is hereby amended as follows:**

The CRHR includes properties that are listed or have been formally determined to be eligible for listing in the NRHP, State Historical Landmarks and eligible Points of Historical Interest. Other resources require nomination for inclusion in the CRHR. These may include resources contributing to the significance of a local historic district, individual historical resources, historical resources identified in historic resource surveys conducted in accordance with SHPO procedures, cultural ~~historie~~ resources or districts designated under a local ordinance and local landmarks or historical resources ~~historie properties~~ designated under local ordinance.<sup>1</sup>

**The paragraph under Section b on page 4.4-3 through 4.4-4 of the Draft EIR is hereby amended as follows:**

Section 15064.5 of the State CEQA Guidelines specifies procedures to be used in the event of an unexpected discovery of Native American human remains on nonfederal land. These procedures are outlined in Public Resources Code Sections 5097 and 5097.98. These codes protect such remains from disturbance, vandalism and inadvertent destruction; establish procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including the ability to make recommendations for treatment of the remains within 48 hours of being granted access to the site; and establish the Native American Heritage Commission (NAHC) as the authority to resolve disputes regarding disposition of such remains.

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<sup>1</sup> CEQA Technical Advice Series website, CEQA & Historical Resources, [http://ceres.ca.gov/topic/env\\_law/ceqa/more/tas/page2.html](http://ceres.ca.gov/topic/env_law/ceqa/more/tas/page2.html), accessed February 7, 2006.

Two additional policies under Goal HP-B on page 4.4-6 through 4.4-7 of the Draft EIR are added as follows:

- ◆ **Policy HP-B-4:** Allow for the adaptive reuse of historic landmark structures for institutional, office, or limited commercial uses, incorporating improvements to minimize negative impacts on existing neighborhoods to the extent feasible.
- ◆ **Policy HP-B-7:** In establishing zoning designations for historic properties, consider historic uses and establish provisions to encourage retention of the historic use and/or setting.

The paragraph under Section c on page 4.4-8 of the Draft EIR is hereby amended as follows:

The 1988 Preservation Ordinance was created by the City's Cultural Heritage Board. Santa Rosa's on-going support of preservation planning is also mentioned in the City's General Plan, which includes a separate Historic Preservation Element for Historic Resources. Railroad Square is called out as an example of a preservation district ~~historic landmark~~.

The first paragraph under Section 1 on page 4.4-8 of the Draft EIR is hereby amended as follows:

~~In the Specific Plan Area, there are five Historic Preservation Districts, eight Historic Landmarks, seven archaeological sites and fifteen historic structures that are listed or eligible for listing on the various local, State and national registers.~~

The last paragraph on page 4.4-8 of the Draft EIR is hereby amended as follows:

Literature reviews and cultural surveys were conducted to identify cultural ~~archaeological and historical~~ resources in the Specific Plan Area. It should be noted that the literature review for historical resources was

made for the entire Specific Plan Area, whereas the pedestrian archaeological and historic structure survey was conducted only in Specific Plan Areas identified as higher priority at the time of the survey. The record search for these cultural resources was conducted at the Northwest Information Center (NWIC) of the California Historical Resources Information System, which is housed at Sonoma State University. The records search included a review of all site records and study reports on file within a 0.5-mile radius of the Specific Plan Area. Included in the review were the California Inventory of Historical Resources (California Department of Parks and Recreation 1976)<sup>2</sup> and the California Office of Historic Preservation's (CA-OHP) Five Views: An Ethnic Historic Site Survey for California,<sup>3</sup> California Historical Landmarks,<sup>4</sup> California Points of Historical Interest<sup>5</sup> and the Historic Properties Directory Listing.<sup>6</sup> Depending on the location and type of site, a combined pedestrian and/or windshield survey was performed in the Specific Plan Area by an archaeologist and an architectural historian from Garcia and Associates.

**The first paragraph under Section 3 on page 4.4-9 of the Draft EIR is hereby amended as follows:**

Exceptionally significant buildings have been designated Landmarks, and historic neighborhoods have been designated Preservation Districts (PDs)

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<sup>2</sup> California Department of Parks and Recreation, 1976, *California Inventory of Historic Resources*, Sacramento: State of California Department of Parks and Recreation.

<sup>3</sup> CA-OHP, 1988, *Five Views: An Ethnic Historic Site Survey for California*, Sacramento: State of California Department of Parks and Recreation.

<sup>4</sup> CA-OHP, 1990, *California Historical Landmarks*, Sacramento: State of California Department of Parks and Recreation.

<sup>5</sup> CA-OHP, 1992, *California Points of Historical Interest*, Sacramento: State of California Department of Parks and Recreation.

<sup>6</sup> CA-OHP, 2005, *Historic Properties Directory Listing by City* (through August 2005), Sacramento: State Office of Historic Preservation.

by the City of Santa Rosa's Cultural Heritage Board (SRCHB).<sup>7</sup> Eight ~~Seven~~ historic PDs have been adopted by identified in the City of Santa Rosa, of which six five are located within the Specific Plan Area: Olive Park PD, St. Rose PD, Cherry Street PD, Railroad Square PD, ~~and~~ West End PD and Burbank Gardens PD. Five ~~Four~~ historic preservation districts are situated within the Historic Residential Sub-Areas and one preservation ~~historic~~ district is in the Railroad Square Sub-Area. A portion of the Burbank Gardens PD is included in the Park and Gardens Sub-Area.

