

Mitigation Monitoring and Reporting Program for the Bellevue Ranch 7 Project

Prepared for:

City of Santa Rosa

Contact: Susie Murray

smurray@srcity.org

Telephone: 707. 543.4348

Prepared by:

DUDEK

1630 San Pablo Avenue, Suite 300

Oakland, California 94612

Contact: Darcey Rosenblatt, Project Manager

FEBRUARY 2019

Bellevue Ranch 7
Mitigation Monitoring and Reporting Program

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
1 INTRODUCTION.....	1
2 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST	3
TABLE	
1 Mitigation Monitoring and Reporting Program Checklist.....	3

Bellevue Ranch 7
Mitigation Monitoring and Reporting Program

INTENTIONALLY LEFT BLANK

Bellevue Ranch 7

Mitigation Monitoring and Reporting Program

1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that public agencies adopting mitigated negative declarations (MNDs) take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

The Mitigation Monitoring and Reporting Program (MMRP) will be used by City of Santa Rosa as lead agency to ensure compliance with adopted mitigation measures identified in the MND for the Bellevue Ranch 7 project (proposed project). The City of Santa Rosa as lead agency pursuant to the CEQA Guidelines, will ensure that all mitigation measures are carried out.

Implementation of the mitigation measures and project design features would reduce impacts to below a level of significance for air quality, biological resources, cultural resources, and hydrology and water quality.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, including the method for verifying implementation of the mitigation measure, timing of verification (prior to, during, or after construction) and responsible party. Space is provided for sign-off following completion/implementation of the mitigation measure. The source document is the MND (and associated appendices) for the proposed project.

Bellevue Ranch 7
Mitigation Monitoring and Reporting Program

INTENTIONALLY LEFT BLANK

Bellevue Ranch 7 **Mitigation Monitoring and Reporting Program**

2 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Table 1
Mitigation Monitoring and Reporting Program Checklist

Mitigation Measure No.	Mitigation Measure/Project Design Feature	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre Const.	During Const.	Post Const.		Initials	Date	
Air Quality									
AES-1	Plans submitted for Building Permits shall demonstrate that adequate lighting is included and will not spill off to neighboring properties.	Review of Lighting Plan	X			City of Santa Rosa			
AIR-1	The following emissions control measures shall be implemented during project construction. The City of Santa Rosa shall verify compliance with items 1 and 9 (below) prior to issuance of demolition, grading, and/or building permits. Items 2 through 8 (inclusive) shall be included as notes on construction plans and subject to verification through field inspections. 1. An inventory of construction equipment and a schedule for equipment use shall be submitted to the City of Santa Rosa before issuance of demolition and/or grading permits. The inventory shall demonstrate that the off-road-vehicle fleet used for project construction meets the following requirements: a. Through construction phasing and equipment scheduling, the project contractor shall limit equipment operation to a maximum of 6 hours per day for each piece of active equipment. b. All rubber-tired dozers, tractors, loaders, and backhoes used at the site shall be Tier 3 engines and shall have Level 3 Diesel Particulate Filters. c. All excavators and concrete/industrial saws used at the site shall be Tier 2 engines and shall have Level 3 Diesel Particulate Filters.	Review of construction plans. Field inspections.	X	X		City of Santa Rosa			

Bellevue Ranch 7

Mitigation Monitoring and Reporting Program

Table 1
Mitigation Monitoring and Reporting Program Checklist

Mitigation Measure No.	Mitigation Measure/Project Design Feature	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre Const.	During Const.	Post Const.		Initials	Date	
2.	All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.								
3.	All haul trucks transporting soil, sand, or other loose material off site shall be covered.								
4.	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.								
5.	All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.								
6.	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.								
7.	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 the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.								
8.	All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition before operation.								
9.	The construction contractor shall post a publicly visible sign at the project site with the telephone number and person to contact at the City of Santa Rosa regarding dust complaints.								

Bellevue Ranch 7

Mitigation Monitoring and Reporting Program

Table 1
Mitigation Monitoring and Reporting Program Checklist

Mitigation Measure No.	Mitigation Measure/Project Design Feature	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre Const.	During Const.	Post Const.		Initials	Date	
Biological Resources									
BIO-1	U.S. Fish and Wildlife Service File No. 1-1-06-F-0060, letter dated March 16, 2006. As identified in the BO, the applicant would purchase 0.85 acre of plant mitigation credits from the Yuba Drive Mitigation Preserve.	Review Proof of Credit Purchase	X			City of Santa Rosa			
BIO-2	If tree removal or construction activities begin during the nesting season (February 1 through August 15), a pre-construction survey for nesting birds, including raptors, shall be performed not more than 30 days prior to the start of construction. A qualified avian biologist will conduct raptor and passerine nest surveys prior to tree pruning, tree removal, ground disturbing activities, or construction activities at the project site to locate any active nests on or adjacent to the project site. However, if land-clearing activities can be performed outside of the nesting season, that is, between August 16 and January 31, no preconstruction surveys for nesting birds are warranted. If necessary, pre-construction surveys will be repeated at 30-day intervals until construction has started. Active nests will be identified, located, and described, and protective measures will be implemented. Protective measures will include establishment of clearly delineated (i.e., Visi-barrier, orange construction fencing) exclusion zones around each nest site. The barrier will be installed at least 300 feet from the dripline of the raptor nests or nest trees and 50 feet from the passerine nests or the nest trees. The active nest sites within exclusion zones will be monitored by a certified biologist	Review results of the pre-construction survey. If a nest is present, monitor the site for compliance with mitigation measure.	X	X		City of Santa Rosa			

