ENVIRONMENTAL CONDITIONS OF APPROVAL
Fountaingrove Apartments Project
June 2022

AQ-1: During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. 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.
7. 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 condition prior to operation.
8. 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 within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

AQ-2: The project shall comply with the latest Building Code and to minimize long-term health risk exposure for new project occupants the following shall be implemented:

1. Install air filtration for residential buildings D, E, and F. Air filtration devices shall be rated MERV13 or higher. To ensure adequate health protection to sensitive receptors (i.e., residents), this ventilation system, whether mechanical or passive, shall filter all fresh air that would be circulated into the dwelling units.
1. The ventilation system shall be designed to keep the building at positive pressure when doors and windows are closed to reduce the intrusion of unfiltered outside air into the building.
2. As part of implementing this measure, an ongoing maintenance plan for the buildings' heating, ventilation, and air conditioning (HVAC) air filtration system shall be required that includes regular filter replacement.
3. Ensure that the use agreement and other property documents: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks, (2) include assurance that new owners or tenants are provided information on the ventilation system, and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.

BIO-1: To avoid impacts to nesting birds, a nesting bird survey shall be conducted within 15 days of commencing with construction work or tree removal if this work would commence between February 1st and August 31st. The nesting survey shall include an examination of all buildings and all trees onsite and within 200 feet of the project site (i.e., within a zone of influence of the project site). The zone of influence includes those areas

outside the project site where birds could be disturbed by demolition activities, earth- moving vibrations, and/or other construction-related noise.

If birds are identified nesting on or within the zone of influence of the project site, prior to the commencement of construction that could impact the active nest(s), a qualified biologist shall establish a temporary protective nest buffer around the nest(s). The nest buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and shall be established by a qualified ornithologist or biologist with extensive experience working with nesting birds on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds such as passerines (songbirds) and up to 300 feet for sensitive nesting birds and several raptor species known to nest in the region of the project site such as red-tailed hawks.

No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. At the end of the nesting cycle, as determined by a qualified biologist, temporary nesting buffers may be removed, and construction may commence in the established nesting buffers without further regard for the buffered nest site(s).

BIO-2: All trees listed as protected in Chapter 17-24 of the Santa Rosa City Code that are proposed for removal shall be replaced at a ratio of 2:1, irrigated, and monitored for a period of three years. In addition, avoidance and minimization measures shall be implemented to ensure protection of the various species of native oak trees to remain onsite during construction activities. Any additional protected trees that will be impacted or removed shall be replaced at the required ratio, per the City Ordinance.

Before the start of any clearing, excavation, construction, or other work on the site, every protected tree shall be securely fenced off at the "protected perimeter" which shall either be the root zone or other limit as may be established by the City. If the proposed development, including any site work for the development, will encroach upon the protected perimeter of a protected tree, special measures shall be utilized, to allow the roots to obtain oxygen, water, and nutrients as needed. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter, if authorized at all by the Director, shall be minimized and subject to such conditions as may be imposed by the Director. No significant change in existing ground level shall be made within the dripline of a protected tree.

No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected tree. Underground trenching for utilities shall avoid major support and absorbing tree roots of protected trees. If avoidance is impractical, tunnels shall be made below the roots. Trenches shall be consolidated to use as many units as possible. Trenching within the drip line of protected trees shall be avoided to the greatest extent possible and shall only be done under the at-site directions of a certified arborist. No concrete or asphalt paving shall be placed over the root zones of protected trees, no artificial irrigation shall occur within the root zone of oaks, and no compaction of the soil within the root zone of protected trees shall occur.

BIO-3: The project shall implement measures to ensure that no effluent, silt, or sediment flows into the drainage feature from the project site. To avoid soils, as well as other pollutants such as fuel and lubricants from entering the drainage ditch, wildlife friendly hay wattles (that is, no mono- filament netting) and silt fencing, shall be installed on both sides of the ditch at the top of bank. The use of mulch or any other substitute that may enter the drainage ditch shall be prohibited. Staging, operation, fueling, and maintenance of construction equipment shall be always located away from the drainage ditch throughout the duration of construction activities.

Additionally, as the City of Santa Rosa is an MS4 permittee, the project will required to implement pre- and post-development Best Management Practices (BMPs), including a water quality treatment plan for the pre- and post-developed project site. Pre-construction requirements must be consistent with the requirements of the National Pollutant Discharge Elimination System (NPDES), including development of a Stormwater Pollution Prevention Plan (SWPPP) prior to site grading. In addition, a post construction BMPs plan, or a Stormwater Management Plan (SWMP) will need to be developed and incorporated into the project and submitted to the City's MS4 compliance engineer.

