



3575 Mendocino Avenue Project
Mitigation Monitoring and Reporting
Program

November 2, 2020

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Prepared for:

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Abbreviations

Applicant	BRJE Communities, LLC
BCDC	Bay Area Conservation District
CCC	California Coastal Commission
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Santa Rosa
dB(A)	A-weighted Sound Level
DPR	California Department of Parks and Recreation
EIR	Environmental Impact Report
HCP	Habitat Conservation Plan
HVAC	Heating Ventilation and Air Condition
L _{dn}	day-night sound level
MERV	Minimum Efficiency Reporting Value
MM	Mitigation Measure
MMRP	Mitigation, Monitoring, and Reporting Program
NCCP	Natural Community Conservation Plan
PBA	Plan Bay Area
PM _{2.5}	particulate matter 2.5 microns in diameter or less
PRC	Public Resources Code
proposed project	3575 Mendocino Avenue Project
RWQCB	Regional Water Quality Control Board
SCEA	Sustainable Communities Environmental Assessment
SRFD	City of Santa Rosa Fire Department
SRPD	City of Santa Rosa Police Department
SWPPP	Stormwater Pollution Prevention Plan
TAC	Toxic air contaminants
TCR	Tribal Cultural Resource
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service

1.0 PROCEDURES FOR MONITORING AND REPORTING

The purpose of the Mitigation, Monitoring, and Reporting Program (MMRP) is to provide the City of Santa Rosa (City) and BRJE Communities, LLC (the Applicant) with a comprehensive list of the mitigation measures identified in the Sustainable Communities Environmental Assessment (SCEA) for the 3575 Mendocino Avenue Project (proposed project). For purposes of this MMRP and implementation of the proposed project mitigation measures, the term “Applicant” is also synonymous with the term “Developer” in the event portions of the proposed project are sold off to another entity not explicitly listed herein.

1.1 INTRODUCTION

The City is acting as the Lead Agency, as defined by the California Environmental Quality Act (CEQA). In accordance with Public Resources Code section 21081.6, a Lead Agency that approves or carries out a project with potentially significant environmental effects shall adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

The CEQA Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they consider any of the activities identified in the environmental document.

This MMRP is a working guide to facilitate both the implementation of the mitigation measures and the monitoring, compliance, and reporting activities by the City and any monitors it may designate. If the City Certifies the SCEA for the proposed project, it will adopt the MMRP.

1.2 OVERVIEW OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The City will be responsible for mitigation measure implementation oversight and compliance documentation. Under the oversight of City staff, mitigation actions required prior to and during construction will be performed by the City and/or the Applicants’ Consultants, the chosen Contractors, and/or City and/or Applicant staff.

Monitoring and reporting procedures will conform to the following steps prior to and during proposed project construction and operations:

Step 1 Action: This step will be executed by the City and may be designated by the City and/or Applicant to a Consultant and/or Contractor. All actions taken as part of this MMRP will be documented monthly by the Applicant

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] and reported quarterly to the City, as described in Steps 2 and 3 below. The designee responsible for implementation of mitigation measures will:

- Review mitigation status reports and any other information generated during construction;
- Ensure that the mitigation measures in the MMRP are undertaken, either by Staff, Contractors, or Consultants; and
- Verify monthly that mitigation actions are properly undertaken.

Step 2 Monitoring: This step will be executed by the Monitor. The Monitor will be designated by the City and/or Applicant and may be City and/or Applicant staff or a consultant to the City and/or the Applicant. The Monitor will investigate noncompliance allegations and identify how City and/or Applicant staff, or its designees, should correct implementation of the measure. If a measure is under the control of the Contractor, the Monitor will inform the Contractor of the Monitor's determination and request improved implementation.

The Monitor will have the following responsibilities:

- Be knowledgeable in the mitigation that is to be monitored; and
- Verify implementation of mitigation by:
 - Verifying in the field that required implementation has been properly executed during and after construction; and
 - Contacting the Applicant and requesting that the situation be remedied if mitigation is not being implemented or executed properly.

