



**ADDENDUM
TO THE
DUTTON AVENUE INDUSTRIAL BUILDINGS
2960 and 2970 Dutton Avenue, Santa Rosa, CA (Sonoma County)
Assessor's Parcel No. 043-134-051
1999 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

CITY OF SANTA ROSA

January 20, 2016

Lead Agency:

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SECTION 1.0 INTRODUCTION

A. DETERMINATION

This document is an Addendum to the 1999 “Dutton Avenue Light Industrial Buildings Initial Study/Mitigated Negative Declaration” (“1999 IS/MND”) originally prepared for the Dutton Avenue Light Industrial Buildings project. The 1999 IS/MND was prepared and circulated pursuant to the California Environmental Quality Act, (CEQA). The Approved Project consisted of two industrial buildings totaling 127,348 square feet and associated improvements. The Approved Project and the 1999 IS/MND (including the associated Mitigation and Monitoring Reporting Program (MMRP)) were considered by the Design Review Board on November 4, 1999, and were approved with the finding that, with implementation of all required mitigation measures, the Approved Project’s environmental impacts would be less-than-significant.

Section 2.0, Project Information, details the proposed modifications to the Approved Project. The project with the proposed modifications is referred to as the “Modified Project.”

B. CEQA FRAMEWORK FOR ADDENDUM

The City of Santa Rosa is the CEQA lead agency for the Approved Project, including the proposed Modified Project. Since the 2015 Modified Project Application requires additional discretionary entitlements, it is subject to subsequent review standards under Public Resources Code Section 21166. Under the California Environmental Quality Act of 1970, Public Resources Code Sections 21000, et seq. and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations, as amended (collectively, “CEQA”), when a project that was studied and approved under an adopted Mitigated Negative Declaration (MND) is proposed to be modified, an Addendum to the MND may satisfy CEQA regulations. Both Public Resources Code Section 21166 and CEQA Guidelines Section 15162 provide that when an EIR has been certified or a negative declaration has been adopted for that project, no subsequent EIR shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- Substantial changes in the project that require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of MND adoption, shows any of the following:
 - i) The project will have one or more significant effects not discussed in the MND;
 - ii) the project will result in impacts substantially more severe than those disclosed in the MND;
 - iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative; or
 - iv) mitigation measures or alternatives that are considerably different from those analyzed in the MND would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Per CEQA Guidelines Section 15164(a), the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in CEQA

Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. Furthermore, Section 15164(b) states that an addendum to an approved MND is appropriate when only minor technical changes or additions are made.

As discussed herein, none of the elements requiring the preparation of a subsequent EIR exists, and the City of Santa Rosa has determined that it is not necessary to prepare a subsequent EIR or MND. Rather, this Addendum to the 1999 IS/MND has been determined to be the appropriate CEQA document.

This Addendum reflects the analysis of the City as the lead agency. Further, it demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the 1999 IS/MND remain substantively unchanged by the changes described herein, and supports the finding that the proposed project modifications do not raise any new issues that result in any new significant impacts which cannot be mitigated to a level of less than significant, and do not exceed the level of impacts identified in the 1999 IS/MND. To support this decision, the following discussion describes the proposed project modifications and the environmental analysis.

Per CEQA Guidelines Section 15164(c), an addendum need not be circulated for public review, but can be included in or attached to the final EIR or adopted mitigated negative declaration. Per CEQA Guidelines Section 15164(d), the decision-making body shall consider an addendum with the final EIR or adopted mitigated negative declaration prior to making a decision on the project.

Accordingly, this Addendum will be attached to the 1999 IS/MND, and will be considered by the decision-making bodies with the 1999 IS/MND prior to making a decision on the Modified Project. The 1999 IS/MND is on file with and may be obtained from the City of Santa Rosa, Planning and Economic Development Department, Planning Division, 100 Santa Rosa Avenue, Room 3, Santa Rosa, California, 95404.

SECTION 2.0 PROJECT INFORMATION

A. BACKGROUND

The project site is an 8.5 acre parcel of light industrially zoned land surrounded by light industrial development including the Canine Companions for Independence Campus. The site is located at 2960 and 2970 Dutton Avenue in the City of Santa Rosa, Sonoma County, California, east of Dutton Avenue. The site is bordered on the east by the SMART train tracks and Dutton Avenue to the west.

The majority of the project site is relatively level with elevations ranging between 117 and 125 feet above mean sea level. A drainage swale, which supports a 0.04 acres seasonal wetland, is located in the southern portion of the project site. Both a railroad spur and a Sonoma County Water Agency (SCWA) water line right-of-ways are located on the southeastern corner of the site. The spur is no longer used as it is not connected to the main track.

B. SUMMARY OF THE 1999 APPROVED PROJECT

The 1999 Approved Project consisted of the construction of two light industrial concrete buildings having an area of 69,836 square feet and 57,512 square feet, totaling 127,348 square feet. Designed to accommodate warehousing, bulk distribution, office, and research and development, these buildings were designed as “spec buildings” with no known tenants at the time. The proposed architecture consisted of concrete tilt-up walls accented with green reflective glass at each entrance and included a parking lot, landscaping, and meandering sidewalk.

C. SUMMARY OF THE PROPOSED MODIFIED PROJECT

The modified project proposes two industrial buildings with a combined square footage of approximately 118,500 square feet.

The site is designated General Industry in the City of Santa Rosa 2035 General Plan and is zoned Light Industrial (IL). While the proposed Project is consistent with the existing General Plan land use designation, the zoning classification and land use designation are inconsistent. The development of this property requires that the General Plan land use designation and zoning district be consistent. As such, the Modified Project includes an application for a General Plan Amendment to change the land use designation from General Industry to Light Industry.

Similar to the Approved Project, proposed industrial uses (such as wine storage and auxiliary office, or similar uses) are proposed, consistent with the intended uses for building design that received approval from the Design Review Board in November 1999.

Subsequent to the adoption of the Mitigated Negative Declaration and City Design Review approval, the potential for the presence of California Tiger Salamander (CTS) was identified. The two years of required studies were performed by Golden Bear Biostudies, and no CTS were identified. The report was submitted to the U.S. Fish and Wildlife Service (USFWS). The USFWS concurred with the findings of (1) no take and (2) no mitigation requirement (see Appendix B-5).

Two wetlands delineations have been performed for the site. The first delineation was created by consulting plant ecologist, Mr. Charles Patterson and the Preliminary Jurisdictional Determination (PJD) was verified by the United States Army Corps of Engineers (USACOE) in 2008 (Appendix B-6). In 2013, Winfield and Associates, Inc. submitted a second request for a PJD¹. On July 8, 2014, the USACOE confirmed their jurisdiction over 0.04 acres of waters of the U.S./State. The areas subject to the USACOE/RWQCB Clean Water Act jurisdiction are limited to the remnant swale that supports small pockets of seasonal wetland in the southwestern portion of the project site (Appendix B-3).

An area on the southwestern portion of the project site that supports a small (0.04 acre) wetland drainage that delivers water to a storm drain inlet will remain undeveloped, thus, the project will avoid impacts to waters of the U.S. and State. The wetland swale will be protected via the establishment of a wetland setback that averages 25 feet from the wetland edge on all sides, and would be preserved in perpetuity via recordation of a permanent deed restriction approved by the City of Santa Rosa for the proposed project, and that will follow the title of the property. Allowable and prohibited uses within the preserve area will detail the protections and preservation of the wetland area. The proposed deed restricted area is shown on Project Plans.

Parking

The project proposes a total of 260 vehicle spaces on-site, which exceeds the City's parking requirements for "Industrial and Manufacturing Greater than 50,000 square feet," requirement of 169 spaces. The project will also meet the bicycle parking requirements of the City of Santa Rosa of 1 space per 14,000 square feet of building square footage, or a minimum of 8 spaces.

Landscaping and Drainage

New landscaped areas would incorporate low impact measures as called for in the City of Santa Rosa's Standard Urban Storm Water Management Plan (SUSMP). The City's SUSMP prioritizes the use of Low Impact Development (LID), and the capture of small storm volume for infiltration on-site. The Project's

¹The USACOE is responsible for issuing determinations of their control, or jurisdiction, over Waters of the US. A determination is referred to as a Preliminary Jurisdictional Determination. The USACOE can confirm the extent of its wetlands when all waters on a site are within USACOE jurisdiction. The USACOE cannot confirm a PJD if there are isolated waters which occur on a site. A PJD asserts that all waters on a project site have downstream hydrologic connectivity with navigable waters. A PJD has no expiration date; however, there is no formal process for an applicant to contest a PJD without upgrading the PJD to an Administrative Jurisdictional Determination (AJD). The AJD has an expiration date of not to exceed 5 years depending on where a site is located in the United States.

Preliminary Storm Water Management Plan would incorporate the following LID measures into the Project design:

- vegetated swales;
- bioretention “rain gardens”;
- flow-through planters; and
- inlet filters

Green Technologies

The green technologies and design components to be integrated into the Project are summarized below.

Green Technologies and Design Components

Energy Efficiency	Lighting	Plumbing	Construction Materials
Energy Efficient Heating and Cooling Energy Efficient Floor Lighting Increased Insulation	Lighting Controls Energy Efficient Lighting	Low Flow Faucets Low Flow Plumbing Fixtures Metered Plumbing Fixtures	Construction Waste Recycling Recycled Construction Materials Local Construction Materials

The Project proposes to incorporate all of the following policy measures contained the Santa Rosa Climate Action Plan. These include the following:

Policy 1.1.1 - Comply with CAL Green Tier 1 Standards: The project is designed to comply with State Energy requirements for Title 24, City of Santa Rosa’s Cal Green requirements and CAL Green Tier 1 Standards in effect at time of permit submission. Such standards have been incorporated into building placement, site development, building design and landscaping.

Policy 1.3.1 – Real time Energy Monitors: The project will include these to track energy use.

Policy 1.4.2- Comply with the City’s Tree Preservation Ordinance (Santa Rosa Code Section 17-24.020: No trees will be removed.

Policy 1.4.3 – Provide public and private trees in compliance with the Zoning Code: New trees and plantings associated with development are shown on the Landscape Plan will be installed to be in compliance with the Santa Rosa Zoning Code and Santa Rosa Design Review Landscape Standards for planting private and public trees.

Policy 1.5 – Install new sidewalks and paving with high solar reflectivity materials: All proposed new sidewalks, driveways, and parking areas will paved with hard materials that contain either color or other enhancements to provide enhanced reflectivity.

Policies 2.1.3 – Pre-plumb for solar thermal or PV systems: The project intends to pre-plumb and pre-wire for solar.

Policy 3.6.1. – Install calming features to improve ped/bike experience: The parking layout and landscaping is designed to promote and improve both the pedestrian and bicycle experience.

Policy 4.1.2 - Install bicycle parking consistent with regulations: In compliance with Santa Rosa’s regulations, the project includes installation of bike parking for employees.

Policy 4.3.2 – Provide parking for car sharing: Designated car share parking spaces are part of the overall transportation management plan.

Policy 6.1.4 – Increase diversion of construction waste: The contractor will divert all possible construction waste and prepare a Construction Waste Management Plan for recycling and disposal of construction wastes.