**The first paragraph on page 4.4-10 of the Draft EIR is hereby amended as follows:**

The City of Santa Rosa ~~SRCHB~~ has designated 20 ~~nineteen~~ historic landmarks within the City. Eight of these are located in the Specific Plan Area, as shown in Table 4.4-2.

**The last paragraph on page 4.4-10 of the Draft EIR is hereby amended as follows:**

Other significant historical resources ~~structures~~ are those listed or eligible for listing on the NRHP and the CRHR. NRHP- and CRHR-listed properties within the Sub-Areas are shown in Table 4.4-3.

**The paragraph under Section 4 on page 4.4-11 of the Draft EIR is hereby amended as follows:**

The historic resources survey of buildings and structures, focusing only on high priority locations within the Specific Plan Area at the time of the survey, identified fifteen potentially significant historic resources not previously listed as NRHP, CRHR, or Santa Rosa Historic Landmarks. The findings are listed in Table 4.4-4. The potentially significant buildings are in three of the seven Sub-Areas: Imwalle Gardens, Railroad Corridor and

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<sup>7</sup> City of Santa Rosa website's, <http://ci.santa-rosa.ca.us/default.aspx?PageId=287>, accessed February 7, 2006.

Railroad Square. Due to the generalized level of surveying, there may also be other buildings with in the Specific Plan Area that would be considered potentially significant.

The paragraph under Section 4 on page 4.4-11 of the Draft EIR is hereby amended as follows:

The historic resources survey of buildings and structures identified fifteen potentially significant historical resources not previously listed as NRHP, CRHR, or Santa Rosa Historic Landmarks. The findings are listed in Table 4.4-4. The potentially significant historical resources ~~buildings~~ are in three of the seven Sub-Areas: Imwalle Gardens, Railroad Corridor and Railroad Square. Due to the generalized level of surveying, there are likely ~~may also be other resources~~ ~~buildings~~ with-in the Specific Plan Area that would be considered potentially significant pursuant to CEQA.

The title for Table 4.4-4 on page 4.4-13 of the Draft EIR is hereby amended as follows:

TABLE 4.4-4 **POTENTIALLY ELIGIBLE HISTORIC RESOURCES OBSERVED  
IN HIGH PRIORITY LOCATIONS WITHIN THE SPECIFIC  
PLAN AREA**

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The second paragraph under Section a on page 4.4-15 through 4.4-16 of the Draft EIR is hereby amended as follows:

To address these potential risks, there are existing regulations that would help protect archaeological resources. ~~Such measures include the Secretary of the Interior's Standards for Identification (Standards I and II), which requires survey activities to be conducted to document the information necessary to achieve defined preservation goals. Adherence to the Standards from the Secretary of the Interior guidelines are required by Policy HP-B-1 under the General Plan. In addition, General Plan Policy HP-B-8 requires sites to be preserved that are eligible for the National Register of Historic Places and pursue listing eligible sites in the Register.~~

Additionally, the CNAHCSSA and Policies HP-A-2 and HP-A-3 under the General Plan require for proper notification of experts upon discovery of human remains, significant artifact, or cultural resources for proper assessment and to determine the necessity for construction or excavation activity to cease. Moreover, proper implementation of regulations from the Public Resources Code, specifically Section 21083.2, would diminish the potential impacts from any project involving the demolition or adverse change of an archaeological site that is listed on the NRHP or CRHR or is eligible for listing.

**The first paragraph under Section b on page 4.4-16 of the Draft EIR is hereby amended as follows:**

Given the concentration of ~~several~~ historical resources in the Specific Plan Area, development allowed under the ~~proposed~~ Specific Plan could involve the destruction and/or adverse alteration of the physical characteristics of a historical resource ~~structure~~. In addition, the demolition, construction, renovation or ~~and~~ relocation of buildings may adversely impact the historical ~~character or setting~~ significance of a historic district. Building and renovation staging areas may also have short-term impacts on the resources by detracting from the character of the historical districts.

**The last paragraph on page 4.4-16 of the Draft EIR is hereby amended as follows:**

However, existing regulations, policies and standards diminish these potential impacts. ~~For example, the Secretary of the Interior's Standards for Identification (Standards I and II) require survey activities to be conducted to document the information necessary to achieve defined preservation goals. Adherence to the Standards from the Secretary of the Interior guidelines are required by Policy HP B 1 under the General Plan. Additionally, †The City's Preservation Ordinance of 1988 and General Plan Policies HP-B-21 to HP-B-8 are designed to preserve and enhance the City's historical resources~~ structures and neighborhoods. For the for-

mer, the City's Santa Rosa's Cultural Heritage Board's existing reviews authority extends to properties with the historic overlay (-H) or on a case by case referral basis. The CHB may review projects as necessary to evaluate impacts on properties without the -H overlay at the discretion of Staff completing the environmental review and/or the decision-making review body all proposed adverse impacts to historic structures and provides proper mitigation measures. Also, Goal HP-C under the General Plan, and all of its supporting policies, seek to increase public participation in the historic preservation process. Implementation of these policies would reduce the impact of deterioration by increasing the awareness of Santa Rosa's historic wealth and encouraging public participation in the stewardship of these invaluable resources.