Step 3 Reporting: This step will be executed by the Monitor. The Monitor will have the following responsibilities:

- Compile all mitigation status reports into a Report of Compliance. Recommendations may include updating the frequency of monitoring, changing the type of monitoring, and suggesting better ways to implement mitigation;
- Assist the City and/or Applicant reviewing Contractor's implementation of mitigation requirements, detailing corrective action and time of completion to resolve any issues that are raised; and
- Keep all completed report and statements on file at the City and Applicant offices.

2.0 CEQA MITIGATION MEASURES

Table 2-1 below describes the mitigation measures included in the proposed project. For each mitigation measure the required action, responsible party, implementation timing, and reporting requirements are described.

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Table 2-1 Summary of the 3575 Mendocino Avenue Project Mitigation Measures

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
Section 4.2 Air Quality				
<p>Mitigation Measure AIR-1: Tier 4 Final Engine Requirements All cranes used during project construction activities shall be required to meet Tier 4 final emissions standards. Prior to the issuance of any demolition, grading, or building permits a note shall be added to the project plans requiring all cranes used for project construction activities to meet Tier 4 final emissions standards. The construction contractor shall maintain records documenting efforts to comply with this requirement and shall submit records of compliance to the City prior to issuance of certificate of occupancy for each building.</p>	The Applicant and chosen Contractor	Prior to and during construction	The note shall be added to project plans prior to issuance of any demolition, grading, or building permits and document; maintain, and submit records to the City prior to issuance of certificate of occupancy for each building.	<ul style="list-style-type: none"> All cranes used during project construction activities will meet Tier 4 final emissions standards.
<p>Mitigation Measure AIR-2 (Plan Bay Area [PBA] Environmental Impact Report [EIR] Mitigation Measure [MM] 2.9-1[a]): Sensitive Receptors Exposure to Toxic Air Contaminants (TACs) and PM2.5 Concentrations in Transit Priority Areas The following measures from PBA EIR MM 2.9-1(a): Sensitive Receptors Exposure to TACs and PM_{2.5} Concentrations in Transit Priority Areas are relevant to this proposed project: When locating sensitive receptors in TAC risk areas, implementing agencies and/or project sponsors shall implement measures, where feasible and necessary based on project- and site-specific considerations that include, but are not limited to the following:</p> <ul style="list-style-type: none"> Install, operate, and maintain in good working order a central heating, ventilation, and air conditioning (HVAC) system or other air intake system in the building, or in each individual unit, that meets or exceeds a minimum efficiency reporting value (MERV) of 13 or higher. The HVAC system shall include the following features: Installation of a high efficiency filter and/or carbon filter to filter particulates and other chemical matter from entering the building. Either high efficiency particulate air filters or American Society of 	The Applicant and chosen Contractor	Prior to and during construction	When locating sensitive receptors in TAC risk areas, implementing agencies and/or Applicant shall implement measures, where feasible and necessary based on project- and site-specific considerations.	<ul style="list-style-type: none"> The proposed project would not expose sensitive receptors to substantial pollutant concentrations.

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<p>Heating, Refrigeration, and Air-Conditioning Engineers certified 85% supply filters shall be used.</p> <ul style="list-style-type: none"> • Maintain, repair and/or replace HVAC system on an ongoing and as needed basis or shall prepare an operation and maintenance manual for the HVAC system and the filter. The manual shall include the operating instructions and the maintenance and replacement schedule. This manual shall be included in the Covenants, Conditions and Restrictions for residential projects and/or distributed to the building maintenance staff. In addition, the applicant shall prepare a separate homeowners manual. The manual shall contain the operating instructions and the maintenance and replacement schedule for the HVAC system and the filters. • Install passive electrostatic filtering systems with low air velocities (i.e., less than 1 mile per hour). • Individual and common exterior open space and outdoor activity areas proposed as part of individual projects shall be located as far away as possible within the project site boundary, face away from major freeways, and shall be shielded from the source (i.e., the roadway) of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants. • Locate air intakes and design windows to reduce PM exposure (e.g., windows nearest to the roadway do not open). • Sensitive receptors within buildings shall be located in areas upwind of major roadway traffic to reduce exposure to reduce cancer risk levels and exposure to PM_{2.5}. • Planting trees and/or vegetation between sensitive receptors and pollution source. Trees that are best suited to trapping PM shall be planted, including one or more of the following species: Pine (<i>Pinus nigra var. maritima</i>), Cypress (<i>X Cupressocyparis leylandii</i>), Hybrid poplar (<i>Populus deltoids X trichocarpa</i>), California pepper tree (<i>Schinus molle</i>) and Redwoods (<i>Sequoia sempervirens</i>). • Idling of heavy-duty diesel trucks at these locations shall be prohibited or limited to no more than 2 minutes. 				

