

# ATTACHMENT A

## MITIGATION MONITORING & REPORTING PROGRAM

## APPENDIX A: MITIGATION MONITORING AND REPORTING PROGRAM Grove Village Project

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<b>III. AIR QUALITY</b>					
<b>Mitigation Measures:</b>					
<p><b>AQ-1.</b> The Project shall include the following measures recommended by the Bay Area Air Quality Management District (BAAQMD) as best management practices to reduce construction particulate matter emissions (i.e., PM<sub>10</sub> and PM<sub>2.5</sub>) and equipment exhaust. Implementation of this measure would represent Best Management Practices recommended by BAAQMD, and therefore, reduce the potential impact of construction-period fugitive dust and construction-period emissions.</p> <ul style="list-style-type: none"> <li>All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>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.</li> <li>All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).</li> <li>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.</li> <li>Idling times shall be minimized either by shutting equipment off when not in use or reducing the</li> </ul>	Require as condition of approval	<p>Planning &amp; Economic Development – Planning Division</p> <p>Public Works – Engineering Development Services Division</p>	During construction, Building and/or Public Works inspectors inspect the site for compliance with required construction control measures.	Stop construction	

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<p>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.</p> <ul style="list-style-type: none"> <li>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.</li> <li>A publicly visible sign shall be posted with the telephone number and person to contact at the District regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management Air District's phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>					
<b>IV. BIOLOGICAL RESOURCES</b>					
<p><b>Mitigation Measures:</b></p> <p><b>BIO-1. Wetlands:</b> Impacts to potential waters of the United States and/or State can be reduced to less-than-significant levels with incorporation of mitigation that includes avoidance, minimization of impacts, and/or mitigation compensation.</p> <p>The applicant is proposing to mitigate impacts to USACOE and RWQCB jurisdictional seasonal wetlands via the purchase of mitigation credits from a USACOE/RWQCB approved wetland mitigation bank. Typically, the USACOE and RWQCB require that impacted seasonal wetlands be replaced at a 2:1 replacement to impacts ratio. The North Coast RWQCB and/or the USACOE may also require mitigation for indirect impacts to waters of the U.S. if such impacts would impair the functions and services provided by any</p>	Require as a condition of approval	<p>Applicant's Biologist's report submitted to Planning Division</p> <p>Planning &amp; Economic Development – Planning Division</p>	Prior to issuance of building or grading permits. Planner to verify compliance with mitigation requirements.	Deny issuance of a permit until mitigation is verified.	

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<p>avoided wetlands on the project site. Accordingly, the applicant shall mitigate impacts to waters of the U.S. and State via the purchase of credits from a USACOE and RWQCB approved wetlands conservation bank at a 2:1 (replacement to impacts) ratio. This ratio may be modified to remain consistent with permits issued to the project by the USACOE and/or RWQCB.</p> <p>There are 11 seasonal wetland features that occur on the project site, comprising 2.09 acres of seasonal wetlands. Impacts to these features would be regulated by the Corps and the RWQCB pursuant to Sections 404 and 401 of the Clean Water Act, respectively. The proposed project would result in impacts to "waters of the United States/State". At this time, as the project has not been subjected to a 404(B)(1) Alternatives Analysis by the Corps, the extent of wetland impacts cannot be ascertained with certainty. Regardless, it is known that impacts may occur to all jurisdictional wetlands, or to a subset of all jurisdictional wetlands. Pursuant to the CEQA, impacts to Waters of the United States and/or State would be a significant impact that could be mitigated to a level regarded as less than significant with implementation of mitigation measures.</p> <p>The Project would impact greater than 0.5 acre of wetlands; therefore, the applicant shall prepare an Individual Permit application as necessary to obtain a permit from the USACOE. The applicant shall mitigate impacts to seasonal wetlands by purchasing wetland conservation credits from a qualified mitigation bank that has been approved for use by the USACOE and the RWQCB. Mitigation shall include that all impacted wetlands are compensated via the purchase of credits from a USACOE approved conservation bank at a 2:1 replacement to impacts ratio, or as otherwise specified in a USACOE 404 permit and a RWQCB 401 permit issued to the Project. Copies of the USACOE 404 permit and the RWQCB Section 401 permit shall be submitted to the City of Santa Rosa. In addition, proof of purchase of wetland mitigation credits shall be provided to the City of Santa Rosa, USACOE, and the</p>					