**The first two complete paragraphs on page 4.4-17 of the Draft EIR are hereby amended as follows:**

While the Specific Plan would need to comply with these regulations, any new construction activities, in the vicinity of a historical resource structure that is listed or eligible for listing on local, State or national registers could impact or alter the significance of the historical resource structure and/or the character or setting of the area. This would be a *significant* impact.

In addition, the use of excessive vibration-causing equipment during construction adjacent to historic structures could adversely affect historical resources. This would be a *significant* impact.

**The first paragraph under Section d on page 4.4-17 through 4.4-18 of the Draft EIR is hereby amended as follows:**

No human remains are known to exist in the Specific Plan Area based on the negative results from the literature search and the consultation with the NAHC. Although the likelihood of encountering human remains is low, existing regulations, policies and standards diminish these potential impacts. ~~For example, the Secretary of the Interior's Standards for Iden-~~

tification (Standards I and II) require survey activities to be conducted to document the information necessary to achieve defined preservation goals. Adherence to the Standards from the Secretary of the Interior guidelines are required by Policy HP-B-1 under the General Plan. Additionally, the CNAHCSSA and Policies HP-A-2 and HP-A-3 under the General Plan require for proper notification of experts upon discovery of human remains and for construction or excavation activity to cease.

Page 4.4-19 through 4.4-21 of the Draft EIR are hereby amended as follows:

**Impact CULT-1:** New development and construction activities, including the widening of existing thoroughfares, that involve ground disturbance could destroy or significantly alter buried archaeological deposits. This would be a *significant* impact.

Mitigation Measure CULT-1a: Prior to the issuance of any entitlements, the City shall refer all projects to the Northwest Information Center (NWIC), which maintains and manages the California Historical Resources Information System for the California Office of Historic Preservation, to determine the likelihood of the proposed project adversely affecting any cultural resources. Archaeological monitoring shall be conducted during earth-disturbing activities in the areas of potential impact. If an archaeological site has been identified in the close vicinity of a construction project, project specific mitigation shall be developed. ~~the adverse impact shall be mitigated by conducting Phase I archaeological testing in order to determine the boundaries of the site, and to ensure site avoidance before the commencement of construction activities.~~ If construction personnel locate buried cultural materials, work shall be halted or shifted to another area and a qualified archaeologist shall be contacted to determine proper treatment of the find.

Mitigation Measure CULT-1b: In areas with known resources or are sensitive for archaeological resources, as determined through review by the NWIC, a qualified archaeologist with knowledge of prehis-

toric and historic-era archaeology shall prepare and carry out an Archaeological Testing, Monitoring and Data Recovery Plan (ATMDRP) for the site prior to the issue of entitlements. This ATMDRP will emphasize the existing conditions of the proposed project area; examine the sensitivity for intact archaeological deposits in light of specific project designs; and provide treatment options in order to protect archaeological resources that meet the eligibility criteria of the CRHR. The scale and scope of the ATMDRP shall be appropriate to that of the project and its potential effects to cultural resources. The City, or their authorized qualified consultant, shall review the ATMDRP for adequacy. The ATMDRP may include some level of worker orientation program shall to be conducted prior to and during earth-disturbing activities in sensitive area. The program shall This type of program would summarize relevant laws and regulations that protect archaeological resources, and review applicable avoidance and minimization measures to protect archaeological resources. Other protective measures such as Exclusionary plastic mesh fencing shall be installed and maintained to prohibit the general public from disturbing sub-surface soils and impacting possible archaeological deposits may also be included as monitoring tools in the ATMDRP.

Mitigation Measure CULT-1c: The City shall require initiate consultation with Native American tribes whenever necessary prior to submittal the issuance of entitlement applications for land divisions and/or new construction to ensure the respectful treatment of Native American sacred places. Consultation shall explicitly be initiated with the Federated Indians of Graton Rancheria and Dry Creek Rancheria Band of Pomo Indians in order to establish the likelihood and potential of any adverse impacts to Native American cultural or scared places, including human burials; and to establish the appropriate treatment of such resources. Consultation is defined as meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Potential Specific mitigation

measures of potential impacts shall be considered at the project specific level and may include but are not limited to site avoidance, site capping, integration of the site into a recreation space, or data recovery excavations.

Significance After Mitigation: Less than significant.

**Impact CULT-2:** Any new development or construction activities, including the widening of existing thoroughfares, in the vicinity of a historical structure that is listed or eligible for listing on local, State or national registers could impact or alter the ~~historic structure~~ historical resource and/or the character or setting of the area. This would be a *significant* impact.

Mitigation Measure CULT-2a: Prior to the issuance of any entitlements, the City shall submit all projects to the Northwest Information Center (NWIC), which maintains and manages the California Historical Resources Information System for the California Office of Historic Preservation, to determine the likelihood of the proposed project adversely affecting any known or unknown cultural resources.

Mitigation Measure CULT-2ab: ~~Adverse impacts of new design elements on the character of a historic building or area shall be evaluated on a case-by-case basis in accordance with the various local, State and federal laws and regulations protecting these resources. Prior to construction, large format camera Historic American Landscape Survey (HALS) Level II black and white 8 by 10 inch archival quality prints produced by a professional photographer shall be accompanied by a report by a professional architectural historian. A minimum of twenty views shall be documented and two sets of prints shall be sent to the California State Library in Sacramento. Potential adverse impacts to the significance of a historical resource shall be evaluated on a project specific level in accordance with applicable local, State and federal laws and regulations protecting these resources,~~

including the environmental review process. Strategies such as restoration, rehabilitation and adaptive reuse shall be encouraged. Photographic documentation is generally not adequate to mitigate a significant adverse impact to a historical resource. Therefore large format Historic American Landscape Survey (HALS) Level II photographs accompanied by a report by a professional architectural historian shall not be considered a common and acceptable mitigation for demolition of a historical resource.

