

**Mitigation Monitoring and Reporting Program
for the
Canine Companions Early Development Center Expansion Project
Initial Study/Mitigated Negative Declaration
City of Santa Rosa, Sonoma County, California**

Prepared for:

City of Santa Rosa

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PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it adopts a Mitigated Negative Declaration (MND) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures during project implementation.

The Initial Study and Mitigated Negative Declaration (IS/MND) prepared for the Canine Companions Early Development Center Expansion Project concluded that project implementation could result in potentially significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. This MMRP documents how and when the mitigation measures adopted by the lead agency will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the MND.

This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

Table 1: Canine Companions Early Development Center Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2.3 Air Quality					
<p>MM AIR-1: During construction activities, the following Best Management Practices (BMPs) shall be implemented:</p> <ul style="list-style-type: none">• 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 trackout 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 miles per hour.• All roadways, driveways, and sidewalks shall be paved 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). 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.	Incorporation into project construction documents and plans; the City of Santa Rosa Building Department staff shall inspect the worksite regularly to ensure the construction mitigation measures are implemented	Prior to issuance of construction permits and during construction	City of Santa Rosa Planning Division, Building Department		

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<ul style="list-style-type: none"> A publicly visible sign shall be posted with the telephone number and person to contact at the City of Santa Rosa regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The Bay Area Air Quality Management District (BAAQMD) phone number shall also be visible to ensure compliance with applicable regulations. 					
2.4 Biological Resources					
<p>MM BIO-1a: Obtain California Endangered Species Act Incidental Take Permit for California Tiger Salamander</p> <p>Prior to construction activity, the project applicant shall obtain a California Endangered Species Act (CESA) Incidental Take Permit (ITP) from the California Department of Fish and Wildlife (CDFW) for potential impacts to California Tiger Salamander (CTS) and shall comply with all requirements of the ITP.</p> <p>Additionally, following the requirements of the Programmatic Biological Opinion (PBO) for projects within dispersal distance of a potential CTS breeding site, the applicant shall obtain mitigation credits from an United States Fish and Wildlife Service (USFWS)-approved mitigation bank. Per the PCI CTS Site Assessment, the closest potential breeding site is located approximately 0.75 mile (3,960 feet) from the project site. Per the PBO, a ratio of 1:1 is required for projects that are greater than 2,200 feet and within 6,864 feet of a known breeding site; however, a lower ratio may be permitted by the CDFW following a review of the current location of known viable breeding sites.</p>	Obtain ITP from CDFW; compliance with ITP requirements	Prior to issuance of construction permit or construction activity	CDFW; City of Santa Rosa Planning Division		
<p>MM BIO-1b: Protection of Active Bird Nests</p> <p>To prevent impacts to Migratory Bird Treaty Act (MBTA) and/or Fish and Game Code protected birds, nesting raptors, and their nests, a pre-construction surveys shall be conducted no more than 7 days prior to start of construction activities. If</p>	Qualified Biologist's pre-construction survey results and submittal of survey documents;	No more than 14 days prior to vegetation removal or initial ground disturbance during	City of Santa Rosa Planning Division, City of Santa Rosa Building Department, USFWS		

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<p>an active nest is located during pre-construction surveys, construction activities shall be restricted as necessary to avoid disturbance of the nest until its young have fledged or the agencies deem disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment around an active raptor nest and an appropriate radius around an active migratory bird nest depending on the species as determined by a qualified Biologist) or alteration of the construction schedule. A qualified Biologist shall delineate the buffer using Environmentally Sensitive Area fencing, pin flags, and or yellow caution tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently.</p> <p>Nesting bird surveys are to be repeated if there is a lapse in project activities of 7 days or more. No-disturbance nest buffers shall be determined by a qualified Biologist based on species, nest stage, and site conditions. Nests shall be monitored daily during project-related activities by a qualified Biologist to determine the sufficiency of the buffer and whether it should be expanded to protect the nest based on disruptions to an individual bird's natural nesting behaviors.</p>	periodic on-site inspection/monitoring	<p>nesting season (February 1 to August 15)</p> <p>In the event of a lapse of 7 consecutive days of construction</p>	and/or CDFW (as appropriate)		
<p>MM BIO-1c: Burrowing Owl Habitat Assessment</p> <p>Prior to ground disturbance construction activity during the burrowing owl wintering season (which runs from September 1 to January 31), a qualified Biologist shall conduct a habitat assessment, and shall also conduct surveys if burrowing owl habitat is present, following the California Department of Fish and Game (now California Department of Fish and Wildlife [CDFW]) 2012 Staff Report on Burrowing Owl Mitigation (CDFW 2012 Staff Report) habitat assessment and survey methodology. The habitat assessment and surveys shall encompass the project site and a sufficient buffer zone (up to</p>	Qualified Biologist's pre-construction survey results and submittal of survey documents	Prior to ground disturbance or construction activity during the burrowing owl wintering season (which runs from September 1 to January 31)	City of Santa Rosa Planning Division, City of Santa Rosa Building Department, USFWS and/or CDFW (as appropriate)		

