



DUTTON AVENUE DEVELOPMENT

**3150 Dutton Avenue
Assessor Parcel No.: 043-133-013**

Mitigation Monitoring and Reporting Program

Lead Agency:

City of Santa Rosa
Planning and Economic Development Department
100 Santa Rosa Ave., Rm. 3
Santa Rosa, CA 95404

Contact: Patrick Streeter, Senior Planner

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MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

The California Environmental Quality Act (CEQA) requires that when a public agency has made findings that mitigation measures are required to avoid or substantially lessen significant adverse environmental impacts identified in the Initial Study/Mitigated Negative Declaration, the agency shall adopt a program for monitoring or reporting on the mitigation to ensure the mitigation measures are implemented. This Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure the effective implementation of the mitigation measures that the Design Review Board adopted as part of its approval of the Dutton Avenue Development Project.

The City of Santa Rosa, as the lead agency for the project, is responsible for enforcing and verifying that each mitigation measure is implemented. The MMRP establishes the framework the City will use to implement the mitigation measures adopted in connection with project approval, and the monitoring/reporting of such implementation.

Mitigation Measure	Compliance Documentation	Timing	Responsible Party	Status	Date of Completion
<i>Air Quality</i>					
COA: Dust and Exhaust Controls 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	Documentation that the requirements have been incorporated into the construction contracts. Documentation of compliance to be provided during construction.	During any construction period ground disturbance.	Project applicant or his designee for submittal of required information. Department of Planning and Economic Development prior to permit issuance. Building Division during site review.		

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.					
Cultural Resources					
COA-CUL-1: <u>Archaeological Resources</u> If archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds. 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 remain such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).	If archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds. Department of Planning and Economic Development shall be notified.	During any construction period ground disturbance.	Project applicant or his designee for notification.		
COA-CUL-2-BR-2: <u>Human Remains</u> If human remains are encountered, all activities in the immediate vicinity of the find and with an adequate buffer zone will be halted and, in accordance with California Health and Safety Code Section 7050.5, the County Coroner will be notified and permitted to assess the remains. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the	If human remains are uncovered, work at the place of discovery should be halted immediately and the County Coroner notified.	During any construction period ground disturbance.	Project applicant or his designee for notification.		

treatment and disposition has been made. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code 5097.98.					
Noise					
MM-NOISE -1: Internal Environment Attaining the necessary noise reduction from exterior-to-interior spaces is readily achievable with proper wall construction techniques, the selections of proper windows and doors, and the incorporation of forced-air mechanical ventilation systems. Said techniques are as follows: <ul style="list-style-type: none">• The units in Building D along the northern, southern, and eastern façades, shall use windows and sliding glass doors with STC ratings of STC 35 to 38. Along the western façade of Building D, windows and sliding glass doors with STC ratings of STC 28 to 31 would be required.• The units in Buildings A and B along the northern, southern, and western façades, shall use windows and sliding glass doors with STC ratings of STC 26 to 28. The remaining interior would need windows and sliding glass doors with STC ratings of STC 26 to 31 to achieve interior noise	Documentation that the requirements have been incorporated into the construction contracts. Documentation of compliance to be provided during construction.	Prior to and during construction.	Project applicant or his designee for submittal of required information. Department of Planning and Economic Development prior to permit issuance. Building Division during site review.		

<p>standards. All of the units in the proposed buildings should also be provided some form of forced-air mechanical ventilation, satisfactory to the local building official, to adequately ventilate the interior space of the units when windows are closed to control noise.</p> <p>MM-NOISE -2: <u>Construction</u></p> <ul style="list-style-type: none">• Muffle and maintain all equipment used on site. All internal combustion engine-driven equipment shall be fitted with mufflers, which are in good condition. Good mufflers shall result in non-impact tools generating a maximum noise level of 80 dB when measured at a distance of 50 feet.• Utilize “quiet” models of air compressors and other stationary noise sources where technology exists.• Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.• Prohibit unnecessary idling of internal combustion engines.• Prohibit construction workers’ radios which are audible on adjoining properties.• Restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturdays, with no construction is permitted on Sundays and holidays.• Do not allow machinery to be cleaned or serviced past 7:00 p.m. or prior to 7:00					
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<p>a.m. Monday through Friday.</p> <ul style="list-style-type: none">• Limit the allowable hours for the delivery of materials or equipment to the site and truck traffic coming to and from the site for any purpose to Monday through Friday between 7:00 a.m. and 7:00 p.m.• Allowable construction hours shall be posted clearly on a sign at the construction site.• The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. The Disturbance Coordinator shall:<ul style="list-style-type: none">• Receive and act on complaints about construction disturbances during site clearing, excavation, infrastructure installation, road building, residential construction, and site other construction activities.• Determine the cause(s) and implement remedial measures as necessary to alleviate significant problems.• Clearly post his/her name and phone number(s) on a sign at the construction site.• Notify area residents of construction activities,					
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schedules, and potential impacts.					
Transportation/Traffic					
MM-TRANS/TRAFFIC- 1: <u>Road Improvements</u> <ul style="list-style-type: none">• Parking shall be prohibited for a distance of 50 ft. on either side of the project entrance. This shall be shown on the improvement plans.• A proportional share contribution of 2.2 percent of the costs funded by private development shall be paid towards the future improvements at Todd Road/Standish Avenue-Ghilotti Avenue to install a traffic signal unless such costs are included in a traffic impact fee.• A proportional share contribution of 4.5 percent of the costs funded by private development shall be paid towards the future improvements at Dutton Avenue/Bellevue Avenue to install a traffic signal unless such costs are included in a traffic impact fee.	<p>The site plan shall reflect no parking 50 ft. on either side of the project entrance.</p>	Prior to final Design Review.	Project applicant or their designee for submittal of required information.		
MM-TRANS/TRAFFIC- 2: <u>Traffic Control</u> <p>The applicant shall adopt the following traffic control procedures to minimize traffic congestion and traffic hazards. As required, construction flagging and signage, use of plates, and other safety measures shall be in conformance with Caltrans 2006 Manual of Uniform Traffic Control Devices. Other measures shall include:</p> <ul style="list-style-type: none">• If temporary lane or street closures are required, the applicant shall contact	<p>Documentation of compliance to be provided at Building Permit.</p> <p>Documentation of compliance to be provided at Building Permit.</p> <p>Documentation that requirements have been</p>		Department of Planning and Economic Development.		

<p>emergency response providers (i.e., hospitals, police, fire, and ambulance) to determine if the streets impacted are considered primary routes.</p> <ul style="list-style-type: none">• Where construction necessitates lane or street closures along emergency response routes, the applicant shall recommend and obtain approval of alternate routes or other means from the affected service providers, at a minimum of one week prior to construction.• During construction, the applicant shall notify the service providers on a weekly basis of the timing, location, and duration of construction.• The applicant shall maintain pedestrian and vehicular access to public facilities, businesses, and residences along the street during commute hours and shall minimize the closure of pedestrian and vehicular access at other times. Peak commute hours are between 7:00 AM - 9:00 AM and 4:00 PM - 6:00 PM.	<p>incorporated into construction documents.</p> <p>Documentation of compliance to be provided during construction.</p>	<p>Prior to and during construction.</p>			
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