

APPENDIX A: MITIGATION MONITORING AND REPORTING PLAN

T&L Commercial Microbusiness Facility, PRJ19-039

June 19, 2020

Pursuant to Section 21081.6 of the State CEQA Guidelines¹, the mitigation measures listed in this Mitigation Monitoring and Reporting Plan (MMRP) are to be implemented as part of the proposed project. The MMRP identifies the time at which each mitigation measure is to be implemented and the person or entity responsible for implementation. The initials of the designated responsible person will indicate completion of their portion of the mitigation measure. The City of Santa Rosa's (City) project planner's signature on the Certification of Compliance will indicate complete implementation of the MMRP.

The mitigation measures included in the MMRP are considered conditions of approval of the proposed project. The Project Applicant agrees to implement the mitigation measures proposed in the MMRP. Implementation of the mitigation measures included in the MMRP is expected to avoid, minimize, rectify, reduce, or compensate potentially significant impacts to a less than significant level.

TIME OF IMPLEMENTATION

Project Design: The mitigation measure will be incorporated into the project conditions of approval prior to approving the project.

Construction: The mitigation measure will be implemented during construction.

RESPONSIBLE PERSONS AND DEPARTMENTS

The City as Lead Agency will be responsible for ensuring overall implementation of the MMRP through oversight of the Project Applicant's compliance with the MMRP. The City's project planner will sign off on the mitigation measures included in the MMRP. Periodically, other City staff, consultants or regulatory agencies will be involved in the implementation of specific mitigation measures. In these instances, the staff, department, or agency will be identified in the MMRP.

CERTIFICATION OF COMPLIANCE

The City will be responsible for providing signatures on the Certification of Compliance. The Certification of Compliance is a double-check to ensure that the MMRP was fully implemented.

RECORD KEEPING

The City's project planner will maintain the records of the MMRP. When the MMRP is fully implemented, the original signed copy will be maintained by the City.

¹ California Code of Regulations Title 14.

CERTIFICATION OF COMPLIANCE

Complete the Certification of Compliance after mitigation measures have all been initialed. Use this Certification of Compliance to ensure the full implementation of each mitigation measure.

Project Design

The City’s project planner has reviewed the project design, the plans, and the contract special provisions to verify that designated mitigation measures have been incorporated.

Signature & title

Date

Construction

The City’s project planner has verified that designated mitigation measures were implemented during construction.

Signature & title

Date

AIR QUALITY

AQ1 The City shall ensure that all measures contained in the August 2019 Odor Control Study prepared by Burke Mechanical Engineering (Odor Control Study, 3515 Industrial Drive. Burke Mechanical Engineering. August 2019.) are incorporated into the project conditions of approval.

Implementation & Monitoring

Project Design: The City’s project planner will verify that the mitigation measure is incorporated into the project Conditions of Approval prior to issuing final project approvals.

Initials _____ Date _____

Construction: The City’s project planner or Building Division shall ensure that Mitigation Measure AQ1 is being implemented during construction. Failure to comply shall result in issuance of a stop work order until corrective action has been taken.

Initials _____ Date _____

GREENHOUSE GASES

GHG1 To comply with the City’s CAP Checklist for New Development, the project shall install real-time energy monitors to track energy use (Checklist Item 1.3.1) and use water meters which track real-time water use (Checklist Item 7.1.3).

Implementation & Monitoring

Project Design: The City’s project planner will verify that the mitigation measure is incorporated into the project Conditions of Approval prior to issuing final project approvals.

Initials _____ Date _____

Construction: The City’s project planner or Building Division shall ensure that Mitigation Measure GHG1 is being implemented during construction. Failure to comply shall result in issuance of a stop work order until corrective action has been taken.

Initials _____ Date _____

TRANSPORTATION

T1 To improve driveway safety, the project shall be conditioned to include roadway channelization markings and a stop sign to be placed at each project driveway. A “DO NOT ENTER” sign shall be placed at the southwestern corner of the building and the applicant shall install pavement markings for traffic circulation path.

Implementation & Monitoring

Project Design: The City’s project planner will verify that the mitigation measure is incorporated into the project Conditions of Approval prior to issuing final project approvals.

Initials _____ Date _____

Construction: The City’s project planner or Building Division shall ensure that Mitigation Measure AQ1 is being implemented during construction. Failure to comply shall result in issuance of a stop work order until corrective action has been taken.

Initials _____ Date _____