



Santa Rosa Memorial Medical Office Building and Parking Structure Project

Mitigation Monitoring and Reporting Program

Lead Agency:

City of Santa Rosa
Community Development Department
100 Santa Rosa Avenue, Rm. 3
Santa Rosa, CA 95404

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MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

The California Environmental Quality Act (CEQA) requires that when a public agency has made findings that mitigation measures are required to avoid or substantially lessen significant adverse environmental impacts identified in a Mitigated Negative Declaration (MND), the agency shall adopt a program for monitoring or reporting on the mitigation to ensure the mitigation measures are implemented. This Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure the effective implementation of the mitigation measures that the City of Santa Rosa Planning Commission and Design Review Board adopted as part of their approval of the Santa Rosa Memorial Medical Office Building and Parking Structure Project, as set forth in the Mitigated Negative Declaration for the project.

The city of Santa Rosa Planning and Economic Development Department, with assistance from J. Kapolchok & Associates, prepared the Mitigated Negative Declaration. The city of Santa Rosa, as the designated lead agency for the project, is responsible for enforcing and verifying that each mitigation measure is implemented.

The MMRP establishes the framework the city of Santa Rosa, and others will use to implement the mitigation measures adopted in connection with project approval, and the monitoring/reporting of such implementation. "Monitoring" is generally an ongoing or periodic process of project oversight. "Reporting" generally consists of a written compliance review.

This MMRP provides a framework to document implementation of the required mitigation and identifies monitoring/reporting responsibility.

The attached MMRP table identifies the mitigation measures, monitoring/mitigation timing, responsible person/ agency, monitoring procedures, and a record of implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in MND/Initial Study.

Mitigation Measure	Compliance Documentation	Timing	Responsible Party	Status	Date of Completion
<i>Air Quality</i>					
<p>MM-AQ-1: <u>Dust and Exhaust Controls</u> The contractor shall implement the following best management practices that are required of all projects:</p> <ol style="list-style-type: none">1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access- roads shall be watered two times per day.2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.8. Post a publicly visible sign with the telephone number and	<p>Documentation that the requirements have been incorporated into the construction contracts.</p> <p>Documentation of compliance to be provided during construction.</p>	<p>During any construction period ground disturbance.</p>	<p>Project applicant or their designee for submittal of required information.</p> <p>Department of Planning and Economic Development prior to permit issuance. Building Division during site review.</p>		

<p>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.</p> <p>MM-AQ-2: <u>Equipment Emissions Control</u> Selection of equipment during construction to minimize emissions. Such equipment selection would include the following: 1. All diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 2 engines. Note that the construction contractor could use other measures to minimize construction period DPM emissions to reduce the predicted cancer risk below the thresholds. Such measures may be the use of alternative powered equipment (e.g., LPG-powered lifts), alternative fuels (e.g., biofuels), added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.</p>					
Biological Resources					
<p>MM-BR-1: <u>Pre-construction Nesting Bird Survey</u> 1. For tree removal occurring during the breeding season (March 1 through August 31), a qualified biologist shall conduct pre-construction surveys of all potential nesting habitats.</p>	<p>a. Site construction activities, such as watering, disking, vegetation clearing, demolition, and grading shall be conducted outside of the breeding season (March 1 through August 31). If</p>	<p>b. Outside of March 1 through August 31.</p>	<p>Project applicant or their designee for submittal of required information.</p> <p>Department of Planning and</p>		

<p>2. If active bird nests are found during preconstruction surveys:</p> <p>a. A 500-foot no-disturbance buffer will be created around active raptor nests during the breeding season or until it is determined that all young have fledged, and</p> <p>b. A 250-foot buffer zone will be created around the nests of other special status birds and all other birds that are protected by California Fish and Game Code 3503.</p> <p>c. These buffer zones are consistent with CDFW avoidance guidelines and CDFW buffers required on other similar projects; however, they may be modified in coordination with CDFW based on existing conditions at the project site.</p> <p>3. If pre-construction surveys indicate that nests are inactive or potential habitat is unoccupied during the tree removal period, no further mitigation is required. Shrubs and trees that have been determined to be unoccupied by special status birds may be removed.</p> <p>4. If vegetation removal activities are delayed or suspended for more than two weeks after the preconstruction survey, the area shall be resurveyed.</p> <p>MM-BR-2: Tree Preservation</p> <p>1. All removed trees shall be mitigated in accordance with the city of Santa Rosa Tree Preservation Ordinance, which requires the planting of two (2) 15-gallon trees on site, on public property, an in-lieu payment of \$100.00 per tree or a combination of options.</p>	<p>not feasible for such activities to occur outside of these time periods, then the project shall comply with the requirements outlined in b. through d., below.</p> <p>b. If construction activities, such as watering, disking, vegetation clearing, demolition, and grading occur between March 1 and August 31, then a qualified biologist shall conduct a pre-construction survey of all potential nesting habitats.</p> <p>c. If nesting surveys are conducted, the results of the survey(s) shall be summarized in a letter report made available to the Department of Planning and Economic Development within one week of the completion of the survey.</p> <p>d. If active nests are located pursuant to b. mitigations measured outlined in MM-BR-1 shall be implemented.</p> <p>a. A final summary of all trees subject to the city of Santa Rosa Tree Ordinance and a mitigation plan (tree replacement and/or in-lieu payment) shall be prepared.</p>	<p>c. Prior to initiation of construction activities.</p> <p>d. Within one week of completion of nesting birds survey(s).</p> <p>e. At qualified biologist’s discretion.</p> <p>a. After final Design Review and prior to permit issuance for tree removal.</p>	<p>Economic Development prior to permit issuance.</p> <p>Project applicant or their designee for submittal of required information.</p> <p>Department of Planning and Economic Development prior to permit issuance.</p>		
Geology and Soils					
MM-GEO-1: Building Codes	Documentation that the requirements have been	Prior to building permit issuance.	Project applicant or		