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500 meters or 1,640 feet) to detect burrowing owl nearby that may be impacted. Time lapses between surveys or project activities shall trigger subsequent surveys, as determined by a qualified Biologist, including but not limited to a final survey within 24 hours prior to ground disturbance before construction equipment mobilizes to the project area. The qualified Biologist shall have a minimum of 2 years of experience implementing the CDFW 2012 survey methodology resulting in detections. Detected burrowing owl shall be avoided pursuant to the buffer zone prescribed in the CDFW 2012 Staff Report, unless otherwise approved in writing by the CDFW, and any eviction plan shall be subject to CDFW review.					
MM BIO-1d: American Badger Pre-construction Survey To prevent potential impacts to the American badger, a qualified Biologist shall conduct a pre-construction survey of the project site and adjacent habitat no more than 7 days prior to the start of construction activities. If an active badger den is found on or adjacent to the project site, the project applicant, in coordination with the California Department of Fish and Wildlife (CDFW), shall implement a sufficient construction free buffer or, if avoidance is infeasible, a CDFW relocation plan. A Biological Monitor shall be present on-site during project construction to ensure the buffer is sufficient to avoid direct impacts to individuals or den abandonment, following coordination with the CDFW. The Biological Monitor shall remain on-site until it is determined that young are self-sufficient and project construction activities would not adversely harm individuals. Only after badgers have vacated the project site can the construction free buffer zone and burrows be removed.	Qualified Biologist's pre-construction survey results and submittal of survey documents; implement a sufficient construction free buffer or, if avoidance is infeasible, a CDFW relocation plan in the event an active badger den is found on or adjacent to the project site.	No more than 7 days prior to the start of construction activities	City of Santa Rosa Planning Division, City of Santa Rosa Building Department, USFWS and/or CDFW (as appropriate)		
MM BIO-2: Seasonal Wetland	Coordination with RWQCB; Obtain	Prior to issuance of grading permit	City of Santa Rosa Planning Division,		

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<p>The project applicant shall coordinate with the Regional Water Quality Control Board (RWQCB) to determine jurisdiction before any earthmoving or grading activities within or adjacent to potential jurisdictional wetland. If the RWQCB determines that the areas on the project site are jurisdictional, then all work proposed in these areas shall be authorized by permits from the RWQCB.</p> <p>To offset the permanent impacts to the seasonal wetland that will be impacted due to project construction, compensatory mitigation is listed below, but is subject to change by specific permit requirements. Mitigation may be provided through the following options:</p> <ul style="list-style-type: none"> • The purchase and/or dedication of land to provide suitable wetland restoration or creation to offset the loss of 0.14 acre of seasonal wetland at a 1:1 ratio. • Land purchase or dedication can be achieved by purchasing credits equal to the mitigation ratios above, at an approved mitigation, or preservation bank. • Mitigation or preservation banks that are USFWS approved typically have approved management plans in place to conserve and monitor sensitive plant populations, wetlands, and suitable habitat. However, if mitigation credits are purchased at a bank, the existing management and monitoring plan shall need to be approved for the proposed project mitigation by USFWS prior to the purchase of the credits. 	authorized permits; purchase or dedication of land; purchase of mitigation credits		City of Santa Rosa Building Department, RWQCB		
2.5 Cultural Resources					
MM CUL-1: An Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology shall inspect the site for exposed cultural resources following initial clearing and grubbing of the site, and prior to any grading or trenching. Based on the results of the inspection, the Archaeologist will make recommendations to the Lead	Inclusion in construction contracts; qualified Archaeologist's/Tribal Monitor's on-site inspection; provision of Section 15064.5	Once grubbing and clearing are complete, and prior to any grading or trenching into previously	City of Santa Rosa Planning Division, City of Santa Rosa Building Department		

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Agency for any further monitoring that may be required. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers shall avoid altering the materials until an Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology has evaluated the find. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources include, but are not limited to, stone, bone, glass, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of Santa Rosa, the Northwest Information Center, and the California Office of Historic Preservation (OHP), as required.	permit(s); copy of Department of Parks and Recreation (DPR) 523 forms; submittal of findings and documentation	undisturbed soils, in the event resources are found			
MM CUL-2: In the event of an accidental discovery or recognition of any human remains, Public Resources Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the Sonoma County Coroner is contacted to determine if the remains are Native	Review of NAHC correspondence; on-site inspection and monitoring; submittal of findings and documentation	During grading and construction, in the event human remains are encountered	City of Santa Rosa Planning Division, City of Santa Rosa Building Department, NAHC, Sonoma County Coroner		