Policy 7.1.1 – Reduce potable water for outdoor landscaping: As shown on the plan, project landscaping will utilize low water use native plants. Landscape irrigation utilizes drip systems using a smart controller.

Policy 7.1.3 – Install Real time water meters: A dedicated or common water meter is proposed to supply water to the irrigation system. Irrigation system design and best available technology for metering will be shown on final landscaping and irrigation plans.

Policy 7.3.2 – Install dual plumbing in areas of future recycled water: If determined to be an area for possible future recycled water, dual plumbing will be installed.

Policy 9.1.2 - Provide outdoor electrical outlets for charging lawn equipment: Outdoor outlets will be provided.

Policy 9.1.3 – Install low water use landscapes: Low water use native plants will be used to landscape the site. Plant materials and locations are shown on the project landscape plans.

Policy 9.2.1 – Minimize construction equipment idling time to 5 minutes or less: The developer will condition contractor agreements to limit construction equipment idling time to 5 minutes or less, consistent with the City's Standard Measures for Air Quality.

Policy 9.2.2 – Maintain construction equipment per manufacturer's specifications: The developer will condition contractor agreements to provide for that all equipment used at the site to be maintained in accordance with the manufacturer's instructions.

Policy 9.2.3 – Limit Green House Gas (GHG) construction equipment by using electrified equipment or alternate fuel: The developer will include provisions in contractor agreements encouraging the use of electrified equipment or equipment using alternative fuels.

Construction

Construction for the proposed Project would take approximately 12 months, including minor on-site demolition, grading and building upgrades. Construction would be anticipated to begin in summer of 2016. External construction work would be limited to the hours of 7:00 AM to 7:00 PM, Monday-Friday, and 8:00 AM to 6:00 PM on Saturdays or as allowed by the City's Municipal Code Section 17-16.030.

Operation

The workforce for the proposed Project would consist, on average, of 45 employees. Normal business hours would be consistent with City code, 6:00 AM to 11:00 PM.

Other Public Agencies Whose Approval is Required

No state or regional agency review or approval is required.

SECTION 3.0 ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS

The following discussion analyzes the likelihood of the Modified Project, as described in Section 2B, to result in new or substantially more significant effects, or the need for new mitigation measures as compared to those studied in the 1999 IS/MND. This Addendum discusses the topic areas in the sequence as they are addressed in the 1999 IS/MND. This section concludes that while some potentially new or substantially more significant effects than those identified in the 1999 IS/MND could result from Modified Project, mitigation measures are available to reduce these impacts to levels of less-than-significant. Mitigation Measures identified in the 1999 IS/MND that remain applicable to the Modified Project are referenced in this Addendum. Some mitigation measures have been updated to reflect best management practices and/or current approaches to mitigation. In all cases, these revised mitigation measures reflect measures that are equal to, or better than, the mitigation measures identified in the 1999 IS/MND, and as a result, no new impacts are associated with the Modified Project.

3.1 AESTHETICS

A. Description and Impacts

The approximately 8.5-acre project site is an undeveloped parcel surrounded by light industrial uses. The site is zoned light industrial and is proposed to be developed with warehouses, a parking area and landscaping. Two, approximately 30 feet tall single story concrete tilt-up or pre-engineered steel design buildings with storefront glass facades are proposed. The design of the Modified Project, similar to the Approved Project, is two contemporary industrial warehouse buildings; compatible with the neighboring industrial development. The buildings feature limited penetration of the walls, and the frontage includes glazing. The buildings will be finished with earth toned colors, smooth cement plaster or panels in three complementary colors, and appropriately sized signage. The Project proposes a modified version of orchard parking to achieve a more consistent and shaded environment. Landscaping will consist of trees, shrubs and ground cover with consideration given to eventual size, form, susceptibility to disease and pests, durability, water consumption, solar orientation, and adaptability to soil and climate conditions. The plant palette includes oaks, hackberry, and other plantings to provide for seasonal accents and a variety of textures. Native oaks will be planted within the wetlands buffer.

The parking plan responds to a trucking-based operation and will incorporate orchard style landscaping on the perimeter of the parcel. Bicycle parking will be provided. The easterly building faces the SMART tracks. The area between the buildings is the designated truck loading area with depressed truck docks and truck maneuvering space. A paved parking lot and landscaped areas surround the buildings.

The 1999 IS/MND evaluated the Approved project. Similar to the Approved Project, the Modified Project would not damage scenic resources, including rock outcroppings or historic buildings, nor would the project remove any trees. Further, the project site is not located within a scenic highway or located on a street that is designated as a Scenic Road in the Santa Rosa General Plan 2035. Because the property is located on relatively flat terrain and surrounded by industrial development, there will be a negligible impact to scenic vistas.

The City of Santa Rosa Design Guidelines for Industrial Districts requires that all outdoor lighting fixtures be limited to a maximum height of 16 feet in parking lots. In addition, the City of Santa Rosa Zoning Code (Code) Section 20-30.080 requires that lighting fixtures be shielded or recessed to reduce light bleed to adjoining properties, and that each light fixture be directed downward and away from adjoining properties and public rights-of-way, so that no on-site light fixture directly illuminates an area off the site. At the time of Final Design Review the project shall demonstrate that lighting has been designed to be adequate without spilling off the property to ensure compliance with City requirements. With these requirements in place, the Modified Project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Finally, the proposed development will be subject to Municipal Code development and design standards, which are designed to lessen the potential degradation of the existing visual character or quality of the site and its surroundings.

B. Mitigation Measures

None required. No new significant environmental effects and no substantial increase in the severity of previously identified significant effects were found. Therefore, no additional or modified mitigation measures are required.

Standard Measures

- Design Review is required for the project. Final Design Review will be obtained prior to issuance of a building permit.
- A standard condition of approval regarding exterior lighting requirements will be placed on the project. Conformance review shall occur at the building permit stage.

Sources

- City of Santa Rosa 2035 General Plan, 2009, and Final EIR, 2009.
- City of Santa Rosa Zoning Code, 2006.
- City of Santa Rosa Design Guidelines, September 2005 (updated in 2010, 2011).
- Project Plans – Sheets, October, 2015.

3.2 AGRICULTURE AND FOREST RESOURCES

A. Discussion and Impacts

The 1999 IS/MND analyzed the potential impacts to agricultural resources that could occur resulting from the Modified Project as part of the Approved Project.

The 1999 IS/MND determined that the Approved Project would neither convert nor impact farmland to a non-agriculture use or result in the conversion of other farmland to non-agricultural uses, nor would the Project conflict with existing zoning for agricultural use or a Williamson Act contract. There are no active agricultural uses at the Approved Project's site or in the immediate vicinity, and therefore no new potential to convert surrounding farmland to non-agricultural uses exists.

In 2009, the CEQA Guidelines were amended to include consideration of forest resources and the Environmental Checklist Form (Appendix G) was modified to reflect this amendment. As the 1999 IS/MND was prepared prior to 2009, it did not consider forest resources. However, the Approved Project's project site is in an urban area, is not zoned for forest resources, and does not contain any forest resources. Therefore, the Approved Project would not result in a zoning conflict for forest resources, nor would it result in the loss of forest land or conversion of forest land to non-forest use.

Similarly, the Modified Project is completely within the boundary of the Approved Project, and circumstances related to agriculture and forest resources have not changed. As a result, the Modified Project, similar to the Approved Project, would have no impacts on agriculture and forest resources. The 1999 IS/MND required no mitigation measures related to agriculture for the Approved Project and none are required for the Modified Project.

B. Mitigation Measures

None required. No new significant environmental effects and no substantial increase in the severity of previously identified significant effects were found. Therefore, no additional or modified mitigation measures are required.

Sources

- City of Santa Rosa 2035 General Plan, 2009, and Final EIR, 2009.

3.3 AIR QUALITY

A. Description and Impacts

The 1999 IS/MND analyzed effects to air quality associated with implementation of the Approved Project. The 1999 IS/MND determined that the Approved Project would not conflict with or obstruct implementation of the applicable air quality plan, would not cause or contribute substantially to any existing or projected air quality violation, would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment, would not expose sensitive receptors to substantial pollutant concentrations, and would not be considered to create objectionable odors affecting a substantial number of people. These impacts were considered less-than-significant air quality impacts.

The 1999 IS/MND determined that the Approved Project would not cause or contribute substantially to any existing or projected air quality violation. The Modified Project is almost 9,000 square feet smaller (the Modified Project would construct an 118,500± square foot warehousing space in two buildings).

The Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines (Guidelines) set forth criteria for determining a Project's consistency with the Bay Area 2010 Clean Air Plan (BAAQMD 2011). Per the Guidelines, the BAAQMD considers the Project consistent with the Clean Air Plan if it: 1) can be concluded that a Project supports the primary goals of the Plan (by showing that the Project would not result in significant and unavoidable air quality impacts); 2) includes applicable control measures from the Plan, and; 3) does not disrupt or hinder implementation of any Plan control measure. The primary goals of the 2010 Clean Air Plan are to protect air quality, public health, and the climate. The Plan includes 55 "control measures" in five categories: stationary and area source; mobile source; transportation control; land use and local impact; and, energy and climate. These control measures are intended to:

- Reduce emissions and decrease ambient concentrations of harmful pollutants;
- Safeguard public health by reducing exposure to air pollutants that pose the greatest health risk, with an emphasis on protecting the communities most heavily impacted by air pollution; and,
- Reduce greenhouse gas (GHG) emissions to protect the climate. (See Section VII.)

In their 2010 update to the CEQA Air Quality Guidelines, BAAQMD identified the size of land use projects that could result in significant air pollutant emissions. The project falls below all of the BAAQMD significance thresholds for pollutant screening size for industrial uses Bay Area Air Quality Management District. CEQA Guidelines, Page 3-2 through 3-4, May, 2010:

541 ksf (for NOX)
121 ksf (operational GHG)
259 ksf (for construction)

The 1999 IS/MND determined that the Approved Project would not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors. The Modified Project would be located within the boundaries of the Approved Project's site and the Modified Project would consist of the same

type of industrial operations as the Approved Project, however, it would be almost 10% smaller. No new sensitive receptors have been located adjacent to the Approved Project's project site since 1999.

The Approved Project was determined to have potential impacts related to dust related construction activities and recommended dust construction management standards as mitigation.

As no new conditions exist with the Modified Project which will require new mitigation or change the findings of the 1999 IS/MND (as the Modified Project is a smaller project than the Approved Project), no additional or new mitigation measures beyond those previously identified are required. However, mitigation measures have been updated to reflect current Best Management Practices related to construction mitigation, which would reduce impacts to levels of less-than-significant.

B. Mitigation Measures

The following mitigation measures reflect current Best Management Practice and are improved over those of the 1999 IS/MND and would reduce construction related pollutants to levels of less-than-significant.

AIR-1: Pollutants. Implement construction management standards during all on- and off-site construction activities.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- 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.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- 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.
- 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.
- 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.
- 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.

Sources

- Bay Area Air Quality Management District. CEQA Guidelines, Page 3-2 through 3-4, May, 2010.
- City of Santa Rosa 2035 General Plan/Final EIR, 2009.
- BAAQMD Bay Area 2001 Ozone Attainment Plan, 2001 available at: http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/Plans/2001%20Ozone%20Attainment%20Plan/oap_2001.ashx.