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<ul style="list-style-type: none"> Emissions from diesel trucks shall be reduced through establishing truck routes to avoid residential neighborhoods or other land uses serving sensitive populations, such as hospitals, schools, and childcare centers. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented to direct traffic activity at non-permitted sources and large construction projects. 				
Section 4.3 Biological Resources				
<p>Mitigation Measure BIO-1: Avoid Disturbance of Nesting Birds. Vegetation removal and initial ground disturbance activities should be initiated during the non-nesting season for migratory birds from September 1 to January 31. If work cannot be initiated during this period, a nesting bird survey should be performed by a qualified biologist for species protected by the Migratory Bird Treaty Act and California Fish and Game Code within a 250-foot radius of proposed construction activities for passerines, no more than 2 weeks prior to the start of construction activities. If active nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer shall be determined by the biologist based on species and proximity to activities and may be reduced at the discretion of the biologist. Active nests shall be monitored periodically to determine time of fledging.</p>	The Applicant	Prior to construction	A qualified biologist shall conduct preconstruction nesting bird surveys during the nesting bird season to document all nests on the project site and implement protective buffers around documented nests prior to construction. The survey(s) shall be conducted by a qualified biologist and a brief survey report shall be documented and kept on file by the Applicant.	<ul style="list-style-type: none"> Any disturbance of nesting birds is appropriately avoided and documented.
<p>Mitigation Measure BIO-2: (PBA EIR MM 2.9-2: Riparian Habitat, Federally Protected Wetlands, or Other Sensitive Natural Communities). The following measures from PBA EIR MM 2.9-2: Riparian Habitat, Federally Protected Wetlands, or Other Sensitive Natural Communities are relevant to this proposed project: Implementing agencies and/or project sponsors shall implement measures, where feasible and necessary based on project- and site-specific considerations that include, but are not limited to:</p>	The Applicant	Prior to construction	The Applicant shall coordinate and obtain permit approval from the appropriate resources agencies that would require mitigation to offset impacts to jurisdictional features.	<ul style="list-style-type: none"> Impacts to riparian habitat, federally protected wetlands, or other sensitive natural resources agencies are avoided or appropriately compensated and/or mitigated.

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<ul style="list-style-type: none"> ○ Where avoidance of jurisdictional waters is not feasible, project sponsors shall minimize fill and the use of in-water construction methods, and place fill only with express permit approval from the appropriate resource agencies (e.g., United States Army Corps of Engineers [USACE], Regional Water Quality Control Board [RWQCB], California Department of Fish and Wildlife [CDFW], Bay Area Conservation District [BCDC], and California Coastal Commission [CCC]) and in accordance with applicable existing regulations, such as the Clean Water Act or local stream protection ordinances. ○ Project sponsors shall arrange for compensatory mitigation in the form of mitigation bank credits, on-site or off-site enhancement of existing waters or wetland creation in accordance with applicable existing regulations and subject to approval by the USACE, RWQCB, CDFW, BCDC, and CCC. The following minimum performance standards (or other standards as required by the permitting agencies) shall apply to any wetland compensatory mitigation: <ul style="list-style-type: none"> ● Compensation shall be provided at a minimum 1:1 ratio for restoration and preservation but shall in all cases be consistent with mitigation ratios set forth in locally applicable plans (e.g., general plans, Habitat Conservation Plans [HCPs]/ Natural Community Conservation Plan [NCCPs], etc.), or in project-specific permitting documentation. Compensatory mitigation may be a combination of onsite restoration/creation/enhancement or offsite restoration, preservation, and/or enhancement. Compensatory mitigation may be achieved in advance of impacts through the purchase or creation of mitigation credits or the implementation of mitigation projects through Regional Advance Mitigation Planning, as deemed appropriate by the permitting agencies. 				