Mitigation Measure CULT-2bc: Specific thoroughfare widening projects within the Specific Plan Area shall be designed so that projects do not detract from the character of the historic building or property. ~~The SRCHB should review such projects for adequate mitigation measures before they are implemented.~~

Mitigation Measure CUTL-2ed: A worker orientation program shall be conducted prior to and during construction activities in sensitive areas as defined at the project specific level. The program shall summarize relevant laws and regulations that protect resources, and review applicable ~~avoidance and minimization measures to protect~~ measures for minimizing impacts to historical resources. ~~Exclusionary plastic mesh fencing shall be installed and maintained to prohibit equipment from impacting significant structures.~~

Significance After Mitigation: Less than significant.

**Impact CULT-3:** Excessive vibration-causing equipment in construction areas located less than 25 feet from significant historic masonry buildings and pile-driving within 200 feet of historic structures could have an adverse impact on the integrity of historic resources within the Specific Plan Area. This would be a *significant* impact.

Mitigation Measure CULT-3a: The use of heavy bulldozers and other excessive vibration-causing equipment in construction zones shall be excluded within 25 feet of significant ~~historic buildings or structures~~ or potentially significant historical resources. A system of spot-check monitoring shall ~~also~~ be performed ~~in these locations to ensure that the historic resources do not sustain damage~~ by an architectural historian at the critical times as defined at the project specific level.

Mitigation Measure CULT-3b: The use of pile-driving equipment during construction activity shall be excluded within 200 feet of all eligible or potentially eligible historic resources; augers shall be used within 200 feet. A system of spot-check monitoring shall also be performed ~~in these locations to ensure that the historic resources do not sustain damage~~ by an architectural historian at the critical times as defined at the project specific level.

Significance After Mitigation: Less than significant.

The second paragraph on page 4.6-11 of the Draft EIR is hereby amended as follows:

Due to the close proximity of sites, there may be an area-wide contamination issue, rather than that constrained to individual sites. The primary factor controlling the spread of subsurface contamination is shallow groundwater and groundwater flow. ~~The flow of groundwater may be constrained through the network of monitoring wells often constructed about sites with contaminated groundwater.~~ The “Geotracker” database maintained by the State of California includes this information, some of which was included in the EDR report. The EDR report also summarized some basic information about groundwater. According to their map, groundwater flow in the area is generally westerly, except near Santa Rosa Creek, where subsurface flow is influenced by seepage into the creek and is therefore southwesterly north of the creek and northwesterly north of the creek. The depth to groundwater in the area is re-

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corded at between 7 and 25 feet below the ground surface, but mainly between 9 and 15 feet in depth.

Table 4.6-1 on page 4.6-13 through 4.6-14 of the Draft EIR is hereby amended as follows:

TABLE 4.6-1 LOCATION OF HAZARDOUS MATERIAL SITES BY SUB-AREA

Sub-Area	Hazardous Material Site	Site Address
<b>Courthouse Square</b>		
CS 1	Old Hospital Site	437 A Street
CS 2	Greyhound Bus Depot (former)	416 B Street
CS 3	AT&T Communications	520 East 3rd Street
CS 4	National Bank of the Redwoods	90 Santa Rosa Avenue
<b>Railroad Square</b>		
RS 1	N.W.R.R	20 West 6th Street
RS 2	Occhipinti One Step Service Center	210 Fifth Street
RS 3	Shell Gas Station	200 Fourth Street
<b>Railroad Corridor</b>		
RC 1	Chevron Chemical, Purity Products	1005 Cleveland Avenue
RC 2	Kaiser Sand and Gravel Company	1060 Maxwell Drive
RC 3	Purity Products *	4 Maxwell Court
RC 4	City of Santa Rosa Corporate Yard	819 Donahue Street
RC 5	Santa Rosa Ice and Cold Storage	806 Donahue Street
RC 6	Grace Property	802 and 803 Donahue Street
RC 7	Westside Engine & Machine / Westside Foreign Auto	12 W 3 <sup>rd</sup> Street

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TABLE 4.6-1 **LOCATION OF HAZARDOUS MATERIAL SITES BY SUB-AREA**

Sub-Area	Hazardous Material Site	Site Address
RC 8	Mead Clark Lumber Supply	175 Railroad Street
RC 9	Yellow and Roadway Freight	270 Dutton Avenue
RC 10	Shell Gas Station	255 Dutton Avenue
RC 11	DZ Inc, Shell Bulk Plant	257 Dutton Avenue
RC 12	McGowan Auto Wrecking Yard	112 Holbrook Street
RC 13	C&D Batteries	265 Roberts Ave
RC 14	Allefax	1 Sebastopol Road
RC 15	Pt. St. George Fisheries	8 Sebastopol Avenue
<b><u>Park and Gardens</u></b>		
<u>PG 1</u>	<u>Texaco</u>	<u>421 Santa Rosa Avenue</u>
<u>PG 2</u>	<u>Groth Motors</u>	<u>505 Santa Rosa Avenue</u>
<b>Historical Residential</b>		
HR 1	Sonoma County Water Agency	330 Hewett Street
<b>Residential Areas</b>		
RA 1	10th Street Partnership	24 Tenth Street

Note: For a complete list of hazardous material sites and hazardous material site descriptions see Appendix E.