- BAAQMD Bay Area 2000 Clean Air Plan available at:
http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/Plans/2000%20Clean%20Air%20Plan/2000_cap.ashx.

3.4 BIOLOGICAL RESOURCES

A. Description and Impacts

The 1999 IS/MND analyzed the potential impacts to biological resources that could occur as a result of the Approved Project. The Project would be constructed using improved grading and building practices in order to avoid, preserve and maintain, in perpetuity, all the onsite wetlands.

Several conditions related to biological resources on the site described in the 1999 IS/MND have changed since the 1999 IS/MND was prepared, which are outlined below.

Project History

The project site has been extensively surveyed for biological resources, found in Appendix B. The most recent of these studies, a complete Biological Resource Assessment was completed for the Modified Project in October of 2015, and summarizes all of the previous study findings.

CTS

In the winters of 2005/2006 and 2006/2007 Golden Bear Biostudies conducted USFWS-approved protocol drift-fence surveys for California tiger salamander on the project site. The surveys were conducted using the detection methods required by the USFWS and the California Department of Fish and Wildlife (CDFW), in their joint guidelines for conducting field surveys for the Sonoma County “distinct population segment” of the California tiger salamander. No California tiger salamanders were captured during these surveys.

Wetlands

Two wetlands delineations have been performed for the subject site. The first delineation was created by consulting plant ecologist, Mr. Charles Patterson and the Preliminary Jurisdictional Determination (PJD) was verified by the United States Army Corps of Engineers (USACOE) in 2008 (Appendix B-6). In 2013, Winfield and Associates, Inc. submitted a second request for a PJD. On July 8, 2014, the USACOE confirmed their jurisdiction over 0.04 acres of waters of the U.S./State. The areas subject to the USACOE/RWQCB Clean Water Act jurisdiction are limited to the remnant swale that supports small pockets of seasonal wetland in the southwestern portion of the project site (Appendix B-3).

The proposed development project includes permanent preservation of the remnant drainage/swale and an area of adjacent upland on either side of this swale at an average setback of 25 feet. There will be no project-related impacts to regulated waters of the U.S. (or to isolated waters outside of the USACOE's jurisdiction). During project-related activities, sufficient Best Management Practices (BMPs) would be in place to ensure that there would be no impacts to the remnant drainage/swale. As such, no significant impacts pursuant to CEQA to waters of the U.S./State are expected from the proposed project.

Special-Status Plants

The site has historically been regularly disked, and as such, there is little likelihood that rare plants would be found on the project site. However, Monk & Associates biologists/qualified botanists Christy Owens and Sarah Lynch, and biologist Bridgett Downs conducted rare plant surveys on the project site in 2015. All surveys were conducted according to the USFWS (1996, 2002), CDFW (2009), and the California Native Plant Society (2001) published survey guidelines. State and federally listed plants were not observed during focused surveys on the project site in 2015.

Special-Status Bats

There are no trees on the project site which could serve as suitable roosting habitat for the pallid bat.

Nesting Raptors and Passerine Birds

Although no suitable trees for nesting raptors occur on the project site or in the immediate vicinity, ground-nesting raptors such as northern harriers could forage over the project site and may nest in the ruderal vegetation on and adjacent to the project site. All raptors (that is: hawks, eagles, owls) their nests, eggs, and young are protected under California Fish and Game Code (§3503.5) and under the Migratory Bird Treaty Act (50 CFR 10.13). Passerine birds and their nests are protected under California Fish and Game Code (Sections 3503, 3503.5), and the Federal Migratory Bird Treaty Act. No ground-nesting raptors (birds of prey) or nesting passerine birds have been identified on the proposed project site; however, no specific surveys for nesting raptors and passerines have been conducted. As such, in the absence of survey results, it must be concluded that impacts to both ground-nesting raptors and passerine birds from the proposed project would be potentially significant pursuant to CEQA. This impact could be mitigated to a level considered less-than-significant with the mitigation identified below.

B. Mitigation Measures

The following mitigation measures reflect current Best Management Practice and are improved over those of the 1999 IS/MND and would preclude or reduce any impacts to biological resources to levels of less-than-significant.

BIO-1: Raptors and Passerine Birds. In order to avoid impacts to ground-nesting raptors and passerine birds, pre-construction nesting bird surveys shall be conducted prior to commencing with construction work if this work would begin between February 1st and August 31st. The nesting bird surveys shall include examination of the project site and a zone of influence around the entire project site. The zone of influence includes those areas off the project site where birds could be disturbed by earth-moving vibrations or noise. Accordingly, the nesting survey(s) must cover the project site and an area around the project site boundary. If project site disturbance associated with the project would commence between February 1st and August 31st, the nesting surveys should be completed 15 days prior to beginning work.

If nesting raptors or passerine birds are identified during the surveys, an adequate buffer would have to be established around the nesting site(s) until the nesting cycle ended. A 300-foot buffer around any raptor nest should be fenced with orange construction fencing. If the nest location is located off the project site, then the buffer should be demarcated per above where the buffer occurs on the project site. The size of the buffer may be altered if a qualified raptor biologist conducts behavioral observations and determines the nesting raptors are well-acclimated to disturbance. If this occurs, the raptor biologist shall prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting raptors. No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified raptor biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones. This process typically occurs by July 15th. This date may be earlier or later, and would have to be determined by a qualified raptor biologist. If a qualified biologist is not hired to watch the nesting raptors then the buffers shall be maintained in place through the month of August and work within the buffer can commence September 1st.

If common (that is, not special-status) birds, for example, Western meadowlark, western scrub jay, or acorn woodpeckers are identified nesting on or adjacent to the project site, a non-disturbance buffer of 75 feet should be established, or as otherwise prescribed by a qualified ornithologist. The buffer should be demarcated via the installation of orange construction fencing. Disturbance within the buffer should be postponed until it is determined by a qualified ornithologist that the young have fledged and have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed.

Typically, most passerine birds in the region of the project site are expected to complete nesting by August 1st. However, many species can complete nesting by the end of June or in early to mid-July. Regardless, nesting buffers should be maintained until August 31st unless a qualified ornithologist determines that young have fledged and are independent of their nests at an earlier date. If buffers are removed prior to August 31st, the qualified biologist conducting the nesting survey(s) should prepare a report that provides details about the nesting outcome and the removal of buffers. This report should be submitted to the City of Santa Rosa prior to the time that nest protection buffers are removed if the date is before August 31st. Implementation of this mitigation measure would reduce potential impacts to nesting birds to a level considered less-than-significant.

Sources

- City of Santa Rosa 2035 General Plan, 2009, and Final EIR, 2009.
- Monk & Associates, Final Biological Resource Analysis, 2960 & 2970 Dutton Avenue Project, City of Santa Rosa, California, October, 2015.

3.5 CULTURAL RESOURCES

A. Description and Impacts

The 1999 IS/MND analyzed the potential impacts to cultural resources that could occur as a result of the Approved Project. In the topics analyzed, the 1999 IS/MND determined that the Approved Project would have less-than-significant impacts on cultural resources after mitigation.

The project site is located on an undeveloped urban infill site and the surrounding area is fully developed adjacent to the east by the SMART tracks. There are no known unique geological or paleontological features, no creeks, natural features or characteristics on the project site that would indicate the presence of cultural resources.

The Modified Project would occur on a portion of the same site and thus, would not impact structures with historic potential as the existing conditions remain the same as described in the 1999 IS/MND (a vacant site).

Similar to the 1999 IS/MND which determined that there is a low potential for Native American sites, unique paleontological resources or human remains, in the project area; recognizing there is some possibility of encountering archaeological or paleontological resources or human remains during excavation, the mitigation measures identified in the 1999 IS/MND are updated. These mitigation measures generally require that if human remains or archeological/paleontological resources are encountered, excavation or disturbance of the location will be halted in the vicinity of the find, and the City and affected agencies contacted to ensure compliance with procedures set forth in CEQA Guidelines §15064.5. Consequently, the impacts related to cultural resources that could occur as a result of the Modified Project would be less-than-significant after implementation of mitigation, which reflects more current mitigation than that of the 1999 IS/MND.

B. Mitigation Measures

The following mitigation measures reflect current Best Management Practice and are improved over those of the 1999 IS/MND and would preclude or reduce any impacts to cultural resources to levels of less-than-significant.

CUL-1. Subsurface Resources: If subsurface concentrations of historic archaeological materials are encountered during any phase of construction, all land-disturbing work in the immediate vicinity of the finds shall be halted. The monitoring archaeologist shall have the discretion to temporarily halt construction work in the vicinity of any finds until an examination has been made. If the discovery is deemed important, sufficient time and funding shall be provided to recover scientifically important artifacts and features, and document their research value in a report of findings.

CUL-2. Worker Orientation: 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 measures for minimizing impacts to historical resources.

CUL-3. Human Remains: If prehistoric human interments (human burials) are encountered during the project all work should be halted in the immediate vicinity of the find. The County Coroner, landowner, project superintendent and all other pertinent individuals and agencies involved should be contacted immediately. The procedures to be followed at this point are prescribed by law and include the identification of a "Most Likely Descendent" (MLD) by the Native American Heritage Commission (NAHC) and notification of local tribes.

Sources

- City of Santa Rosa 2035 General Plan/Final EIR, 2009.

3.6 GEOLOGY AND SOILS

A. Description and Impacts

As described in the 1999 IS/MND, the site was analyzed for geologic, seismic, and soil conditions in connection with the Approved Project. The 1999 IS/MND identified areas of potential impact, including damage due to seismic ground shaking, substantial soil erosion or loss of topsoil, seismic-related ground failure (liquefaction), lurching, and expansive soils. The Modified Project would occur within the same study area evaluated in the 1999 IS/MND and would be subject to similar geological, seismic and soil conditions.

The City of Santa Rosa is subject to geological hazards related primarily to seismic events (earthshaking) due to presence of active faults. However, the project site is of relatively flat terrain and is not located within the Alquist-Priolo Special Study Zone, as depicted in the General Plan 2035 (Figure 12-3). In addition, the site is outside of the area of violent grounding shaking in the event of an earthquake on the Rogers Creek Fault.

Similar to the Approved Project, the Modified Project would implement the recommendations of the updated geotechnical investigation dated May 1999 and be constructed in compliance with applicable construction codes and requirements intended to mitigate any adverse impacts resulting from ground shaking, ground failure, liquefaction, and expansive soils. Proposed improvements to the Approved Project's project site would be designed in strict adherence to current standards for earthquake resistant construction, including the latest California Building Code (CBC), for seismic safety. Conformance with the CBC would reduce the effects of ground shaking and mitigate potential adverse seismic impacts to less than a significant level.

There are no existing or proposed septic systems on the site, therefore, there are no impacts associated with septic systems.

The Modified Project would comply with the recommendations indicated in the geotechnical investigation prepared for the Approved Project to reduce potential impacts to a less-than-significant level consistent with the findings of the 1999 IS/MND.

B. Mitigation Measures

None required. No new significant environmental effects and no substantial increase in the severity of previously identified significant effects were found. Therefore, no additional or modified mitigation measures are required.