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<ul style="list-style-type: none"> ○ In accordance with CDFW guidelines and other instruments protective of sensitive or special-status natural communities, project sponsors shall avoid and minimize impacts on sensitive natural communities when designing and permitting projects. Where applicable, projects shall conform to the provisions of special area management or restoration plans, such as the Suisun Marsh Protection Plan or the East Contra Costa County HCP, which outline specific measures to protect sensitive vegetation communities. ● Compliance with existing local regulations and policies, including applicable HCP/NCCPs that exceed or reasonably replace any of the above measures protective of jurisdictional wetlands or special-status natural communities. 				
<p>Mitigation Measure BIO-3: Sensitive Aquatic Habitat. Following the completion of construction, temporary and permanent impacts to the perennial stream (Russell Creek) shall be restored to return the impacted area to preconstruction conditions, including grading and revegetation using a local native seed mix. Permanent impacts to the <u>perennial stream and</u> emergent wetland shall be mitigated at a 1:1 (impact:mitigation) ratio through the purchase of wetland mitigation credits at a local mitigation bank approved by North Coast RWQCB.</p>	<p>The Applicant and chosen Contractor</p>	<p>Prior to construction and post construction</p>	<p>Prior to construction, the Applicant shall document all temporary and permanent impacts to Russell Creek and mitigate at the appropriate ratio. Following the completion of construction, temporary and permanent impacts to Russell Creek shall be restored to return the impacted area to preconstruction conditions.</p>	<ul style="list-style-type: none"> ● Temporary and permanent impacts to Russell Creek and emergent wetland would be appropriately mitigated or restored to return the impacted area to preconstruction conditions.

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Section 4.4 Cultural Resources				
<p>Mitigation Measure CUL-1 (PBA EIR MM 2.11-2: Archaeological Resources)</p> <p>The following measures from PBA EIR MM 2.11-2: Archaeological Resources are relevant to this proposed project:</p> <p>Implementing agencies and/or project sponsors shall implement the following measures where feasible and necessary based on project- and site-specific considerations that include, but are not limited to:</p> <ul style="list-style-type: none"> In the event that evidence of any prehistoric or historic-era subsurface archaeological features or deposits are discovered during construction-related earth-moving activities (e.g., ceramic shard, trash scatters, lithic scatters), all ground-disturbing activity in the area of the discovery shall be halted until a qualified archaeologist can assess the significance of the find. If the find is a prehistoric archeological site, the appropriate Native American group shall be notified. If the archaeologist determines that the find does not meet the California Register of Historical Resources standards of significance for cultural resources, construction may proceed. If the archaeologist determines that further information is needed to evaluate significance, a data recovery plan shall be prepared. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), the archaeologist shall work with the project applicant to avoid disturbance to the resources, and if complete avoidance is not feasible in light of project design, economics, logistics, and other factors, follow accepted professional standards in recording any find including submittal of the standard California Department of Parks and Recreation (DPR) Primary Record forms (Form DPR 523) and location information to the appropriate California Historical Resources Information System office for the project area. Project sponsors shall comply with existing local regulations and policies that exceed or reasonably replace any of the above measures that protect archaeological resources. 	<p>The Applicant and chosen Contractor</p>	<p>During construction</p>	<p>The Applicant shall implement avoidance measures for archaeological resources discovered during construction.</p>	<ul style="list-style-type: none"> Impacts to archaeological resources are avoided and/or appropriately documented.