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<p>RWQCB prior to issuance of grading permits. Mitigation may also be achieved via the purchase of a combination of turn-key mitigation and conservation bank credits as approved by the USACOE and RWQCB. Any other mitigation measures that are required by the USACOE and/or RWQCB permits shall be implemented as conditions of Project approval.</p> <p>Implementation of these mitigation measures would reduce the project's impact to waters of the U.S./State to a level considered less than significant pursuant to the CEQA.</p> <p><b>BIO-2. Special-Status Plants:</b> In addition to the purchase of wetland mitigation under BIO-1, the applicant shall mitigate impacts to suitable listed vernal plant species habitat consistent with the requirements of the Programmatic Biological Opinion (USFWS 2007)(or any updated Programmatic Biological Opinion). As the Project site is south of Santa Rosa Creek on the Santa Rosa Plain, the applicant shall mitigate impacts to vernal plan species habitat (seasonal wetland) by purchasing Sebastopol meadowfoam, Burke's goldfields, and/or Sonoma sunshine credits from a USFWS and CDFW approved mitigation bank (or as otherwise prescribed by the USFWS/CDFW in respective permits authorized for the Project). The credits will be purchased based upon the acreage of impacts to seasonal wetlands. Mitigation shall consist of the purchase of Burke's goldfields, Sonoma sunshine, or Sebastopol meadowfoam mitigation credits from a USFWS approved conservation bank at a minimum of 1:1 occupied or established habitat credits (any combination) with success criteria met prior to issuance of a building permit; and 0.5: 1 established habitat credits with success criteria met prior to groundbreaking at the Project site. The type of rare plant wetland credits and the ratios may be altered to remain consistent with any rare plant mitigation requirements set forth the USFWS' Biological Opinion prepared for the Project.</p> <p>Proof of the purchase of USFWS approved vernal pool</p>	Require as a condition of approval	<p>Applicant's Biologist's report submitted to Planning Division</p> <p>Planning &amp; Economic Development – Planning Division</p>	Prior to issuance of building or grading permits. Planner to verify compliance with mitigation requirements.	Deny issuance of a permit until mitigation is verified.	

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<p>mitigation credits or other rare plant credits as set forth in the USFWS' Biological Opinion shall be provided to the City of Santa Rosa and the USFWS prior to the City's issuance of a grading permit.</p> <p>Implementation of this mitigation measure would reduce project impacts to seasonal wetlands that constitute suitable habitat for federally listed plants to a level considered less than significant pursuant to the CEQA.</p> <p><b>BIO-3. California Tiger Salamander:</b> As the project site is known to support over summering or migrating California tiger salamanders, the applicant shall acquire an Incidental Take Permit (ITP) from the CDFW prepared pursuant to Section 2081 of the Fish and Game Code. In lieu of the ITP, the applicant may apply for and receive a Consistency Determination from the CDFW that that a federally acquired Incidental Take Permit (i.e., a non-jeopardy Biological Opinion) that provides incidental taking authority to the project pursuant to the Federal Endangered Species Act (FESA) is consistent with the California Endangered Species Act (CESA).</p> <p>To mitigate impacts to the California tiger salamander the Project shall purchase 34.20 acres of California tiger salamander mitigation credits from a USFWS and CDFW approved conservation bank. In lieu of this mitigation, the Project may permanently protect a minimum of 34.20 acres of conservation lands in fee simple or via recordation of a conservation easement over lands known to support the California tiger salamanders. Any conservation lands acquired in fee simple shall be transferred in fee simple to a CDFW and USFWS approved conservation organization. Any mitigation land used to compensate for impacts to the California tiger salamander must have a permanently established, non-wasting management endowment that is dedicated for those that manage the conserved property. Proof of the execution of CDFW and USFWS approved mitigation for impacts to California tiger salamanders shall be provided to the City of Santa</p>	Require as a condition of approval	<p>Applicant's Biologist's report submitted to Planning Division</p> <p>Planning &amp; Economic Development – Planning Division</p>	Prior to issuance of building or grading permits. Planner to verify compliance with mitigation requirements.	Deny issuance of a permit until mitigation is verified.	