CUL-1: Due to the moderate potential for buried prehistoric archaeological resources and the high potential for buried historic-period archaeological resources to be located within the project area, project supervisors, contractors, and equipment operators shall be familiarized with the types of artifacts that could be encountered during earth-disturbing activities and the procedures to follow if subsurface archaeological resources are unearthed during construction. A Secretary of Interior (SOI) qualified Archaeologist shall conduct a Cultural Resource Awareness Training prior to commencement of ground-disturbing activities to familiarize construction crews with the potential to encounter prehistoric or historic-era archaeological deposits, the types of archaeological material that could be encountered, and procedures to follow if archaeological deposits and/or artifacts are identified during construction and an archaeologist is not present.

CUL-2: Due to the potential for buried historic-era archaeological resources to be present within the portion of the project area that contained the 1899 Fountaingrove Round Barn, a SOI qualified archaeological monitor shall be present onsite to monitor ground-disturbing activities in and around the Round Barn location, including grubbing, grading, over-excavation, and utility trenching. Monitoring shall continue until the SOI-qualified Archaeologist determines that archaeological resources are unlikely to be encountered. If no archaeological resources are encountered a report shall also be prepared to document the negative findings after monitoring is complete and the report shall be submitted to the City and filed with the North West Information Center (NWIC).

CUL-3: If an archaeological deposit is encountered during project-related, ground-disturbing activities, all work within 25 feet of the discovery shall be halted until the SOI-qualified Archaeologist assesses the find, consults with the client, agencies, and Native American representative, as appropriate, and makes recommendations for the treatment of the discovery, as well as the need for additional archaeological monitoring. If avoidance of the discovered archaeological resource is not feasible, the archaeological deposit shall be evaluated for its eligibility for listing in the CRHR. If the deposit is determined eligible for the CRHR and determined to be a historical resource for the purpose of CEQA, impacts shall be mitigated. Mitigation may include excavation of the archaeological deposit in accordance with a data recovery plan; standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and accessioning of archaeological materials and a technical data recovery report at a curation facility. Upon completion of the assessment, the Archaeologist shall prepare a report documenting the methods and results of the assessment. The report shall be submitted to the City, provided to the Property owner, and filed at the NWIC upon completion of the resource assessment.

CUL-4: If human remains are encountered within the project area during project-related ground-disturbing activities, all work must stop in the immediate vicinity of the discovered remains and the Sonoma County Coroner must be notified immediately. If the remains are suspected to be those of a prehistoric Native American, then the NAHC must be contacted by the Sonoma County Coroner so that a "Most Likely Descendant" (MLD) can be designated to provide further recommendations regarding treatment of the remains. A SOI- qualified Archaeologist should also be retained to evaluate the historical significance of the discovery, the potential for additional human remains to be present, and to provide further recommendations for treatment of the resource in accordance with the MLD recommendations. The

procedures taken shall comply with the provisions of California Health and Safety Code Section 7050.5 and PRC §5097.98. Importantly, any Native American human remains discovered shall be treated with sensitivity and dignity.

GEO-1: Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the Building Division of the City's Department of Planning and Economic Development. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Santa Rosa's Grading and Erosion Control Ordinance, Chapter 19-64 of the Santa Rosa Municipal Code). These plans shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during construction activity on the project site.

GEO-2: All applicable recommendations set forth in the Design Level Geotechnical Investigation prepared by Berlogar Stevens & Associates on August 12, 2020 for the subject property, including, but not limited to recommendations related to grading, drainage, excavation, foundations systems, and compaction specifications shall be incorporated. Final grading plan, construction plans, and building plans shall demonstrate that recommendations set forth in the geotechnical reports have been incorporated into the design of the project and to the satisfaction of the Santa Rosa City Engineer.

GEO-3: In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.

GHG-1: Upon submittal of building permit plans, the applicant shall submit a revised Appendix E: CAP New Development Checklist and supporting documentation for each proposed voluntary item, as follows.

- **2.1.3 Pre-wire and pre-plumb for solar thermal or PV systems:** Identify the specific building plan sheet that demonstrates how the project will incorporate pre-wiring and pre-plumbing for solar thermal and/or PV systems.
- **3.5.1 Unbundle parking from property cost:** Submit documentation related to how parking will be unbundled from property costs (e.g. options available to prospective tenants for lease of parking spaces). Documentation shall also include information on units with dedicated parking spaces, clearly stating whether parking will also be unbundled from these units and how this works from an operational perspective.
- **4.1.3 Provide bicycle safety training to residents, employees, motorists:** The applicant shall submit draft training materials and plans for implementation (e.g. new residents and employees will be provided with the bicycle training materials upon signing of a lease or initial employment, as applicable).
- **4.3.2 Work with large employers to provide rideshare programs:** To ensure rideshare programs are feasible, the applicant shall submit additional information documenting employers that would be included in the rideshare programs and a plan for implementation.
- **9.1.2 Provide outdoor electrical outlets for charging lawn equipment:** Identify the specific building plan sheet that demonstrates how the project will incorporate these electrical outlets for charging landscaping equipment.