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<p>Mitigation Measure CUL-2: Cultural Resources Monitoring</p> <p>Prior to any ground disturbing activities for the proposed project, a qualified archaeologist shall prepare a Cultural Resources Monitoring Plan for review <u>by and in consultation with the affiliated tribe</u>, and approval by the City. The Plan shall identify the type of archaeological material that could potentially be found within the project area and procedures to follow should any material be encountered during ground disturbing activities. The Plan should provide procedures and guidelines for in-field assessment of the significance of any archaeological material identified during monitoring. All ground disturbance taking place during the initial project grubbing and grading phases shall be monitored by an archaeologist or and a tribal monitor from an appropriately the affiliated tribe in order to check for the inadvertent discovery of exposure of archaeological materials. The archaeologist must meet the Secretary of Interior’s Professional Qualification Standards for archaeology. The archaeologist or and tribal monitor shall be empowered to halt construction activities at the location of a discovery to review possible archaeological material and to protect the resource while the materials are being assessed. Monitoring shall continue until, in the archaeologist’s judgment, in consultation with any the tribal monitor, additional archaeological resources are not likely to be encountered. If no archaeological resources are discovered during construction, the archaeologist shall prepare a report to document negative findings after construction is complete. If an archaeological deposit is encountered during initial project grubbing or grading activities, all work within 25 60 feet of the discovery shall be redirected cease until the archaeologist or and tribal monitor can assess the find, consult with agencies and appropriately affiliated tribe(s) as appropriate, and make recommendations for the treatment of the discovery. Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The final report shall be <u>reviewed by and in consultation with the affiliated tribe, and</u> submitted to the project applicant, City, and the Northwest Information Center.</p>	<p>The Applicant</p>	<p>Prior to and during construction</p>	<p>Prior to any ground disturbing activities for the proposed project, a qualified archaeologist shall prepare a Cultural Resources Monitoring Plan for review and approval by the City. During construction the Applicant shall implement avoidance measures for cultural resources, including monitoring, as appropriate.</p>	<ul style="list-style-type: none"> Impacts to cultural resources are avoided or appropriately documented.

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<p><u>Mitigation Measure CUL-3: Archeological Resources, Cultural Resources Monitoring, and Tribal Cultural Resources</u></p> <p><u>The Project applicant and lead agency shall engage in consultation and coordination with interested local California Native American tribes in implementing CUL-1, CUL-2, and TRIB-1.</u></p>	<p><u>The Applicant</u></p>	<p><u>Prior to and during construction</u></p>	<p><u>The Applicant shall implement avoidance measures for archaeological resources discovered during construction, in consultation with interested Native American Tribes.</u></p> <p><u>Prior to any ground disturbing activities for the proposed project, a qualified archaeologist shall prepare a Cultural Resources Monitoring Plan for review by and in consultation with the affiliated tribe and approval by the City. During construction the Applicant shall implement avoidance measures for cultural resources, including monitoring, as appropriate.</u></p> <p><u>The Applicant shall implement avoidance measures for TCRs.</u></p>	<ul style="list-style-type: none"> <u>Impacts to cultural resources are avoided or appropriately documented.</u>
<p>Section 4.6 Geology and Soils</p>				
<p>Mitigation Measure GEO-1: Implement Geotechnical Design Recommendations.</p>	<p>The Applicant</p>	<p>Prior to construction</p>	<p>All design recommendations from the Geotechnical Study</p>	<ul style="list-style-type: none"> The new structures on the site will be stabilized in

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<p>Prior to issuance of grading permits, all design specifications and recommendations contained within the Geotechnical Study Report dated December 20, 2019 (Updated September 2, 2020) shall be incorporated into relevant project plans and specifications. The project site plans shall be submitted to the City and reviewed as part of the building permit review process.</p>			<p>Report shall be implemented in the proposed project design to stabilize soils and foundations. The final design plans shall be approved by the City as part of the building permit review process.</p>	<p>accordance with approved plans.</p>
<p>Mitigation Measure GEO-2: Prepare and Implement Dewatering and Shoring Plans</p> <p>If excavation to 4.4 feet below ground surface or deeper is required for the project, a dewatering plan shall be submitted to the City for approval prior to the issuance of a grading permit. At a minimum, the dewatering plan shall detail dewatering methods, location of dewatering activities, equipment, groundwater sampling, disposal, and discharge point in accordance with the requirements of the North Coast RWQCB. In the event shoring methods are implemented for any excavations, shoring plans shall be submitted to the City for approval prior to the issuance of a grading permit. All shoring plans shall be prepared in accordance with the California Division of Occupational Safety and Health regulations and the City of Santa Rosa Public Works Department engineering standards and specifications.</p>	<p>The Applicant and chosen Contractor</p>	<p>Prior to and during construction</p>	<p>The construction dewatering plan shall be developed by the Applicant and submitted to the City prior to the issuance of a grading permit. All dewatering and shoring activities shall be monitored during construction activities by the chosen contractor.</p>	<ul style="list-style-type: none"> Any dewatering activities are completed in accordance with the North Coast RWQCB requirements and local City requirements. Safety of the construction site and personnel is ensured.
<p>Mitigation Measure GEO-3 (PBA EIR MM 2.11-3: Paleontological Resources)</p> <p>The following measures from PBA EIR MM 2.11.3: Paleontological Resources are relevant to the proposed project:</p> <p>Implementing agencies and/or project sponsors shall implement measures where feasible and necessary based on project- and site-specific considerations that include, but are not limited to:</p> <ul style="list-style-type: none"> If paleontological resources are discovered during earthmoving activities, the construction crew will be directed to immediately cease work in the vicinity of the find and notify the implementing agencies and/or project sponsors. 	<p>The Applicant and chosen Contractor</p>	<p>During construction</p>	<p>If previously undiscovered paleontological resources are discovered during construction activities, then the appropriate actions will be taken in accordance with this measure.</p>	<ul style="list-style-type: none"> Any previously undiscovered paleontological resources discovered onsite are preserved or avoided.