Standard Measures

- The project shall be conditioned to comply with the recommendations indicated in the geotechnical investigation prepared for the project.
- Proposed improvements to the approved project's project site would be designed in strict adherence to current standards for earthquake resistant construction, including the California Building Code (CBC) for seismic safety.

Sources

- City of Santa Rosa 2035 General Plan, 2009 and Final EIR, 2009.
- United Soils Engineering, Inc., Geotechnical Investigation and Pavement Design, Proposed for Light Industrial Buildings, May 1999.

3.7 GREENHOUSE GAS EMISSIONS

A. Description and Impacts

Since adoption of the 1999 IS/MND, the CEQA Checklist has been updated to include a discussion of potential project impacts on Greenhouse Gas Emissions (GHGs).

Unlike emissions of criteria and toxic air pollutants, which have local or regional impacts, emissions of greenhouse gases (GHGs) contribute to global warming or climate change. Principal GHGs contributing to global warming are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated compounds. GHG emissions can be reduced to some degree by improved coordination of land use and transportation planning at the city, county, and subregional levels, as well as by other measures to reduce automobile use. Energy conservation measures also can contribute to reductions in GHG emissions (BAAQMD 2011).

It is important to note that while the CEQA requirement for evaluating GHG impacts were subsequent to the adoption of the 1999 IS/ND, global warming has been known since the 1970's. Information about potential impacts relating to global warming caused by GHGs was available at the time the 1999 IS/MND was adopted, and so is not "new information of substantial importance which was not known and could not have been known," at the time the 1999 IS/MND was prepared. The Bay Area Air Quality Management District (BAAQMD), has established screening criteria to provide lead agencies with a conservative indication of whether a proposed project could result in significant GHG impacts during operations (i.e., occupancy). The operational screening criterion for GHG for a light industrial property is 121,000 square feet. If the screening criteria are not exceeded by a project, as is the case with this project, then the lead agency would not need to perform a detailed GHG assessment of its project's GHG emissions, and the potential impact would be considered less-than-significant.

The Modified Project's potential to generate GHGs will be less impactful than that of the Approved Project as the Modified Project would result in construction of a smaller industrial project than the Approved Project. Modified Project revisions would not cause the Approved Project to trigger any significant greenhouse gas impacts as the Modified Project is less than the BAAQMD's construction screening size of 121,000 square feet of industrial buildings.

In response to increases in GHG's, California adopted AB32 and recommended local governments reduce emissions by 2020. The Bay Area Air Quality Management District recommended local governments prepare Climate Action Plans (CAPs). The City of Santa Rosa prepared and adopted a CAP in June of 2012. The City of Santa Rosa's CAP is considered a qualified greenhouse gas reduction strategy. Projects that are in compliance with the City's General Plan and CAP are considered compliant with respect to cumulative contributions to GHGs for CEQA purposes. The Project is proposing to implement the City's CAP, as noted in the Project Description as noted in Appendix A.

Standard Measures reflecting best available technologies improve upon the 1999 IS/MND's air quality mitigation measures and are discussed in Section 3.3 Air Quality.

B. Mitigation Measures

None required. No new significant environmental effects and no substantial increase in the severity of previously identified significant effects were found. Therefore, no additional or modified mitigation measures are required.

Standard Measures

The following measures, included as part of the Project Description, would lessen the GHG emissions:

- The eventual build-out of the site will incorporate design elements and other measures to reduce GHG emissions, as required by the City's Green Building Ordinance and the SRCAP.
- The project shall incorporate all of the CAP measures identified in the Project Description.

Sources

- City of Santa Rosa 2035 General Plan/Final EIR, 2009.
- BAAQMD CEQA Air Quality Guidelines, 2010.
- City of Santa Rosa Climate Action Plan, 2012.

3.8 HAZARDS AND HAZARDOUS MATERIALS

A. Description and Impacts

The 1999 IS/MND analyzed the potential impacts to hazards and hazardous materials that could occur as a result of the Approved Project. The 1999 IS/MND determined that the Approved Project would have negligible impacts on hazards and hazardous materials, however, the topic area did include a mitigation measure.

Project construction activities would include the use of hazardous materials such as fuels, lubricants, paints and solvents. Routine transport of hazardous materials to and from the Project site could result in an incremental increase in the potential for accidents. However, Caltrans and the CHP regulate the transportation of hazardous materials and wastes, including container types and packaging requirements, as well as licensing and training for truck operators, chemical handlers, and hazardous waste haulers. Because contractors would be required to comply with existing and future hazardous materials laws and regulations covering the transport, use and disposal of hazardous materials, the impacts associated with the potential to create a significant hazard would be considered less-than-significant. Following construction, the light industrial complex users may store small amounts of hazardous material components, but there would be no new stationary source of hazardous emissions or handling of acutely hazardous materials or waste, therefore, potential impacts would be less-than-significant.

The Hazardous Waste and Substances Sites List (Cortese List) is a planning document used to comply with CEQA requirements for providing information about the location of hazardous materials release sites. A search of the data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements was completed to determine if any known hazardous waste facilities exist on or adjacent to the Project site (EPA 2011). One hazardous materials case was recorded

downgradient² at the old United Grocers property, just south of the Project site. The site was declared as clean in 2002.

The Approved Project identified no impacts with respect to hazards and hazardous materials. Consequently, the impacts related to hazards and hazardous materials that could occur as a result of the Modified Project would have no impact or a less-than-significant impact consistent with the analysis for the Approved Project. All potential impacts related to such hazards, either during construction or operation, will be the same or less than those assessed for the Approved Project

B. Mitigation Measures

No changes to the 1999 IS/MND's mitigations are required, which will reduce any impacts to levels of less than significant. In addition, standard Conditions of Approval, which incorporate the City's Best Management Practices, will ensure no impacts related hazards or hazardous waste will occur.

Standard Measures

- Chemicals shall be stored in enclosed and secure buildings.

Sources

- City of Santa Rosa 2035 General Plan, 2009, and Final EIR, 2009.

3.9 HYDROLOGY AND WATER QUALITY

A. Description and Impacts

The 1999 IS/MND analyzed effects to hydrology and water quality associated with implementation of the Approved Project and determined that the Approved Project would have a negligible effect on hydrology and water quality and identified one mitigation measure.

The 1999 IS/MND concluded that regional controls established by the State Water Quality Control Board, now under the auspices of the City of Santa Rosa through their General Permit with the Regional Water Quality Control Board (RWQCB), would reduce the construction impacts of the Approved Project to less-than-significant levels by requiring a permit, now updated to require the preparation of an Erosion Control Plan and a Storm Water Pollution Prevention Manual. The Modified Project will also be required to adhere to controls established by the RWQCB. The General Permit requires projects of certain sizes to prepare and implement a Storm Water Management Plan. The SWMP identifies appropriate storm water pollution prevention measures or low impact development (LID) measures to eliminate or reduce pollutants in storm water discharges from the construction site both during construction and after construction is complete.

Compliance with the LID measures will result in a project that has improved filtration, decreased runoff and improved water quality over that of the Approved Project. Like the Approved Project, the Modified Project would not require the use or extraction of groundwater. Similar to the Approved Project, the Modified Project would not alter the course of a stream or river within the Approved Project's project site, is not located within a 100-year flood hazard area, nor is located in a specific dam failure inundation area. Finally, no bodies of water large enough to cause a tsunami or a seiche are in close proximity to the site.

The Project is consistent with the City's General Plan as the Project's water demand has been addressed in the City's 2005 Urban Water Management Plan and Water Supply Assessment. The impacts are

² Gradient generally refers to the direction of ground water flow. In this case the Project site is above the location of the former hazardous materials leak, which is downgradient from the site.

therefore considered less-than-significant after the implementation of the City's standard conservation measures.

B. Mitigation Measures

No changes to the 1999 IS/MND's mitigations are required. The mitigations proposed will reduce any impacts to levels of less than significant. Conditions of Approval, which incorporate the City's Best Management Practices, will be required and will ensure no impacts related hydrological resources will occur.

Standard Measures

- Developer's engineer shall comply with all requirements of the City Standard Storm Water Mitigation Plan Guidelines using Low Impact Development (LID) Best Management Practices (BMPs). Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- The Applicant shall submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance and Hydrozone Table.

Sources

- City of Santa Rosa 2035 General Plan/Final EIR, 2009.

3.10 LAND USE

A. Description and Impacts

The Modified Project, similar to the Approved Project, is an infill project and would continue the industrial development along Dutton Avenue. The project site is an undeveloped site that is surrounded by other light industrial development. Therefore, the Project would not physically divide an established community.

The site has a land use designation of General Industry and is zoned light industrial. The proposed uses are consistent with either industrial land use designation. However, to ensure consistency with zoning, this correction to the General Plan Land Use Map is being requested. No text amendments to the General Plan are proposed.

The Project site is located within the known range of the Sonoma County "Distinct Population Segment" (DPS) of the California tiger salamander (CTS). However, no impacts to breeding or larval development habitat are expected from the proposed project (wetlands and conservation plans are discussed in Section 3.4 Biological Resources). Therefore, no impact would occur to any applicable habitat conservation plan or natural community conservation plan.

B. Mitigation Measures

None required. No new significant environmental effects and no substantial increase in the severity of previously identified significant effects were found. Therefore, no additional or modified mitigation measures are required.

Sources

- City of Santa Rosa 2035 General Plan, 2009, and Final EIR, 2009.
- City of Santa Rosa Zoning Code, 2006.

3.11 MINERAL RESOURCES

A. Description and Impacts

The 1999 IS/MND evaluated the Approved Project's site and concluded that there would be no impacts to mineral resources. The 1999 IS/MND required no mitigation measures related to natural resources for the Approved Project.

Neither the City of Santa Rosa's General Plan, nor the Surface Mining and Reclamation Act (SMARA) of 1975, identifies specific areas of mineral resources in the North San Francisco Bay Region including Santa Rosa. The project does not lie within one of the listed aggregate deposits in the SMARA report as shown on Santa Rosa Quadrangle.

The site of the Modified Project is the same as the Approved Project's project site, and circumstances related to mineral resources under which the project would be undertaken have not changed. As a result, the Modified Project, similar to the Approved Project, would have no impacts on mineral resources.

B. Mitigation Measures

None required. No new significant environmental effects and no substantial increase in the severity of previously identified significant effects were found. Therefore, no additional or modified mitigation measures are required.

Sources

- City of Santa Rosa 2035 General Plan/Final EIR, 2009.

3.12 NOISE

A. Description and Impacts

The 1999 IS/MND evaluated the Approved Project's site and analyzed the potential noise impacts of the project and determined that the Approved Project could contribute to noise levels and affect the surrounding area. Other noise related impacts were found to be less-than-significant, or having no noise impacts related to any of the CEQA Checklist thresholds.

Regulatory Criteria

The City of Santa Rosa's 2035 General Plan establishes current noise and land use compatibility standards to evaluate a project's compatibility with the noise environment. Commercial/industrial type land uses are considered "normally acceptable" in noise environments of less than 70 dBA DNL and are considered "conditionally acceptable" in noise environments between 70 dBA DNL and 80 dBA DNL.

To comply with the City's Municipal Code, noise generated by the proposed Project would need to be limited to 80 dBA.