\* This site was identified during a site visit by Questa Engineering Corporation and is not identified in the Environmental Data Resources Report

Source: Environmental Data Resources, Inc., 2006

Figure 4.6-1, Hazardous Material Sites, on page 4.6-15 of the Draft EIR is hereby amended as shown on page 55 of this Final EIR Addendum.

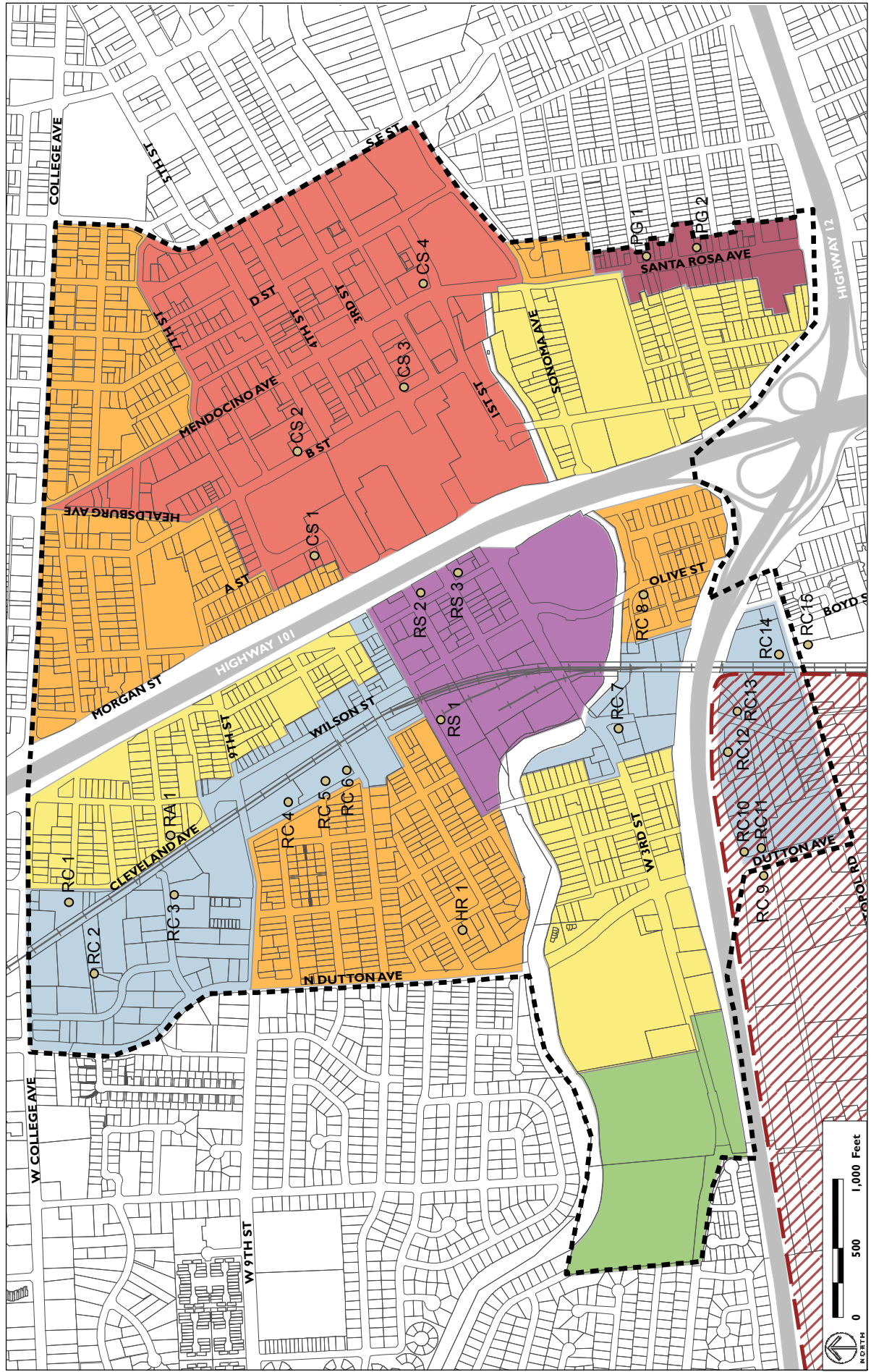
Two additional hazardous material sites, as shown on Table 4.6-1, have been added to the figure.

The paragraph under Section d on page 4.6-18 of the Draft EIR is hereby amended as follows:

The Park and Gardens Sub-Area at the southeast edge of the Specific Plan Area is the only Sub Area with no reported environmental two sites. probably due to its small area and lack of historical industry or fuel tanks. One site is a Texaco gas station located at 421 Santa Rosa Avenue and the second site is Groth Motors located at 505 Santa Rosa Avenue. Both sites contain contaminated soil from leaking underground fuel tanks that are currently under study and/or have undergone either partial or complete remediation activities.