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<p>American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98, or</p> <p>2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project area in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission; • The descendant identified fails to make a recommendation; or • The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner. 					
2.7 Geology and Soils					
MM GEO-1: Prior to issuance of grading or building permits, the project applicant shall submit a design-level geotechnical report that provides geotechnical recommendations for the	Submission of design-level geotechnical report, approval of final	Prior to issuance of building permits; during grading and	City of Santa Rosa Building Department, City-		

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project based on adequate subsurface exploration, laboratory testing, and engineering analysis. In addition, the project applicant shall submit plans to the City of Santa Rosa for review and approval demonstrating project compliance with the latest adopted edition of the California Building Standards Code (CBC) seismic requirements and the recommendations of the design-level geotechnical report. A licensed Professional Engineer shall design all soil engineering recommendations and structural foundations. The final project plans shall incorporate the recommendations from the approved, design-level geotechnical report. A licensed Geotechnical Engineer or Certified Engineering Geologist shall supervise all on-site soil engineering activities.	grading and building plans by City-approved Geotechnical Engineer or certified Engineering Geologist; on-site monitoring	construction activities	approved Geotechnical Engineer or certified Engineering Geologist		
MM GEO-2: Prior to issuance of grading or building permits, the project applicant and City shall include in construction contracts a provision that should any significant paleontological resources (e.g., bones, teeth) be unearthed by the construction crew, construction activity be diverted at least 15 feet from find until a professional Paleontologist has assessed it and, if deemed significant, salvaged it in a timely manner.	Review of construction specifications	During project-related excavation	City of Santa Rosa Building Department		
2.8 Greenhouse Gas Emissions					
MM GHG-1: Prior to issuance of building permits, the applicant shall prepare and submit a Climate Action Plan (CAP) New Development Checklist for the proposed project to the City of Santa Rosa, to demonstrate to the City's satisfaction that the proposed project would be constructed and operated to be consistent with measures required in the applicable CAP Development Checklist in effect at that time.	Submission and review of CAP New Development Checklist	Prior to issuance of building permits	City of Santa Rosa Building Department; Planning Division		
2.9 Hazards and Hazardous Materials					
MM HAZ-1: Prior to issuance of grading permits, the applicant shall complete the following actions:	Submit Soil Screening Investigation; soil	Prior to issuance of grading permits; if	City of Santa Rosa Building		

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<p>a. Demonstrate to the City of Santa Rosa Planning Division that a Soil Screening Investigation, consisting of soil sampling and testing, has been performed throughout the project site.</p> <p>b. If the Soil Screening Investigation determines that levels of hazardous compounds above applicable established thresholds for safety are found on-site, a construction worker health and safety plan shall be prepared and shall be implemented during project construction.</p> <p>c. The applicant shall contract with a State-certified abatement specialist to excavate contaminated soils, stockpile soils on-site, and dispose of soils at an appropriate facility in accordance with all federal and State regulations. In addition, all soils that are determined to be contaminated shall not be re-used for fill or other uses.</p> <p>During grading and construction, the applicant shall complete the following actions:</p> <p>a. Standard dust mitigation measures shall be implemented during all development and soil handling activities.</p> <p>b. During any grading or excavation activities, construction personnel shall identify any unusual conditions suggesting buried debris or other potential adverse environmental conditions that may be discovered on the project site.</p> <p>c. During any ground disturbance activities, if abnormal soils are discovered all construction activities shall cease immediately and the City shall be contacted for further soil sampling and testing.</p>	sampling results; if necessary, submit construction worker health and safety plan; inclusion in construction contractor contract	contaminated soil is discovered on-site; during grading and construction activity	Department; Planning Division		
2.17 Transportation					
<p>MM TRANS-1: Low-Profile Landscaping</p> <p>Prior to issuance of issuance of construction permit, the City of Santa Rosa Building Division shall verify that the proposed</p>	Review of project landscaping plans	Prior to issuance of construction permit	City of Santa Rosa Planning Division		

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landscaping and trees proposed adjacent to Dutton Avenue would not impede sight lines along Dutton Avenue at plant maturity.					
2.18 Tribal Cultural Resources					
Implement MM CUL-1 and CUL-2.	<p>Inclusion in construction contracts; qualified Archaeologist's/Tribal Monitor's on-site inspection; provision of Section 15064.5 permit(s); copy of Department of Parks and Recreation (DPR) 523 forms; submittal of findings and documentation</p> <p>Review of NAHC correspondence; on-site inspection and monitoring; submittal of findings and documentation</p>	<p>Once grubbing and clearing are complete, and prior to any grading or trenching into previously undisturbed soils, in the event resources are found</p> <p>During grading and construction, in the event human remains are encountered</p>	<p>City of Santa Rosa Planning Division, City of Santa Rosa Building Department City of Santa Rosa Planning Division, City of Santa Rosa Building Department, NAHC, Sonoma County Coroner</p>		