Existing Noise Environment and Sensitive Receptors

The Project site is located west of US Highway 101 in Santa Rosa, California. Dutton Avenue forms the site's western boundary, beyond which are industrial land uses. Industrial land uses are located north, south and east of the project site and the SMART rail is located east of the site.

The nearest adjacent residences to the Project site are located over 500 feet west or north of the site, separated with intervening industrial uses. The existing noise levels in the surrounding areas are primarily due to local industrial traffic and the intermittent railroad operations.

Project Information

The predominant operational noise sources associated with the Modified Project would include additional truck deliveries and additional loading dock activities. Rooftop mechanical equipment would be added.

Normal business hours would be 6:00 AM to 11:00 PM Monday through Saturday, or hours as allowed by City Code. The City of Santa Rosa does not have quantitative noise limits for construction activities. However, standard City conditions of approval limit the hours of construction to 7:00 AM to 7:00 PM, Monday through Friday and 8:00 AM to 6:00 PM on Saturdays. No construction is permitted on Sundays and holidays. Any activity not in compliance with any provision of the Noise Ordinance will require a special condition permit.

The Modified Project is expected to utilize the same traditional methods of construction and ordinary types of equipment to construct the project as the Approved Project. Although temporary ground vibrations are associated with the grading and building phases of the project, it is anticipated that the vibrations would be comparable to that of the Approved Project and have a comparable, less-than-significant impact.

B. Mitigation Measures

The Modified Project is subject to similar mitigations related to construction noise as the 1999 IS/MND which are updated to reflect current City standards. Consequently, any impacts related to noise that could occur as a result of the Modified Project would be less-than-significant.

NOI-1: Construction Noise: The construction phase noise at the site can be mitigated by using quiet or "new technology" equipment. The greatest potential for noise abatement of current equipment should be the quieting of exhaust noises by use of improved mufflers. It is recommended that all internal combustion engines used at the Project site be equipped with a type of muffler recommended by the vehicle manufacturer. In addition, all equipment shall be in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components. Construction noise can also be mitigated by the following:

- Construction or demolition work shall be scheduled for the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday, or as allowed by City Code.
- All diesel powered equipment should be located more than 200 ft. from any residence if the equipment is to operate for more than several hours per day.
- Dirt berming and stockpiling materials can also help reduce noise to sensitive receptor locations.
- Use scrapers as much as possible for earth removal, rather than the noisier loaders and hauling trucks. Use wheeled equipment rather than track equipment as much as possible.
- Use a backhoe for backfilling when feasible, as it is less costly and quieter than either dozers or loaders.
- Use a motor grader rather than a bulldozer for final grading when feasible.

- Power saws shall be shielded or enclosed where practical to decrease noise emissions. Nail guns should be used where possible as they are less noisy than manual hammering. Generators and compressors shall be enclosed and positioned as far from noise sensitive receptors as possible.
- Construct buildings or other significant structures at the site perimeter to help shield existing sensitive receptors from noise generated on the site.
- The applicant shall designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem.

Sources

- City of Santa Rosa 2035 General Plan, 2009, and Final EIR, 2009.

3.13 POPULATION AND HOUSING

A. Description and Impacts

The 1999 IS/MND evaluated the Approved Project and concluded that there would be no impacts related to inducement of population growth and there would be no impact to the displacement of housing and people (as the site was, and continues to be, vacant). No new construction of replacement housing would be required.

A project would be considered growth-inducing if it were to provide new housing, new employment, or expand existing infrastructure. The Modified Project would not provide new housing nor expand infrastructure. However, the Project would provide employment. The workforce for the proposed Project would consist of 45 full-time equivalent employees. It is anticipated that the new jobs would not result in an in-migration of employees who will need to find housing within the Santa Rosa area. Given the unemployment rate (which is around 6%) there would be a sufficient labor pool in the area to fill the number of jobs that would be created by the Project. This new employment is not anticipated to produce population growth.

The 1999 IS/MND required no mitigation measures related to population and housing for the Approved Project. The Modified Project would develop a smaller project than the Approved Project and is consistent with the City of Santa Rosa 2035 General Plan. As a result, the Modified Project, similar to the Approved Project, would have less-than-significant impacts on population and housing.

B. Mitigation Measures

None required. No new significant environmental effects and no substantial increase in the severity of previously identified significant effects were found. Therefore, no additional or modified mitigation measures are required.

Sources

- City of Santa Rosa 2035 General Plan/Final EIR, 2009.

3.14 PUBLIC SERVICES

A. Description and Impacts

The 1999 IS/MND analyzed effects to public services associated with the Approved Project. The 1999 IS/MND determined that the Approved Project would have less-than-significant impacts on public services, and no mitigation measures were required.

As discussed above, the Modified Project would result in smaller project than the Approved Project evaluated in the 1999 IS/MND. The Project's 118,500 square feet of industrial space will result in a minor increase in the demand for City public service. The City's 2035 General Plan anticipated this increased demand and the City has determined that industrially developed land will offset increased demands for public services through the payment of taxes and fees. For all other services including schools, parks, and other public facilities, standards measures will ensure that the project does not result in any substantial adverse physical impacts.

B. Mitigation Measures

None required. No new significant environmental effects and no substantial increase in the severity of previously identified significant effects were found. Therefore, no additional or modified mitigation measures are required.

Standard Measures

- In accordance with California Government Code Section 65996, the developer shall pay a school impact fee, to the School District, to offset the increased demands on school facilities caused by the proposed project.
- The Police and Fire Departments will review plans for the Project and impose conditions of approval and fees.
- Additional standard conditions of approval will apply, including provision of a fire flow analysis to ensure adequate water pressure and flow rates.

Sources

- City of Santa Rosa 2035 General Plan/Final EIR, 2009.

3.15 RECREATION

A. Description and Impacts

The 1999 IS/MND analyzed the potential impacts on recreational facilities and determined the Approved Project would have minimal effects on existing neighborhood and regional parks primarily due to the industrial nature of the project. There will be no additional population which will require additional recreational demands over that analyzed in the 1999 IS/MND.

After approval of the Approved Project in 1999, the City updated its General Plan. The Approved Project was considered in these updated documents and included as anticipated development in both of these documents. Because the Modified Project results in a similar development to the Approved Project, the Modified Project can be considered as anticipated development within the City of Santa Rosa 2035 General Plan.

B. Mitigation Measures

None required. No new significant environmental effects and no substantial increase in the severity of previously identified significant effects were found. Therefore, no additional or modified mitigation measures are required.

Sources

- City of Santa Rosa 2035 General Plan/Final EIR, 2009.

3.16 TRANSPORTATION AND TRAFFIC

A. Description and Impacts

The 1999 IS/MND analyzed the potential impacts on transportation and traffic that could occur as a result of the Approved Project and determined that it would have negligible impacts on transportation and traffic related topics, after mitigation, which included the payment of Capital Facilities fees and through implementation of the 1999 mitigation measure that limits on- and off-haul truck traffic during peak traffic periods of 7:00am-9:00am and 4:00pm-6:00pm.

The Sonoma County Transportation Authority (SCTA) is designated as the Congestion Management Agency for Sonoma County. The four stated goals of the 2009 Transportation Plan are to maintain the system, relieve congestion, reduce emissions, and plan for safety and healthy. Based on the analysis provided above and in Section III, Air Quality, the Project would comply with these goals. Therefore, no significant impacts would occur.

The Project has no components that would result in a change in air traffic patterns as it is located more than 5 miles from an airport.

Traffic from the Modified Project will affect Dutton Avenue, which has low traffic volumes, and the intersection of intersection of Dutton Avenue and Bellevue Avenue, the nearest intersection. Dutton/Bellevue currently operates at service levels of A or B during both peaks for the stop-controlled Dutton Avenue approach. Based upon calculations by W-Trans, the intersection will continue to operate at LOS B, or better, with project traffic. This is above the City's minimum standard of service level D. However, to reduce potential conflicts during peak hours, haul traffic will be restricted as noted in the 1999 IS/MND.

Therefore, project traffic impacts have been determined to be less-than-significant. The project has been anticipated for industrial uses since the 1999 IS/MND as well as in the City of Santa Rosa 2035 General Plan/Final EIR, prepared in 2009. The Modified Project is not expected to change the overall results and conclusions of the 1999 IS/MND and circumstances related to transportation under which the Modified Project would be undertaken have not substantially changed and the mitigation measures will remain the same.

B. Mitigation Measures

No changes to the 1999 IS/MND's mitigations are required. Mitigation measures were identified which will reduce any impacts to levels of less than significant. Conditions of Approval, which incorporate the City's current standards, will be required and will ensure no significant impacts related to traffic and circulation will occur.

Sources

- City of Santa Rosa 2035 General Plan/Final EIR, 2009.
- W-Trans, Letter Report, January 20, 2016

3.17 UTILITIES AND SERVICE SYSTEMS

A. Description and Impacts

The 1999 IS/MND analyzed effects to utilities associated with the Approved Project. The 1999 IS/MND determined that the Approved Project would have negligible impacts on utilities after implementation of the mitigation measures identified in the 1999 IS/MND.

The proposed Project is an infill development within an industrial area. Utilities and services are available through local City services, Pacific Gas & Electric, and other providers. Utilities (sewer, water and storm drains) will need to be extended onto the site. The extension of these utilities was assessed during the preparation of the Santa Rosa 2035 General Plan EIR, which assumed development of this site for industrial use. The Project will require water, generate small amounts of sewage and storm water. However, the Project will be responsible for extension of these utilities onto the site, any upgrades that may be needed, and payment of all fees. Therefore, the potential impact to utilities and services are considered to be less-than-significant.

The Project would be designed in accordance with the City's Standard Urban Storm Water Mitigation Plan (SUSMP) Guidelines, which aims to address the impact of development on storm water runoff volume using Low Impact Development (LID) measures integrated into the overall site design. On-site LID measures proposed for the Project include vegetated swales, bioretention "rain gardens", and other forms of onsite retention and treatment. The physical disturbance of these facilities during construction has been addressed in Section 3.9, Hydrology and Water Quality.

Although the Modified Project would require the construction of connections to off-site storm water drainage facilities and expansion of existing off-site facilities to connect to the site, no significant impacts would occur to the storm water facilities.

The site of the Modified Project is part of the larger Approved Project's project site, and circumstances related to utilities have not changed significantly. As a result, the Modified Project, similar to the Approved Project, would have less-than-significant impacts on utilities.

B. Mitigation Measures

No changes to the 1999 IS/MND's mitigations are required. The mitigation measures identified will reduce any impacts to levels of less than significant. Conditions of Approval, which incorporate the City's current standards, will be required and will further ensure impacts to any utilities and service systems will be less than significant.

Sources

- City of Santa Rosa 2035 General Plan/Final EIR, 2009.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

Section 16 of the 1999 IS/MND addressed mandatory findings of significance associated with the Approved Project. The Approved Project was found to have no significant impacts after mitigation. The potential for impacts on subsurface cultural resources was identified. Mitigation measures were identified to reduce any potential impacts to cultural resources, if discovered. The protocols would ensure impacts to cultural resources are less-than-significant. The 1999 IS/MND identified potentially cumulative impacts as less than significant. Potential impacts to utilities and construction traffic were identified as less-than-significant after implementation of mitigation measures that addressed potential cumulative impacts. Other potential impacts were not identified and, therefore, were not found to combine with impacts from other projects.