<p>All structures shall be designed in accordance with California Building Code (CBC) and any local amendments thereto in place at the time of building permit submittal.</p> <p>MM-GEO-2: <u>Geological Investigation</u> All recommendation of the preliminary geologic investigation prepared for the project prior to the issuance of building and grading permits shall be incorporated into the project design.</p> <p>MM-GEO-3: <u>Site Drainage</u> The Project Civil Engineer shall design the site drainage to collect surface water into storm drain systems and discharge water at appropriate locations. Erosion control measures during and after construction shall conform to the most recent version of Erosion and Sediment Control Field Manual prepared by the North Coast Regional Water Quality Control Board.</p>	<p>incorporated into the building construction plans.</p> <p>A qualified geologist or geological engineer shall prepare a geological report in accordance with all applicable federal, state and local requirements.</p> <p>Documentation that the requirements have been incorporated into the construction documents.</p> <p>A qualified civil engineer shall prepare a final site drainage plan in accordance all applicable federal, state and local requirements.</p> <p>Documentation that the requirements have been incorporated into the final grading and drainage plan.</p>	<p>Prior to building permit issuance.</p> <p>Prior to issuance of any grading permit.</p>	<p>their designee for submittal of required information.</p> <p>Department of Planning and Economic Development and the Building Division prior to permit issuance.</p>		
Noise					
<p>MM-NOISE -1: <u>Vibration</u> Foundation support piles within 60 feet of the adjacent office buildings or within 95 feet of the adjacent apartment building should either be installed using vibratory drivers or drilled and cast in place piers.</p>	<p>Documentation that the requirements have been incorporated into the construction contracts.</p> <p>Documentation of compliance to be provided during construction.</p>	<p>Prior to and during construction.</p>	<p>Project applicant or their designee for submittal of required information.</p> <p>Department of Planning and Economic Development prior to permit issuance. Building Division during site review.</p>		
Transportation/Traffic					
<p>MM-TRANS/TRAFFIC- 1: <u>Traffic Signal</u></p>	<p>A traffic signal shall be installed at the intersection of Sonoma Avenue and Sotoyome</p>	<p>Prior to issuance of a final occupancy permit.</p>	<p>Project applicant or their designee for submittal</p>		

<p>A traffic signal is warranted at the intersection of Sonoma Avenue/ Sotoyome Street. Said signal shall be installed in accordance with criteria and design set forth by the city of Santa Rosa Transportation and Public Works Division.</p> <p>MM-TRANS/TRAFFIC- 2: <u>RRFBs</u> A Rapid Rectangular Flashing Beacons (RRFBs) shall be installed at the new crossing location on Montgomery Drive between Sotoyome Street and Doyle Park Drive.</p> <p>MM-TRANS/TRAFFIC- 3: <u>Sight Distance</u> Landscaping should be maintained such that foliage stays above seven feet and below three feet from the ground within the sight lines at the driveways. Signs or monuments to be installed along the project frontage should be placed so that sight distance is not obstructed at the project driveways. Further, red paint should be applied to the curbs for 35 feet on either side of the project driveway on Sotoyome Street to improve sight lines.</p>	<p>Street in accordance with criteria and design set forth by the city of Santa Rosa Transportation and Public Works Division.</p> <p>A RRFBs shall be installed at the new crossing location on Montgomery Drive between Sotoyome Street and Doyle Park Drive in accordance with criteria and design set forth by the city of Santa Rosa Transportation and Public Works Division.</p> <p>All recommendations shall be incorporated into the project landscape plan.</p>	<p>Prior to final Design Review.</p>	<p>of required information.</p> <p>Department of Transportation and Public Works prior to final occupancy permit.</p> <p>Project landscape architect.</p> <p>City of Santa Rosa Design Review Board and the Department of Planning and Economic Development.</p>		
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