Mitigation Measure HAZ-2a on page 4.6-28 of the Draft EIR is hereby amended as follows:

Mitigation Measure HAZ-2a: Developers shall be required to complete a Phase 1 environmental site assessment for each property to be redeveloped. Should the Phase 1 ESA determine a need for additional sampling and testing to determine the extent of any contamination then a Phase 2 shall be completed with sampling and testing of soil and groundwater if applicable. The Santa Rosa Fire Department shall review the Phase I ESA to determine if a Phase II ESA is required. All Phase II ESA investigations shall include the collection and testing of groundwater samples. All discharges to land or water shall be reported to the Santa Rosa Fire Department and the Regional Water Quality Control Board. Development plans for properties where discharges of contaminants have occurred or in close proximity to sites where discharges have occurred shall



**Specific Plan Area**  
 - - - - - Railroad  
 - - - - - Courthouse Square Sub-Area  
 - - - - - Park and Gardens Sub-Area  
 - - - - - Railroad Square Sub-Area  
 - - - - - Railroad Corridor Sub-Areas  
 - - - - - Historic Residential Sub-Areas  
 - - - - - Residential Sub-Areas  
 - - - - - Inwalle Gardens Sub-Area  
 - - - - - McMinn Avenue State Superfund Site Area  
 - - - - - HHazardous Material Site

**HAZARDOUS MATERIALS SITES**

FIGURE 4.6-1

be reviewed by the Santa Rosa Fire Department and the Regional Water Quality Control Board. Should contamination be found at potentially harmful levels the developer shall complete site remediation in accordance with Mitigation Measure HAZ-2b. Sites containing significant contamination will also be required to prepare a Soil and Groundwater Management Plan as discussed under Mitigation Measure HAZ-2b.

**Mitigation Measure HAZ-2b on page 4.6-28 through 4.6-29 of the Draft EIR is hereby amended as follows:**

Mitigation Measure HAZ-2b: Developers shall complete site remediation in accordance with OSHA Standards, Santa Rosa Fire Department, Sonoma County Environmental Health Department and ~~State~~ Regional Water Resources Quality Control Board Guidelines. Discharges must be characterized, defined and remediated in accordance with local and State laws, regulations and guidelines. The Department of Toxic Substances Control (DTSC) may become involved wherever toxic levels of contamination 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 recommendations of the environmental consultant 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:

1. Documentation of the extent of previous environmental investigation and remediation at the site, including closure reports for Underground Storage Tanks (UST's) and contaminant concentrations.
2. A site specific Health and Safety Plan (HASP) to be prepared by all contractors at the project site, where applicable. This includes a HASP for all demolition, grading and excavation on the site, as well as for future subsurface maintenance work. The HASP shall include appropriate training, any required personal protective equipment, and monitoring of contaminants to determine exposure. The HASP will be reviewed and approved by a Certified Industrial Hygienist.

3. 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.
4. Requirements for site-specific construction techniques that would minimize exposure to any subsurface contamination, where applicable. This 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.
5. Sampling and testing plan for excavated soils to determine suitability for reuse or acceptability for disposal at a State licensed landfill facility.
6. 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.
7. 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.
8. A Site Soil and Groundwater Management Plant shall be required for all sites with significant soil and/or groundwater contamination. Soil impacts must be removed or effectively treated prior to development and property development must not interfere with groundwater investigations and cleanup projects.

The paragraph under Section F on page 4.8-28 through 4.8-29 of the Draft EIR is hereby amended as follows:

Imwalle Gardens Sub-Area contains the last larger-scale farm operation within the City's Urban Boundary and is surrounded by residential subdivisions. Although there is currently no large-scale agriculture production occurring in the Imwalle Gardens Sub-Area, a small portion of the site is used for limited agriculture production in association with the small retail/distribution store location on the property. ~~The remaining gardens are organic, so pesticides and other harmful chemicals are not used.~~ The three parcels that make up the Imwalle Gardens Sub-Area contain the only designated farmland located in Specific Plan Area, and is currently considered to be Prime Farmland by the Farmland Mapping and Monitoring Program by the California Resources Agency. The designated farmland consists of two large parcels north of West 3<sup>rd</sup> Street that produces field crops. The third, smaller parcel south of West 3<sup>rd</sup> Street, is an orchard. The City's General Plan acknowledges the role of the Sub-Area as an Urban Area, and contains policies supporting city-centered growth and land use intensification.

The last paragraph on page 4.12-1 of the Draft EIR is hereby amended as follows:

The California Department of Transportation (Caltrans) maintains a target Level of Service<sup>8</sup> (LOS) at the transition between LOS C and LOS D for freeway facilities, which translates to a service flow rate of approximately 1,680 passenger cars per hour ~~mile~~ per lane. Where an existing freeway is operating at less than the LOS C/D threshold the existing measure of effectiveness should be maintained.

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<sup>8</sup> LOS is explained in the Existing Conditions section of this chapter.

The second paragraph under Section iv on page 4.12-8 through 4.12-9 of the Draft EIR is hereby amended as follows:

The Caltrans target of operation at the LOS C/D threshold for freeway facilities translates to a service flow rate of approximately 1,680 passenger cars per hour ~~mile~~ per lane. In determining whether a project would create an adverse impact to a freeway facility already operating at LOS E or F, the forecast service flow rate was compared to ideal freeway capacity to establish a theoretical volume-to-capacity (v/c) ratio. The v/c ratio is calculated using projected flow rates and an ideal capacity of 2,300 vehicles per hour per lane.