The Modified Project would develop a smaller project, on a smaller footprint at the same site as the Approved Project, and would be subject to similar environmental conditions. No new resources would be subject to impacts and no increase in effects would occur beyond and those evaluated in the 1999 IS/MND. The Approved Project's mitigation measures related to air quality, biology, cultural resources, hazards and hazardous materials, hydrology, noise, transportation and traffic, and utilities have been included or updated to reflect current best management practices. The Modified Project includes an improved layout that avoids wetlands. Mitigations for nesting bird surveys will mitigate for other potential impacts to biological resources. Implementation of mitigation measures discussed in the 1999 IS/MND, or updated in this document, would ensure that impacts associated with the Modified Project would be less-than-significant.

For those environmental effects of the project not subject to specific mitigations (aesthetics, greenhouse gases, and public services), standard City measures or construction standards and practices will ensure no significant impacts will occur.

SECTION 4.0 SOURCES

- City of Santa Rosa 2035 General Plan, 2009, and Final EIR, 2009.
- City of Santa Rosa Zoning Code, 2006.
- City of Santa Rosa, Initial Study/Mitigated Negative Declaration Dutton Avenue Light Industrial Buildings, October, 1999
- Monk & Associates, Special Status Plant Survey Report, 2960 & 2970 Dutton Avenue, Santa Rosa, California, June, 2015.
- Monk & Associates, Biological Assessment, 2960 & 2970 Dutton Avenue, Santa Rosa, California, October, 2015.
- USACOE, Letter to Ted Winfield regarding 2960/2970 Dutton Avenue Jurisdictional Determination, July 2014.
- USACOE, Letter to Charlie Patterson Regarding 2960/2970 Dutton Avenue Jurisdictional Wetlands Delineation, July, 2008.
- USFWS, E-mail to Darron Wemeyer regarding 2960 & 2970 Dutton Avenue (e-mail of No Take for CTS), July, 2008
- Golden Bear Studies, Tiger Salamander Studies for 2960/2970 Dutton Avenue, April 2007.
- United Soils Engineering, Inc., Geotechnical Investigation and Pavement Design, Proposed for Light Industrial Buildings, May 1999.
- W-Trans, Letter Report, January 20, 2016

SECTION 5.0 REPORT AUTHORS AND CONSULTANTS

City

Amy Nicholson, City Planner, City of Santa Rosa, Planning and Economic Development Department

Applicant and Team

Roger Nelson Revocable Trust, Applicant

Sponamore Associates Environmental Planning, LLC

Monk & Associates, Inc.

Greg LeDoux & Associates

United Soil Engineering, Inc.

Baechtel Hudis Engineers

PROJECT SPONSOR'S INCORPORATION OF MITIGATION MEASURES

As the project sponsor or the authorized agent of the project sponsor, I, Roger Nelson on behalf of the Roger Nelson Revocable Trust, undersigned, have reviewed the Addendum 1999 Initial Study/Mitigated Negative Declaration for the Dutton Avenue Industrial Buildings Project and have particularly reviewed all mitigation measures and monitoring programs identified herein. I accept the findings of the Initial Study and mitigation measures and hereby agree to modify the proposed project applications now on file with the City of Santa Rosa to include and incorporate all mitigation measures and monitoring programs set out in this Initial Study.


 1/20/16
Property Owner (authorized agent) Date

DETERMINATION FOR PROJECT

On the basis of this Initial Study and Environmental Checklist I find that the proposed project (choose the appropriate text):

could not have a Potentially Significant Effect on the environment. A Negative Declaration will be prepared.

could have a Potentially Significant Effect on the environment; however, the aforementioned mitigation measures to be performed by the property owner (authorized agent) will reduce the potential environmental impacts to a point where no significant effects on the environment will occur. A Mitigated Negative Declaration will be prepared.

 1/20/2016
Signature Date

Amy Nicholson City Planner
Printed Name Title

**TABLE 1: MITIGATION MONITORING AND REPORTING PROGRAM
Dutton Avenue Industrial Buildings Project**

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
3.1 AESTHETICS					
<p>Standard Measures (new):</p> <ul style="list-style-type: none"> Design Review is required for the project. Final Design Review will be obtained prior to issuance of a building permit. A standard condition of approval regarding exterior lighting requirements will be placed on the project. Conformance review shall occur at the building permit stage. 	Require as condition of approval	Planning & Economic Development - Planning Division	Prior to issuance of building permit.	Deny issuance of building permit until Final Design Review	
3.3 AIR QUALITY					
<p>Mitigation Measures (updated):</p> <p>AIR-1: Pollutants. Implement construction management standards construction management standards during all on- and off-site construction activities.</p> <ul style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 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. All vehicle speeds on unpaved roads shall be 	Require as condition of approval	Planning & Economic Development – Building Division Public Works – Engineering Development Services Division	During construction, Building and/or Public Works inspectors inspect the site for compliance with required construction control measures	Stop construction until compliance is ensured	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>limited to 15 mph.</p> <ul style="list-style-type: none"> 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. 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. 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. 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. 					
3.4 BIOLOGICAL RESOURCES					
<p>Mitigation Measures (new):</p> <p>BIO-1: Raptors and Passerine Birds. In order to avoid impacts to ground-nesting raptors and passerine birds, preconstruction nesting bird surveys shall be conducted prior to commencing with construction work if this work would begin between February 1st and August 31st. The nesting bird surveys shall include examination of the project site and a zone of influence around the entire project site. The zone of influence includes those areas off the project site where birds could be disturbed by earth-moving vibrations or noise.</p>	Require as condition of approval.	Applicant's Biologist's report submitted to Planning	Prior to issuance of building or grading permits, Planner to review required reports and ensure that recommendations are addressed in the project construction plans.	Deny issuance of a building permit until plans are corrected.	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>Accordingly, the nesting survey(s) must cover the project site and an area around the project site boundary. If project site disturbance associated with the project would commence between February 1st and August 31st, the nesting surveys should be completed 15 days prior to beginning with the work.</p> <p>If nesting raptors or passerine birds are identified during the surveys, an adequate buffer would have to be established around the nesting site(s) until the nesting cycle ended. A 300-foot buffer around any raptor nest should be fenced with orange construction fencing. If the nest location is located off the project site, then the buffer should be demarcated per above where the buffer occurs on the project site. The size of the buffer may be altered if a qualified raptor biologist conducts behavioral observations and determines the nesting raptors are well-acclimated to disturbance. If this occurs, the raptor biologist shall prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting raptors. No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified raptor biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones. This typically occurs by July 15th. This date may be earlier or later, and would have to be determined by a qualified raptor biologist. If a qualified biologist is not hired to watch the nesting raptors then the buffers shall be maintained in place through the month of August and work within the buffer can commence September 1st.</p> <p>If common (that is, not special-status) birds, for example, Western meadowlark, western scrub jay, or acorn woodpeckers are identified nesting on or adjacent to the project site, a non-disturbance buffer of 75 feet should be established or as otherwise prescribed by a qualified ornithologist. The buffer should be demarcated via the installation of orange construction fencing. Disturbance within the buffer should be postponed until it is determined by a qualified ornithologist that the</p>					

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>young have fledged and have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed.</p> <p>Typically, most passerine birds in the region of the project site are expected to complete nesting by August 1st. However, many species can complete nesting by the end of June or in early to mid-July. Regardless, nesting buffers should be maintained until August 31st unless a qualified ornithologist determines that young have fledged and are independent of their nests at an earlier date. If buffers are removed prior to August 31st, the qualified biologist conducting the nesting survey(s) should prepare a report that provides details about the nesting outcome and the removal of buffers. This report should be submitted to the City of Santa Rosa prior to the time that nest protection buffers are removed if the date is before August 31st. Implementation of this mitigation measure would reduce potential impacts to nesting birds to a level considered less than significant.</p>					
3.5. CULTURAL RESOURCES					
Mitigation Measures (updated):					
<p>CUL-1. Subsurface Resources: If subsurface concentrations of historic archaeological materials are encountered during any phase of construction, all land-disturbing work in the immediate vicinity of the finds shall be halted. The monitoring archaeologist shall have the discretion to temporarily halt construction work in the vicinity of any finds until an examination has been made. If the discovery is deemed important, sufficient time and funding shall be provided to recover scientifically important artifacts and features, and document their research value in a report of findings.</p>	Require as condition of approval.	Planning & Economic Development – Planning Division	Prior to issuance of building or grading permit, Planning to verify that notes are on the construction plans	Stop construction until project is ready to proceed	
<p>CUL-2. Worker Orientation: 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,</p>	Require as condition of approval.	Planning & Economic Development – Planning Division	Prior to issuance of building or grading permit, Planning to verify that notes are on the construction plans	Stop construction until project is ready to proceed	