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<p>The project sponsor will retain a qualified paleontologist for identification and salvage of fossils so that construction delays can be minimized. The paleontologist will be responsible for implementing a recovery plan which could include the following:</p> <ul style="list-style-type: none"> • In the event of discovery, salvage of unearthed fossil remains, typically involving simple excavation of the exposed specimen but possibly also plaster-jacketing of large and/or fragile specimens, or more elaborate quarry excavations of richly fossiliferous deposits; • Recovery of stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including description of lithologies of fossil-bearing strata, measurement and description of the overall stratigraphic section, and photographic documentation of the geologic setting; • Laboratory preparation (cleaning and repair) of collected fossil remains to a point of curation, generally involving removal of enclosing rock material, stabilization of fragile specimens (using glues and other hardeners), and repair of broken specimens; • Cataloging and identification of prepared fossil remains, typically involving scientific identification of specimens, inventory of specimens, assignment of catalog numbers, and entry of data into an inventory database; • Transferal, for storage, of cataloged fossil remains to an appropriate repository, with consent of property owner; • Preparation of a final report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection; and • Project sponsors shall comply with existing local regulations and policies that exceed or reasonably replace any of the above measures that protect paleontological or geologic resources. 				

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<p>Mitigation Measure HYD-1 (Prepare and Implement a Stormwater Pollution Prevention Plan [SWPPP]) See Section 4.9</p>				
<p>Section 4.8 Hazards and Hazardous Materials</p>				
<p>Mitigation Measure WF-1 (Project Emergency Response and Preparedness Plan) and Mitigation Measure WF-2 (Fire Resistant Landscaping Plans) See section 4.19</p>				
<p>Section 4.9 Hydrology and Water Quality</p>				
<p>Mitigation Measure HYD-1: Prepare and Implement a SWPPP Coverage shall be obtained for the project under the City of Santa Rosa's Construction General Permit (Order No. 2009-009-DWQ, as amended by 2010-0014-DWQ and 20152-006-DWQ). Per the requirements of the California State Water Resources Control Board, a SWPPP shall be prepared for the project to reduce the potential for water pollution and sedimentation from proposed project activities. The SWPPP shall address site runoff, assuring that project runoff shall not affect or alter the drainage patterns on the project site. The SWPPP shall comply with the City's Grading and Erosion Control Ordinance, as specified in Chapter 19-64.010 in the City Code, as well as the Waste Discharge Requirements of the North Coast RWQCB Permit.</p>	<p>The Applicant and chosen Contractor</p>	<p>The SWPPP shall be prepared prior to construction and implemented during construction.</p>	<p>The Applicant and chosen Contractor shall monitor implementation of the mitigation measure and a copy of the SWPPP shall remain on file at the Project site.</p>	<ul style="list-style-type: none"> Adherence to all applicable conditions and no substantial erosion, sedimentation, or water pollution during or post-construction.
<p>Mitigation Measure GEO-2 (Prepare and Implement Dewatering and Shoring Plans) See Section 4.6</p>				
<p>Section 4.12 Noise</p>				
<p>Mitigation Measure NOI-1: Interior/Exterior Noise Levels A qualified acoustical engineer or noise specialist shall verify that applicable features are incorporated into the project design to reduce noise exposure, including noise exposure from traffic noise, to levels below 45 dB(A) L_{dn} in habitable rooms and 60 dB(A) L_{dn} in private and shared recreational facilities as required by Policy NS-B-4 of the General Plan.</p>	<p>The Applicant</p>	<p>Prior to construction</p>	<p>A qualified acoustical engineer or noise specialist shall verify that applicable features are incorporated into the project design to reduce noise exposure to required levels.</p>	<ul style="list-style-type: none"> Interior and exterior noise levels are below required limits.
<p>Mitigation Measure NOI-2 (PBA EIR MM 2.6-2: Increased Noise from Traffic and Transit)</p>	<p>The Applicant</p>	<p>Prior to construction</p>	<p>The Applicant shall implement measures</p>	<ul style="list-style-type: none"> Noise from construction traffic is