Table 4.12-3 on page 4.12-9 of the Draft EIR is hereby amended as follows:

**TABLE 4.12-3 FREEWAY LOS CRITERIA**

LOS	Maximum Service Flow Rate
A	710 pc/ <del>mi</del> <u>hr</u> /ln
B	1,170 pc/ <del>mi</del> <u>hr</u> /ln
C	1,680 pc/ <del>mi</del> <u>hr</u> /ln
D	2,090 pc/ <del>mi</del> <u>hr</u> /ln
E	2,350 pc/ <del>mi</del> <u>hr</u> /ln
F	Greater than 2,350 pc/ <del>mi</del> <u>hr</u> /ln

Notes: pc/~~mi~~hr/ln = passenger cars per mile hour per lane  
Criteria are for a freeway with 65 mph free-flow speed  
Sources: *Highway Capacity Manual 2000*, Transportation Research Board; Caltrans *Guide for the Preparation of Traffic Impact Studies*; W-Trans

The paragraph under Section ii on page 4.12-30 of the Draft EIR is hereby amended as follows:

The Joe Rodota/West County Trail is a regional east-west Class I bikeway that extends approximately 13 miles from Roseland to the western Sonoma County communities of Sebastopol, Graton, and Forestville. Connecting the Joe Rodota/West County Trail into the Courthouse Square Sub-Area has been a longstanding priority. A signalized path crossing at Dutton Avenue was completed in 2005. An extension of the trail from Roseland to the Prince Memorial Greenway is now complete ~~scheduled for completion within the next year.~~

The fourth diamond under Section iii on page 4.12-30 of the Draft EIR is hereby amended as follows:

- ◆ West Ninth Street – Wilson Street to Link Lane ~~Stony Point Road~~

The fifth diamond under Section iv on page 4.12-30 through 4.12-31 of the Draft EIR is hereby amended as follows:

- ◆ Ninth Street – ~~Dutton Avenue~~ Wilson Street to A Street

The paragraph under Section iii on page 4.12-32 of the Draft EIR is hereby amended as follows:

A traffic signal was recently installed at the Joe Rodota-West County Trail crossing of Dutton Avenue, between the Highway 101 interchange and Sebastopol Road, as part of the City's CIP. Another recently completed project under the CIP links the Joe Rodota-West County Trail with the Prince Memorial Greenway path along Santa Rosa Creek, between Sebastopol Road and West Third Street. ~~The CIP list indicates that an additional project will include linking the Joe Rodota-West County Trail with the Prince Memorial Greenway path along Santa Rosa Creek, between Sebastopol Road and West Third Street. This~~

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~~connection will need to be coordinated with SMART and future development on the TORPA Site.~~ Finally, the CIP indicates that a traffic signal will be installed in the future at the intersection of Fourth Street/Davis Street to improve pedestrian crossing conditions.

**The first paragraph on page 4.13-11 of the Draft EIR is hereby amended as follows:**

The City's projected residential water use is 110,000 gallons per detached residential unit per year. Attached residential water use includes no landscape irrigation, beyond what is required by the General Plan, City Design Guidelines and Specific Plan Design Guidelines, and averages two-thirds of the detached residential water use. This is based on an analysis of the past ten years of actual residential water use. The REFs for the non-residential use categories are based on land use categories and equivalent water use per Code section 10912(a).

**The second paragraph under Section ii on page 4.13-21 of the Draft EIR is hereby amended as follows:**

~~Based on the Water Supply Assessment, it is estimated that water demand for the Specific Plan Area would be 0.895 mgd at buildout in the next 20 years. This number is conservative in that it includes water for irrigation use and the calculations do not net out the existing General Plan assumptions for development within the Specific Plan Area. Thus, the Specific Plan Area may add sewage flow with the implementation of the Specific Plan when compared with the existing General Plan assumptions for development within the Specific Plan Area. Based on the table contained on Map #6 in Appendix G, it is estimated the Specific Plan would add approximately 1.4 mgd ADWF at buildout in the next 20 years to the existing demand, which is in excess of the 25.9 mgd ADWF planned for based on the existing General Plan. This number is conservative in that it uses 3.25 persons per household for calculation purposes for all new residential units. The result is a conservative~~

~~estimation of the ultimate generation of additional sewer since a variety of densities are planned for these areas. In addition, the calculations did not net out all existing industrial land uses which would be eventually be replaced by the new infill development proposed by the Specific Plan. In general, there will be an increase of sewer generated with the implementation of the Specific Plan when compared with the existing General Plan assumptions for development within the Specific Plan Area.~~

**The last paragraph on page 4.13-22 of the Draft EIR is hereby amended as follows:**

Recognizing the need to plan for additional expansions/upgrades to the collection system and to the Laguna ~~Wastewater~~ ~~Treatment~~ ~~Plant~~ and disposal system, the Specific Plan contains goals and policies designed to ensure that additional planning is completed for the additional growth allowed under the Specific Plan. Specifically, Specific Plan Policy SP-UPS-3.2 ensures that after the City amends its General Plan to incorporate the Specific Plan, that the City's Utility Master Plan will be revised to include wastewater system improvements needs identified in the Specific Plan. In addition, this will initiate an update of the Laguna Subregional Water Reclamation System Master Plan for the Laguna System to reflect the changes to the General Plan growth projections. The impacts to the treatment plant from the adoption of the Specific Plan will be evaluated in a manner consistent with the method used to calculate the current 2020 General Plan impacts as detailed in the IRWP Master Plan EIR Appendix N.2 Draft Technical Memo 1.