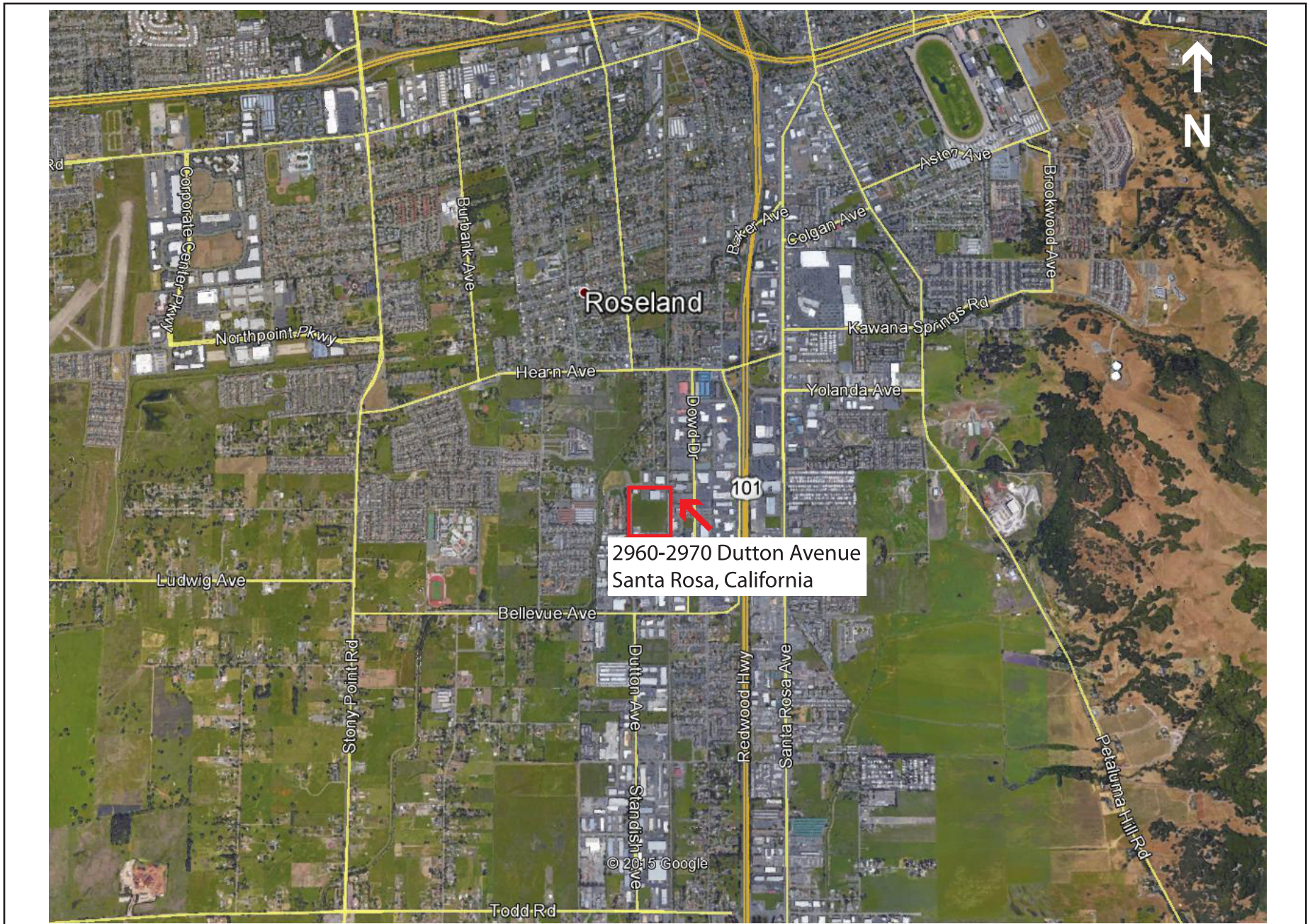
Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>and review applicable measures for minimizing impacts to historical resources.</p> <p>CUL-3. Human Remains: If prehistoric human interments (human burials) are encountered during the project, all work should be halted in the immediate vicinity of the find. The County Coroner, landowner, project superintendent and all other pertinent individuals and agencies involved should be contacted immediately. The procedures to be followed at this point are prescribed by law and include the identification of a "Most Likely Descendent" (MLD) by the Native American Heritage Commission (NAHC) and notification of local tribes.</p>	Require as condition of approval.	Planning & Economic Development – Planning Division	Prior to issuance of building or grading permit, Planning to verify that notes are on the construction plans	Stop construction until project is ready to proceed	
3.6 GEOLOGY AND SOILS					
<p>Standard Measures (new):</p> <ul style="list-style-type: none"> The project shall be conditioned to comply with the recommendations indicated in the geotechnical investigation prepared for the project. Proposed improvements to the approved project's project site would be designed in strict adherence to current standards for earthquake resistant construction, including the California Building Code (CBC) for seismic safety. 	Require as condition of approval.	Planning & Economic Development - Building	Building to verify project is in compliance with Geotechnical recommendations	Deny issuance of a grading permit until compliance has been verified	
3.7 GREENHOUSE GAS EMISSIONS					
<p>Standard Measures (new):</p> <p>The following elements of the proposal would lessen the GHG emissions:</p> <ul style="list-style-type: none"> The eventual build-out of the site will incorporate design elements and other measures to reduce GHG emissions, as required by the City's Green Building Ordinance and the SRCAP. The project shall incorporate all of the CAP measures identified in the Project Description. 	Require as condition of approval.	Planning & Economic Development – Planning Division	Prior to issuance of building or grading permit	Deny issuance of a building permit until compliance has been verified	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
3.8 HAZARDS AND HAZARDOUS MATERIALS					
<p>Mitigation Measures (1999):</p> <p>If contamination is found during excavation, all work shall cease until a work plan is approved by the City Fire Department.</p>	Require as a condition of project approval	Planning & Economic Development-Planning Division County Environmental Health	Prior to issuance of building or grading permit, Planning to verify that notes are on the plans. During construction, Building inspectors inspect the site for compliance with required construction control measures.	Stop project until compliance is ensured	
<p>Standard Measures (new):</p> <ul style="list-style-type: none"> Chemicals shall be stored in enclosed and secure buildings. 	Require as a condition of project approval	Planning & Economic Development – Planning Division County Environmental Health	Prior to issuance of building or grading permit, Planning to verify that notes are on the plans. During construction, Building inspectors inspect the site for compliance with required construction control measures.	Stop project until compliance is ensured	
3.9 HYDROLOGY AND WATER QUALITY					
<p>Mitigation Measures (1999):</p> <p>The grading plans shall include erosion control measures consistent with City and State requirements.</p>					
<p>Standard Measures (new):</p> <ul style="list-style-type: none"> Developer's engineer shall comply with all 	Require as condition of approval	Engineering Development	Prior to issuance of a building permit,	Deny building permit until plans	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>requirements of the City Standard Storm Water Mitigation Plan Guidelines using Low Impact Development (LID) Best Management Practices (BMPs). Final Plans shall address the stormwater quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.</p> <ul style="list-style-type: none"> The Applicant shall submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance and Hydrozone Table. 		Services	Engineering Development Services shall ensure that the Final SUSMP and BMPs are in compliant with the City's and County's criteria	are compliant	
3.12. NOISE					
<p>Mitigation Measure (updated):</p> <p>NOI-1: Construction Noise: The construction phase noise at the site can be mitigated by using quiet or "new technology" equipment. The greatest potential for noise abatement of current equipment should be the quieting of exhaust noises by use of improved mufflers. It is recommended that all internal combustion engines used at the Project site be equipped with a type of muffler recommended by the vehicle manufacturer. In addition, all equipment shall be in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components. Construction noise can also be mitigated by the following:</p> <ul style="list-style-type: none"> Construction or demolition work shall be scheduled for the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturdays. All diesel powered equipment should be located more than 200 ft. from any residence if the equipment is to operate for more than several 	Require as condition of approval	<p>Planning & Economic Development – Planning Division</p> <p>Planning & Economic Development - Building</p> <p>Public Works – Engineering Development Services</p>	Planning and Building to verify compliance with these conditions prior to issuance of a grading permit	Stop construction until compliance is ensured	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>hours per day.</p> <ul style="list-style-type: none"> • Dirt berming and stockpiling materials can also help reduce noise to sensitive receptor locations. • Use scrapers as much as possible for earth removal, rather than the noisier loaders and hauling trucks. Use wheeled equipment rather than track equipment as much as possible. • Use a backhoe for backfilling when feasible, as it is less costly and quieter than either dozers or loaders. • Use a motor grader rather than a bulldozer for final grading when feasible. • Power saws shall be shielded or enclosed where practical to decrease noise emissions. Nail guns should be used where possible as they are less noisy than manual hammering. Generators and compressors shall be enclosed and positioned as far from noise sensitive receptors as possible. • Construct buildings or other significant structures at the site perimeter to help shield existing sensitive receptors from noise generated on the site. • The applicant shall designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. 					
3.14 PUBLIC SERVICES					
<p>Standard Measures (new):</p> <ul style="list-style-type: none"> • Evidence showing payment of school impact fees, in accordance with Government Code Section 65996, from the applicable school district will be provided prior to City issuance of any building 	<p>Require as condition of project approval</p>	<p>Planning & Economic Development-Planning</p>	<p>Prior to issuance of a building permit, Planning shall ensure that compliance of</p>	<p>Deny building permit until compliance is ensured</p>	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>permits.</p> <ul style="list-style-type: none"> The Police and Fire Departments will review plans for the Proposed Project and impose conditions of approval and fees. Other standard conditions of approval will apply, including provision of a fire flow analysis to ensure adequate water pressure and flow rates. 		Division Fire Police	conditions have been satisfied		
3.16 TRANSPORTATION AND TRAFFIC					
<p>TRF-1 (1999): The developer will pay Capital Facilities Fees to help fund area wide circulation improvements.</p> <p>Trucks for on and off haul shall not operate during peak traffic periods, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.</p>	Require as condition of project approval	Engineering Development Services	Prior to issuance of building or grading permit, Planning to ensure notes are on construction plans	Stop project until compliance is ensured	
3.17 UTILITIES AND SERVICE SYSTEMS					
<p>UTI-1 (1999): The developer will pay Capital Facilities Fees to help fund area wide infrastructure improvements.</p>	Require as condition of project approval	Engineering Development Services	Prior to issuance of building or grading permit, Planning to ensure notes are on construction plans	Stop project until compliance is ensured	



NOTICE OF NEGATIVE DECLARATION

NAME OF PROJECT: Dutton Avenue light industrial buildings **FILE NUMBER:** MNP99-045

LOCATION OF PROJECT: 2960 Dutton Avenue

APN: 043-134-051

PROJECT DEVELOPER: NJL Fountaingrove L.P.

DESCRIPTION OF PROJECT: Two new light industrial buildings, consisting of a total of 127,348 square feet in area.

DECLARATION

Based upon the Initial Study, dated October 15, 1999, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The aforementioned findings are contingent upon the following mitigation measures (if indicated) which shall be incorporated into this project:

Dust control measures shall be included on the building plans.

Streets shall be swept and the site shall be watered as needed during construction.

Soils trucked in or off site shall be covered with tarpaulins.

The grading plans shall include erosion control measures consistent with City requirements.

Construction hours shall not exceed 7:00 a.m. to 7:00 p.m. on non-holiday weekdays and from 9:00 a.m. to 6:00 p.m. on Saturdays.

On site truck movement and loading and unloading operations shall not occur from 7:00 p.m. to 7:00 a.m. unless acoustical information is provided documenting that potential impacts would be negligible.

Trucks for on and off haul shall not operate during peak traffic periods, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

Pay Capital Facilities Fees to help fund area wide infrastructure improvements.

If archaeological deposits are uncovered during construction, all work should be halted until a qualified archaeologist can evaluate the finds.

If contamination is found during excavation, all work shall cease until a work plan is approved by the City Fire Department.

The Initial Study and other environmental documents are available for public review at the Department of Community Development, Room 3, City Hall, 100 Santa Rosa Avenue. The public is hereby invited to submit to the Department of Community Development written comments regarding the environmental findings and Negative Declaration determination. Such comments should be submitted prior to the termination date of the posting period identified below.

Posting Period: October 15, 1999 to November 4, 1999

Submit comments to: Blake Hillegas
Santa Rosa Department of Community Development
P.O. Box 1678, Santa Rosa, CA 95402-1678
Telephone (707) 543-3262

ADOPTED: _____

Wayne G. Goldberg, Environmental Coordinator

By: _____

PCW(C:\WPFILES\FORMS\NEG-DEC)

**DEPARTMENT OF COMMUNITY DEVELOPMENT
INITIAL STUDY OF ENVIRONMENTAL SIGNIFICANCE**

PROJECT TITLE	Dutton Avenue light industrial buildings
PROJECT LOCATION	2960 Dutton Avenue
APN	043-134-051
PROJECT DEVELOPER	NJL Fountaingrove L.P.

A. SUMMARY DETERMINATION

- Negative Declaration Posting Period:
- Mitigation Measures (attached)
- Environmental Impact Report Required

B. PROJECT INFORMATION

1. Description:

The project involves the construction of two light industrial concrete buildings having an area of 69,836 sq ft and 57,512 sq ft. Designed to accommodate warehousing, bulk distribution, office, and research and development, these two buildings are being constructed as spec buildings with no known tenants at this time. The proposed architecture consists of concrete tilt-up walls accented with green reflective glass at each entrance.