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<p>The following measures from PBA EIR MM 2.6-2: Increased Noise from Traffic and Transit are relevant to this proposed project:</p> <p>To reduce exposure from traffic-noise, lead agencies and/or project sponsors shall consider mitigation measures including, but not limited to those identified below:</p> <ul style="list-style-type: none"> • Use land use planning measures, such as zoning, restrictions on development, site design, and buffers to ensure that future development is noise compatible with adjacent transportation facilities and land uses. • Maximize the distance between noise-sensitive land uses and new noise-generating facilities and transportation systems. 			to reduce exposure from traffic noise.	minimized and contained to areas with the least noise sensitive land uses.
<p>Mitigation Measure NOI-3 (PBA EIR MM 2.6-5: Ambient Noise)</p> <p>The following measures from PBA EIR MM 2.6-5: Ambient Noise are relevant to this proposed project:</p> <p>To reduce exposure to new and existing sensitive receptors from non-transportation noise associated with projected development, implementing agencies and/or project sponsors shall implement measures, where feasible and necessary based on project- and site-specific considerations that include, but are not limited to:</p> <ul style="list-style-type: none"> • Local agencies approving land use projects shall require that external mechanical equipment, including HVAC units, associated with buildings incorporate features designed to reduce noise to below 70 dB(A) Community Noise Level Equivalent (Ldn) or the local applicable noise standard. These features may include, but are not limited to, locating equipment within equipment rooms or enclosures that incorporate noise reduction features, such as acoustical louvers, and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors. 	The Applicant	Prior to construction	The Applicant shall ensure that all external noise-producing equipment installed onsite produces noise at a level of 70 dB(A) or less.	<ul style="list-style-type: none"> • Stationary noise sources within the project site are controlled to required level in order to minimized exposure for adjacent sensitive receptors
<p>Mitigation Measure NOI-4 (PBA EIR MM 2.6-1[a]: Construction Noise Levels and Groundborne Vibration)</p>	The Applicant and/or chosen Contractor	During construction	The Applicant and/or chosen Contractor shall implement measures to reduce	<ul style="list-style-type: none"> • Construction noise levels and groundborne

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Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>The following measures from PBA EIR MM 2.6-1[a]: Construction Noise Levels and Groundborne Vibration are relevant to this proposed project:</p> <p>To reduce construction noise levels, implementing agencies and/or project sponsors shall:</p> <ul style="list-style-type: none"> • Comply with local construction-related noise standards, including restricting construction activities to permitted hours as defined under local jurisdiction regulations); • Properly maintain construction equipment and outfit construction equipment with the best available noise suppression devices (e.g., mufflers, silencers, wraps); • Prohibit idling of construction equipment for extended periods of time in the vicinity of sensitive receptors; and • Locate stationary equipment such as generators, compressors, rock crushers, and cement mixers a minimum of 50 feet from sensitive receptors, but further if possible. 			<p>construction noise levels and groundborne vibration by ensuring proper equipment use and locating equipment away from sensitive land uses.</p>	<p>vibration measures are implemented.</p>
<p>Mitigation Measure NOI-5: Construction Activity</p> <p>A construction site notice shall be posted at the project site that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner’s agent, hours of construction allowed by Code or any discretionary approval for the project site, and City telephone numbers where violations can be reported. The notice shall be approved by the City, posted and maintained at the project site prior to the start of construction and displayed in a location that is readily visible to the public.</p>	<p>The Applicant and/or chosen Contractor</p>	<p>During construction</p>	<p>The Applicant and/or chosen Contractor shall verify that the notice is posted at the construction site during the first week of construction activities.</p>	<ul style="list-style-type: none"> • Noise complaints from the public are responded to throughout construction.
<p>Section 4.17 Tribal Cultural Resources</p>				
<p>Mitigation Measure TRIB-1 (PBA EIR MM 2.11-5: Tribal Cultural Resources)</p> <p>The following measures from PBA EIR MM 2.11-5: Tribal Cultural Resources are relevant to this proposed project:</p> <p>If the implementing agency determines that a project may cause a substantial adverse change to a Tribal Cultural Resource (TCR), and measures are not otherwise identified in the consultation process required under Public Resources Code (PRC) Section 21080.3.2,</p>	<p>The Applicant</p>	<p>Prior to construction</p>	<p>The Applicant shall implement avoidance measures for TCRs.</p>	<ul style="list-style-type: none"> • Impacts to TCRs are avoided or appropriately documented for defining features.