Bellevue Ranch 7

Mitigation Monitoring and Reporting Program

Table 1
Mitigation Monitoring and Reporting Program Checklist

Mitigation Measure No.	Mitigation Measure/Project Design Feature	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre Const.	During Const.	Post Const.		Initials	Date	
	on a weekly basis throughout the nesting season to identify any signs of disturbance or nest abandonment. The barriers marking exclusion zones will remain in place until the young have left the nest and are foraging independently or if the nest is no longer active.								
BIO-3	Prior to demolition of the existing structures and trees at the project site the applicant will consult with a qualified bat biologist, who is defined as a bat biologist, who holds a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle and collect bats. Depending on the proposed timing of demolition of the existing structures and removal of the trees, and the bat biologist initial survey of the site, the necessary survey protocols will be identified and implemented by the bat biologist.	Pre-construction surveys 30 days prior to construction	X			City of Santa Rosa			
BIO-4	In addition to the purchased mitigation credits (BIO-1) the applicant must secure an Incidental Take Permit for CTS from CDFW	Review and Compliance with Completed Permit	X	X	X	CDFW/City of Santa Rosa			
Cultural Resources									
CUL-1	In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can be retained to evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under CEQA (Section 15064.5(f), PRC 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.	A qualified archaeologist will ensure that construction workers comply with mitigation measure consistent with State and Federal law.		X		City of Santa Rosa			

Bellevue Ranch 7

Mitigation Monitoring and Reporting Program

Table 1
Mitigation Monitoring and Reporting Program Checklist

Mitigation Measure No.	Mitigation Measure/Project Design Feature	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre Const.	During Const.	Post Const.		Initials	Date	
Hydrology and Water Quality									
HYD-1	As construction will disturb more than one acre of soil, the project will seek coverage under Construction General Permit State Water Resources Control Board Order No. 2009-0009-DWQ, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities. The Storm Water Pollution Prevention Plan (SWPPP) will address pollutant sources, non-stormwater discharges resulting from construction dewatering, pre-construction best management practices (BMPs), and other requirements specified in Order No. 2009-0009-DWQ. Construction BMPs will include any measures included in the project's erosion control plans. The SWPPP will also include dust control practices to prevent wind erosion, sediment tracking, and dust generation by construction equipment. A Qualified SWPPP Practitioner will oversee implementation of the project SWPPP, including visual inspections, sampling and analysis, and ensuring overall compliance.	Review and Compliance with Completed Permit	X	X	X	City of Santa Rosa - City Engineer			
Noise									
NOISE-1	The Contractor shall implement the following measures to reduce short-term construction related noise impacts from the proposed project: Noise-generating activities, including truck traffic coming to and from the site for any purpose, shall be limited to daytime, weekday, non-holiday hours (7:00 a.m. to 7:00 p.m.) and reduced hours on Saturdays (8:00 am to 6:00 pm). Any special circumstances that necessitate	Verification of compliance with City Noise Ordinance.	X	X	X	City of Santa Rosa Building Division			

Bellevue Ranch 7

Mitigation Monitoring and Reporting Program

Table 1
Mitigation Monitoring and Reporting Program Checklist

Mitigation Measure No.	Mitigation Measure/Project Design Feature	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre Const.	During Const.	Post Const.		Initials	Date	
	- performance of construction work outside the hours and days specified shall require that the contractor request and the City's project manager approve such work. - During all project site excavation and on-site grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. - The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. - The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.								
Transportation/Traffic									
TRAF-1	Prior to Certificate of Occupancy, the proposed project will clear all trees/vegetation blocking sight distance along the south approach of Dutton Meadow at the project access to avoid potential sight distance conflicts with northbound traffic traveling on Dutton Meadow.	Confirm sight distance improvements are completed.		X	X	City of Santa Rosa Public Works			
Utilities and Service Systems									
SCWA MM3.3-1	From Southwest Area Subsequent EIR - Connect residences to City water supply. Residences or businesses on private water supply wells will be connected to the City water supply system if well production becomes inadequate to provide the needed service.	City of Santa Rosa Public Works				City of Santa Rosa Public Works			

Bellevue Ranch 7

Mitigation Monitoring and Reporting Program

Table 1
Mitigation Monitoring and Reporting Program Checklist

Mitigation Measure No.	Mitigation Measure/Project Design Feature	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre Const.	During Const.	Post Const.		Initials	Date	
SCWA MM3.3-8a	From Southwest Area Subsequent EIR – Implement water conservation measures. Incorporate drought-tolerant landscaping and other water efficient landscape standards included in the City of Santa Rosa Water Efficient Landscape Policy (City of Santa Rosa 1992). Incorporate low-flow plumbing fixtures to minimize water use.	Verify in Applicant Final Design	X			City of Santa Rosa Public Works			
SCWA MM3.3-8b	From Southwest Area Subsequent EIR – Develop alternative sources of water (Redevelopment EIR Mitigation Measure 3.1.5-1). SCWA is experiencing a regional constraint to water supply because of regulatory and mitigation measures that are delaying development of planned water supply and transmission system facilities. Because of this, the City shall continue to develop alternative sources of water and storage/conveyance facilities, including reactivating unused wells, developing new wells, and increasing storage capacity to meet peak water needs. The City will also pursue implementation of the Incremental Recycled Water Program. In addition, the Santa Rosa Utilities Department will continue to encourage water conservation and the use of water conserving devices.	City of Santa Rosa Public Works		X	X	City of Santa Rosa Public Works			

Bellevue Ranch 7
Mitigation Monitoring and Reporting Program