2. Environmental Setting:

The site is generally flat and does not contain any significant vegetation.

3. Character of Surrounding Area:

To the north of the property is three vacant parcels, a small office building, and a research and development use. Residential uses exists farther to the north, approximately 550 feet from the property. To the south and east are light industrial uses. The Canine Companion Facility is located across Dutton Avenue to the west.

C. GENERAL CONSIDERATIONS

- 1. Does the project conform to General Plan proposals including the various adopted elements? (Land Use, Circulation, Urban Design, Housing, Open Space/Conservation, Noise, Seismic/Safety, Recreation, Scenic Highways, Community Facilities)(See appropriate impact sections for application

of specific elements.)

Yes

General Plan Designation:

General Industry

2. Does the project conform to existing (or proposed) zoning classification?

Yes

Classification:

Planned Industrial

3. Does it appear that any feature of this project, including aesthetics, will generate significant public concern?

Maybe

Nature of Concern:

Potential noise from trucks.

4. Will the project require approval or permits by other than a City Agency?

Yes

Other Agency:

Sonoma County Water Agency

D. ENVIRONMENTAL IMPACTS: (Include mitigation measures for significant effects where possible.)

1. **EARTH.** (Consider the Seismic Safety Element)
Will the proposal result in or be subject to:

- | | |
|---|------------|
| a) Erection of structures within an Alquist-Priolo Act Special Studies Zone? | No |
| b) Grading (consider amount and aesthetics)? | Negligible |
| c) Slides, liquefaction, or other hazards on or immediately adjoining the site? | No |
| d) Adverse soil or topographic characteristics (consider prime soils, slope, slope stability, soils limitations)? | Negligible |
| e) Wind or water erosion of soils, on site or off? | Negligible |

DISCUSSION:

The site is flat and no known geotechnical constraints are not found in the immediate are. Development should not require substantial import or export of soil. Standard grading practices will be utilized.

MITIGATION MEASURES:

None.

2. AIR. Will the project result in:

- a) Deterioration of air quality or creation of objectionable odors? **Negligible**
- b) Exposure of people to existing odors or poor quality air? **Negligible**

DISCUSSION:

The project would result in air born particulates and emissions. In the Santa Rosa area, reported sources indicate that approximately 85% of the air pollution is derived from mobile sources. These activities are not reported as a critical concern in Sonoma County. The project would not violate ambient air quality standards, nor would the project contribute substantially to an existing or projected air quality violation..

Standard dust control measure are expected to minimize dust generation associated with grading.

MITIGATION MEASURES:

Dust control measures shall be included on the building plans. The site shall be watered as necessary. The Street shall be swept as needed during construction. Soils trucked in or off site shall be covered with tarpaulins.

3. WATER. Will the project result in:

- a) Erection of structures within a designated flood (hazard prone) area? **No**
- b) Contribute cumulative downstream impacts? **Negligible**
- c) Reduction of surface or ground water quality or quantity? **Negligible**
- d) Alteration of drainage patterns or runoff (consider cumulative downslope areas)? **Negligible**
- e) Disruption of streams or water bodies, including seasonal water bodies? **None**

DISCUSSION:

The property does not contain any significant water bodies. Development of the site would decrease infiltration and increase runoff. A new on site storm drain system will connect to an existing storm drain system. The grading plan will include erosion control measures to handle filter runoff during construction. A permit will be required from the State Water Quality Control Board.

MITIGATION MEASURES:

The grading plans shall include erosion control measures consistent with City and State requirements.

4. **PLANT/ANIMAL LIFE.** Will the project result in:

- a) Changes in the diversity of species, or numbers of any species of plants or animals? **No**
- b) Reduction of the number of any unique, rare or endangered species of plants or animals? **No**
- c) Introduction of new species of plants or animals to the detriment of existing native species? Creation of a barrier to the normal migration, replenishment, or movement of existing species? **No**
- d) Deterioration or reduction of existing plant or animal habitat, including agricultural crops? **Negligible**

DISCUSSION:

No significant habitat exists on the site.

5. **NOISE.** Will the project result in:

- a) Exposure of noise-sensitive land uses to noise levels exceeding 60 dBA? **Negligible**
Noise Source: Truck noise and temporary construction noise
- b) Increases in existing noise levels? **Negligible**
Noise Source: Truck noise and temporary construction noise

DISCUSSION:

Construction noise will be temporary and is not considered significant as long as it does not occur during the more sensitive morning, evening, and night hours. Truck noise associated with distribution uses should not exceed daytime noise standards, but could night time noise standards and impact the residential uses to the north. construction and business hours need to be limited to mitigate potential impacts.

MITIGATION MEASURES:

Construction hours shall not exceed 7:00 a.m. to 7:00 p.m. on non-holiday weekdays and from 9:00 a.m. to 6:00 p.m. on Saturdays.

On site truck movement and loading and unloading operations shall not occur from 7:00 p.m. to 7:00 a.m unless acoustical information is provided documenting that potential impacts would be negligible.

6. **NATURAL RESOURCES.** Will the project result in an increase in the rate of use of any natural resource, including energy resources, or the substantial depletion of any nonrenewable resource? **Negligible**

DISCUSSION:

The project would not result in an abnormal use of natural resources.

MITIGATION MEASURES:

None.

7. **UTILITIES.** Will the project result in the need for new systems or alterations to the following utilities: electricity, natural gas, communication facilities, water, sewers, storm drainage, solid waste disposal? **Negligible**

DISCUSSION:

Utilities exist to serve the project and no capacity issues have been identified.

MITIGATION MEASURES:

Pay Capital Facilities Fees to help fund area wide infrastructure improvements.

8. **PUBLIC SERVICES.** Will the project result in the need for new or altered services in the following areas: fire protection, police protection, schools, parks or other recreational facilities, roads, flood control or other public works facilities, public transit or other governmental services? **Negligible**

DISCUSSION:

Public Services are available to serve the proposal. See the next Section for circulation improvements.

MITIGATION MEASURES:

None.

9. **TRANSPORTATION/CIRCULATION.** Will the project result in:

- a) Generation of additional vehicular movement with initiation or intensification of circulation problems (consider road design, project access, congestion, hazards to vehicles, pedestrians)? **Negligible**
- b) Effects on existing parking facilities or demands for new parking? **Negligible**
- c) Impact on existing rail, air or public

transportation systems?

Negligible

DISCUSSION:

The most immediate arterial intersection, Bellevue and Dutton has recently been improved with a four way stop sign. In response to traffic and pedestrian concerns in the area a temporary sidewalk has been installed along Bellevue Avenue. No critical circulation deficiencies have been identified as a result of this project. This project will be required to pay capital facility impact fees to help fund area wide circulation improvements due to cumulative development in the area.

MITIGATION MEASURES:

Pay Capital Facilities Fees to help fund area wide circulation improvements.

Trucks for on and off haul shall not operate during peak traffic periods, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

10. LAND USE. (Consider the Land Use and Housing Element.) Will the project:

- | | |
|---|-------------------|
| a) Alter the location, distribution, density or growth rate of the human population of an area? | None |
| b) Create a demand for additional housing or degrade/displace existing housing? | Negligible |
| c) Result in a substantial alteration of the planned use of an area? | Negligible |

DISCUSSION:

The site and area has been planned for light industrial development over 20 years.

MITIGATION MEASURES:

None

11. AESTHETICS. Will the project obstruct or degrade any public scenic vista or view, create an aesthetically offensive site open to public view, produce new light or glare, or be visually incompatible with the surrounding area?

DISCUSSION:

The project will not adversely impact rural character or farmlands as the site is located within an industrial area and has been planned for industrial development for over 20 years.

MITIGATION MEASURES:

None

12. **RECREATION.** (Consider the Public Services and Facilities Element.) Will the project affect an existing park, future park/recreational options, or access to a park (including bicycle trails)? **Negligible**

DISCUSSION:

None

MITIGATION MEASURES:

None

13. **CULTURAL RESOURCES.** Will the project:

- a) Disrupt or adversely affect a prehistoric or archaeological site? **Negligible**
- b) Disrupt or adversely affect a property of historic or cultural significance? **Negligible**

DISCUSSION:

The site is not located in immediate proximity to any culturally significant resources.

MITIGATION MEASURES:

If archaeological deposits are uncovered during construction, all work should be halted until a qualified archaeologist can evaluate the finds.

14. **HAZARD.** (Consider the Safety Element.) Will the project:

- a) Create a risk of explosion, release of hazardous substances or other dangers to public health or safety? **Negligible**
- b) Locate people on or adjacent to a potential health or safety risk? **Negligible**

DISCUSSION:

The use of any potentially hazardous materials or equipment such as batteries will only be permitted in accordance with the Uniform Fire and Building Codes. The site is not on the City's list of properties known to have contamination.

MITIGATION MEASURES:

If contamination is found during excavation, all work shall cease until a work plan is approved by the City Fire Department.

15. **OTHER.** (Consider the Open Space and Conservation Element.) Will the project result in other significant effects on the environment? **Negligible**

DISCUSSION:

The land has been designated for light industrial business park development for over 20 years.

MITIGATION MEASURES:

None

16. MANDATORY FINDINGS OF SIGNIFICANCE. (A "significant" check on any of the following questions requires preparation of an EIR.)

- a) Does the project have the potential to degrade the quality of the environment, or curtail the diversity in the environment? No

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? No

- c) Does the project have impacts which are individually limited, but cumulatively considerable? No

- d) Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly? No

DISCUSSION:

All potentially significant affect have been found to be mitigable.

DETERMINATION: On the basis of this evaluation:

- I find the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.

- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION WILL BE PREPARED.**

- I find the proposed project **MAY** have a significant effect on the environment and a **ENVIRONMENTAL IMPACT REPORT** is required.

Date October 15, 1999

(Signature)

MITIGATION MONITORING PROGRAM

Dutton Avenue Light Industrial Buildings

Project Name
October 15, 1999

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to reduce identified significant environmental impacts to a level of insignificance. A completed and signed report for each mitigation measure indicates that this mitigation measure has been complied with and implemented.

Mitigation Measure	Monitoring Agency	Shown on Plans	Constructed/ Installed	Remarks
Dust control measures shall be included on the building plans.	Building and Planning			
Streets shall be swept and the site shall be watered as needed during construction.	Building			
Soils trucked in or off site shall be covered with tarpaulins.	Building			
The grading plans shall include erosion control measures consistent with City requirements.	Building and Planning			
Construction hours shall not exceed 7:00 a.m. to 7:00 p.m. on non-holiday weekdays and from 9:00 a.m. to 6:00 p.m. on Saturdays.	Building and Planning			
On site truck movement and loading and unloading operations shall not occur from 7:00 p.m. to 7:00 a.m unless acoustical information is provided documenting that potential impacts would be negligible.	Planning			
Trucks for on and off haul shall not operate during peak traffic periods, 7:00	Planning and Building			

PCW

a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

Pay Capital Facilities Fees to help fund area wide infrastructure improvements.

If archaeological deposits are uncovered *during construction, all work should be halted* until a qualified archaeologist can evaluate the finds.

If contamination is found during excavation, all work shall cease until a work plan is approved by the City Fire Department.

Building

Building and Planning

Building