**The first paragraph under Section iii on page 4.13-23 of the Draft EIR is hereby amended as follows:**

As discussed above, the Specific Plan would result in the need to quantify the additional flow and may or may not need to expand the Laguna wastewater treatment plant and disposal system in excess of what is currently planned. In addition, the Specific Plan would also result in the

need to improve the local collection system for wastewater. The specific improvements to the local collection system are detailed in Appendix G, but mainly consist of upgrades to the pipe size for the Specific Plan.

**The title of Section i under Section C on page 4.13-32 of the Draft EIR is hereby amended as follows:**

- i. Sonoma County Countywide Integrated Waste Management Plan (CoIWMPPB)*

**The first paragraph under Section i on page 4.13-35 through 4.13-36 of the Draft EIR is hereby amended as follows:**

Implementation of the Specific Plan would result in an increased production of solid waste generated by construction and development activities as well as residential occupancy and business/retail operations. Based on the 2006 population of 157,145 residents,<sup>9</sup> Santa Rosa produces 0.468 tons of solid waste per capita each year. Development of the Specific Plan would result in an increase of roughly 8,125 new residents, assuming the average household size of 2.5 anticipated for Santa Rosa in 2020. Therefore, buildout of the Specific Plan it is anticipated to contribute an additional 3,800 tons of solid waste ~~per capita~~ each year. However, the increase in solid waste would be reduced through current and expanded waste recycling efforts and would not exceed the disposal capacity limits of SCWMA.

**The paragraph under Section B on page 4.13-37 of the Draft EIR is hereby amended as follows:**

Development within Sonoma County has the potential to result in a cumulative impact related to solid waste service and disposal. However, the

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<sup>9</sup> State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2006, with 2000 Benchmark. Sacramento, California, May 2006.

2002 General Plan EIR identified that with the policies included in the General Plan that the potential for development under the General Plan to result in a cumulative impact related to solid waste service and disposal would be reduced to a less-than-significant level with the included General Plan policies. All of the reasonably foreseeable development in the Specific Plan Area is in keeping with the overall intent of the General Plan and is subject to General Plan policies. The Specific Plan policies regarding solid waste service and disposal are designed to guarantee the City works with the SCWMA to ensure adequate solid waste disposal capacity is built in and accounted for in future planning efforts. Thus, the Specific Plan *would not contribute* to a significant cumulative impact related to solid waste ~~wastewater~~ services.

**Table 4.12-14 on page 4.12-45 of the Draft EIR is hereby amended a shown on page 65 of this Final EIR Addendum.**

**The last paragraph under Section A on page 6-1 through 6-2 of the Draft EIR is hereby amended as follows:**

Overall, the Specific Plan's projected build out would exceed the amount of growth that would occur under the existing General Plan for the Specific Plan Area. However, the overall rate of residential growth in the Specific Plan Area will continue to be controlled by the City's Growth Management Ordinance. Additionally, the Specific Plan is designed to help the City of Santa Rosa control and direct growth away from green field development and focus on brown field and redevelopment opportunities. Specifically, the Specific Plan encourages the City to utilize its vacant and underutilize parcels more efficiently while encouraging higher density uses in appropriate areas of the City. ~~Implementation of the Specific Plan would therefore absorb some growth expected in outlying areas of the City.~~ By focusing growth within the Urban Growth Boundary, the Specific Plan works toward the City's goal to prevent urban sprawl by while meeting the housing needs of a range of Santa Rosa residents.

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TABLE 4.12-14 **SPECIFIC PLAN TRIP GENERATION**

Land Use	Quantity	Daily Trips		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Residential at 8 units/acre	267	7.14	1,906	0.56	150	0.75	200
Residential at 20 units/acre	550	5.70	3,135	0.45	248	0.60	330
Residential at 30 units/acre	1,024	5.17	5,294	0.41	420	0.55	563
Residential at 40 units/acre	526	4.29	2,257	0.34	179	0.45	237
Residential at 50 units/acre	244	4.06	991	0.32	78	0.43	105
Residential at 70+ units/acre	638	3.76	2,399	0.29	185	0.40	255
Total Residential Trips			15,982		1,260		1,690
General Office (average rates)	197.5 ksf	21.71	4,287	3.07	607	1.49	507
Specialty Retail	266.0 ksf	44.32	11,789	1.03	274	2.71	721
Supermarket*	30.0 ksf	<del>61.34</del> <u>102.24</u>	<del>1,840</del> <u>3,067</u>	<del>1.95</del> <u>3.25</u>	<del>59</del> <u>98</u>	<del>6.27</del> <u>10.45</u>	<del>188</del> <u>314</u>
Passby/Walking <sup>1</sup>	-40%		-1,227		-39		-126
Hotel	75 rooms	8.17	613	0.52	39	0.61	46
Live Theater	2,500 seats	0.20	500	0.01	25	0.02	50
Total Non-Residential Trips			19,029		1,004		1,512
Total Trip Generation			35,011		2,264		3,202

Notes: ksf = thousand square feet; <sup>1</sup> Supermarket rates reflect 40 percent deduction for pass-by and walking trips; total trips include both inbound and outbound vehicles.

Source: W-Trans.