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Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>implementing agencies and/or project sponsors shall implement the following measures where feasible and necessary to address site-specific impacts to avoid or minimize the significant adverse impacts:</p> <ul style="list-style-type: none"> • Public agencies shall, when feasible, avoid damaging effects to any TCR (PRC Section 21084.3 (a)). If the lead agency determines that a project may cause a substantial adverse change to a TCR, and measures are not otherwise identified in the consultation process, new provisions in the PRC describe mitigation measures that, if determined by the lead agency to be feasible, may avoid or minimize the significant adverse impacts (PRC Section 21084.3 (b)). Examples include: <ol style="list-style-type: none"> (1) Avoidance and preservation of the resources in place, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria. (2) Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: <ol style="list-style-type: none"> (A) Protecting the cultural character and integrity of the resource (B) Protecting the traditional use of the resource (C) Protecting the confidentiality of the resource. (3) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places. (4) Protecting the resource. 				
<p>Mitigation Measure CUL-1 (PBA EIR MM 2.11-2: Archaeological Resources), Mitigation Measure CUL-2 (Cultural Resources Monitoring), <u>Mitigation Measure CUL-3 (Archeological Resources, Cultural Resources Monitoring, Tribal Cultural Resources)</u> See Section 4.4</p>				

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Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
Section 4.19 Wildfire				
<p>Mitigation Measure WF-1: Project Emergency Response and Preparedness Plan An Emergency Response and Preparedness Plan shall be prepared for the project to ensure that future residents are informed and prepared to evacuate in the event of a wildfire emergency. The Plan shall include detailed guidelines for reasonably foreseeable emergencies and disasters that might occur in the project area, including a potential wildfire. The Plan shall include the following:</p> <ol style="list-style-type: none"> 1. Emergency contact information for City of Santa Rosa Fire Department (SRFD), City of Santa Rosa Police Department (SRPD), and property management 2. Responsibility for coordinating response in the event of an emergency 3. Requirements for residents' emergency preparedness 4. Identified evacuation routes for residents 5. Detailed emergency and disaster procedures <p>The Plan shall focus on actions that can be taken before, during, and after an emergency such that residents may be better prepared at any point during a possible emergency. The Plan shall be provided to all residents upon move-in and to management staff. The applicant shall provide a copy of the Emergency Response and Preparedness Plan to the City, including SRFD and SRPD, for informational purposes.</p>	The Applicant	Prior to construction	The Applicant shall prepare an Emergency Response and Preparedness Plan for the project and submit it to the City.	<ul style="list-style-type: none"> • Completed Emergency Response and Preparedness Plan includes required elements and is submitted to the City.
<p>Mitigation Measure WF-2: Fire Resistant Landscaping Plans The proposed project landscaping plans shall include fire-resistant landscaping (consistent with the 2018 East Bay Municipal Utility District Firescape guidelines) and landscape design. The proposed project plans shall be submitted to the City and reviewed as part of the building permit review process.</p>	The Applicant	Prior to construction	The Applicant shall prepare landscape plans that incorporate fire resistant landscaping for the proposed project and submit to the City for approval as part of the building permit review process.	<ul style="list-style-type: none"> • Landscaping and design plan would include landscaping designed to reduce wildfire risk to the project site.

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References
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3.0 REFERENCES

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