HYDRO-1: In accordance with the National Pollution Discharge Elimination System (NPDES) regulations, the applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. The SWPPP shall address erosion and sediment controls, proper storage of fuels, identification of BMPs, and use and cleanup of hazardous materials. A Notice of Intent, fees, and other required documentation shall be filed with the Regional Water Quality Control Board. During construction, a monitoring report shall be conducted weekly during dry conditions and three times a day during storms that produce more than 1/2" of precipitation.

HYDRO-2: Upon submittal of plans for building permit, the applicant shall submit to the City for review and approval a Stormwater Facilities Operations and Maintenance Plan addressing the specific drainage patterns and treatment facilities on the development site. The Plan shall, at a minimum, include the following information:

Responsible Individuals

- The person or persons who will have direct responsibility for the maintenance of stormwater controls, maintain self-inspection records, and sign any correspondence with the City regarding inspections.
- Employees or contractors who will report to the designated contact and are responsible for carrying out maintenance.
- Contact of the individual or individuals responsible for responding to issues, such as clogged drains or broken irrigation mains, that would require immediate response should they occur during off-hours.
- Description of the methods and schedule of initial training for staff or contractors regarding the purpose, mode of operation, and maintenance requirements for the facilities on the site.

Facilities to be Maintained

- Figures from the approved Stormwater Control Plan delineating the Drainage Management Areas (DMAs) on the site and showing locations of bioretention facilities.
- Tabulation of the DMAs from the calculations in the approved Stormwater Control Plan.

Document Facilities

- Plans, elevations, and details of the bioretention facilities. If necessary, annotations with the designations used in the approved Stormwater Control Plan so it is clear which drawing refers to which facility.
- Construction details and specifications, including depths of sand or soil, compaction, pipe materials, and bedding.
- Location and layouts of inflow piping and piping to off-site discharge.
- Native soils encountered (e.g., sand or clay lenses beneath or near facilities).

NOI-1: The following Best Construction Management Practices shall be implemented throughout construction of the project:

1. 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.
2. Limit use of the concrete saw to a distance of 50 feet or greater from residences, where feasible.
3. Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Temporary noise barriers would provide a 5 dBA noise reduction 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.
4. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
5. Unnecessary idling of internal combustion engines shall be strictly prohibited.
6. 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. Any enclosure openings or venting shall face away from sensitive receptors.
7. Utilize "quiet" air compressors and other stationary noise sources where technology exists.

8. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
9. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from existing residences.
10. Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
11. The contractor shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. Avoid overlapping construction phases, where feasible.
12. Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences.
13. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will 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.

NOI-2: At the time of building permit submittal, the applicant shall provide a suitable form of forced-air mechanical ventilation, as determined by the building official, for all residential buildings, so that windows can be kept closed to control noise.

NOI-3: At the time of building permit submittal, the applicant shall provide sound-rated windows and doors for Buildings A, D, and E to maintain interior noise levels or below the City's 45 dBA L_{dn} interior noise threshold. Sound-rated windows and doors for units located in Buildings A, D, and E shall be minimum STC ratings of 28 to meet the interior noise threshold. Standard residential grade windows and doors (minimum STC 26) shall be required for all remaining units.

NOI-4: At the time of building permit submittal, a qualified acoustical specialist shall prepare a detailed analysis of interior residential noise levels resulting from all exterior sources pursuant to requirements set forth in the General Plan and State Building Code. The analysis shall review the final site plan, building elevations, and floor plans prior to construction and confirm building treatments necessary to reduce interior noise levels to 45 dBA L_{dn} or less. Treatments would include, but are not limited to, sound-rated windows and doors, acoustical caulking, protected ventilation openings, etc. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project. Results of the analysis, including a description of the necessary noise control treatments, shall be submitted to the City, along with the building plans and approved design, prior to issuance of a building permit.

TRAN-1: Consistent with City standards, the project shall upgrade all driveways to comply with ADA standards, and shall restore any damaged curb, gutter, and sidewalks along the project frontage.

TRAN-2: To ensure that potential circulation hazards are avoided, the Mendocino Avenue driveway shall be restricted to a right turn entry and exit only through signage, striping, pavement marking, and/or by design, as accepted by the City Engineer.

TRAN-3: Consistent with requirements of the City of Santa Rosa, new plantings or signs to be located along the street frontages shall be designed to ensure that adequate sight lines are maintained. New vegetation along street frontages shall not exceed three feet in height and tree canopies shall extend no less than

seven feet in height from the ground surface. The applicant shall be responsible for maintaining adequate sight lines from the project driveways.

TCUL-1: To protect buried Tribal Cultural Resources that may be encountered during construction activities, the project shall implement Environmental Conditions of Approval CUL-1, CUL-2, CUL-3, and CUL-4.