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<p>Rosa prior to grading permit issuance. In addition, mitigation shall include, as a condition of Project approval, all conditions in USFWS' Biological Opinion (BO) as incorporated into the USACOE' permit and similarly all conditions in the CDFW's Incidental Take Permit (ITP) that must be acquired for the Project. The BO and ITP must be obtained prior to the time the Project breaks ground. A copy of the BO (and USACOE permit) and the CDFW ITP shall be provided to the City of Santa Rosa prior to the time the Project breaks ground.</p> <p>Implementation of this mitigation measure would reduce project impacts to the California tiger salamander to a level considered less than significant pursuant to the CEQA.</p> <p><b>BIO-4. Protected Trees:</b> The arborist report has identified all protected and non-protected trees occurring on the project site as well as the feasibility of preserving the protected trees onsite. In addition, the final development plan submitted to the City shall clearly designate all trees and heritage trees on the property by trunk location and an accurate outline of each tree's drip line and shall indicate those trees which are proposed to be altered, removed, or relocated and those trees proposed to be designated protected trees. Prior to tree alteration, removal, or relocation, a tree permit shall be obtained from the City.</p> <p>According to the City's replacement schedule, tree mitigation may be in the form of in-kind replacement or in-lieu replacement. To remain in compliance with the City of Santa Rosa's Tree Ordinance, unless otherwise agreed upon by the City, the following replacement schedule should be used for the Project:</p> <p><u>Trees Approved for Removal</u></p> <p>For each six inches or fraction thereof of the diameter of a tree which was approved for removal, two trees of the same genus and species as the removed tree (or</p>	Require as a condition of approval	<p>Applicant's Biologist's report submitted to Planning Division</p> <p>Planning &amp; Economic Development – Planning Division</p>	Prior to issuance of building or grading permits. Planner to verify compliance with mitigation requirements.	Deny issuance of a permit until mitigation is verified.	

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<p>another species, if approved by the City), each of a minimum 15-gallon container size, shall be planted on the project site, provided however, that an increased number of smaller size trees of the same genus and species may be planted if approved by the City, or a fewer number of such trees of a larger size may be planted if approved by the City. If the development site is inadequate in size to accommodate the replacement trees, the trees shall be planted on public property with the approval of the City.</p> <p><u>Trees Not Approved for Removal</u></p> <p>For each six inches or fraction thereof of the diameter of a tree which was not approved for removal, four trees of the same genus and species as the removed tree (or another species, if approved by the City), each of a minimum 15-gallon container size, shall be planted on the project site, provided however, that an increased number of smaller size trees of the same genus and species may be planted if approved by the City, or a fewer number of such trees of a larger size may be planted if approved by the City. If the development site is inadequate in size to accommodate the replacement trees, the trees shall be planted on public property with the approval of the City.</p> <p><u>In-Lieu Replacement</u></p> <p>Upon the request of the developer and the approval of City, the City may accept an in-lieu payment of \$100.00 per 15-gallon replacement tree on condition that all such payments shall be used for tree-related educational projects and/or planting programs of the City. Implementation of this mitigation would reduce project impacts to trees to a level considered less than significant.</p> <p><b>BIO-5. Nesting Raptors and Passerines:</b> In order to avoid impacts to nesting raptors and passerines, nesting surveys should be conducted prior to commencement of construction work if this work would</p>					
<p><b>BIO-5. Nesting Raptors and Passerines:</b> In order to avoid impacts to nesting raptors and passerines, nesting surveys should be conducted prior to commencement of construction work if this work would</p>	Require as a condition of approval	Applicant's Biologist's report submitted to Planning	Prior to issuance of building or grading permits. Planner to verify compliance with	Deny issuance of a permit until mitigation is verified.	



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<p>begin between February 1st and August 31<sup>st</sup>. The nesting raptor and passerine surveys should include examination of all trees, shrubs, and grassland within 300 feet of the project site.</p> <p><u>Tree Nesting Raptors and Passerines</u></p> <p>A pre-construction survey for ground-nesting birds will be performed within thirty (30) days prior to the start of construction. A qualified avian biologist will conduct 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. 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.</p> <p>If an active raptor nest is identified during the surveys of the project site and within 300 feet of the project site, a 300-foot buffer around the nest site must be established. It can be established via installation of orange construction fencing or placement of bright orange lath on 10 foot centers along the arc of the protection buffer. If nesting passerines are identified nesting then a 75-foot protection buffer shall be established using the same buffer demarcation fence or lath as prescribed above.</p> <p>If nests are located off the project site, then the buffer should be demarcated as per above but only where the buffer intersects the project site. The size of the nest protection buffer may be altered if a qualified ornithologist with extensive construction-related nest protection experience conducts behavioral observations and determines the nesting raptors or passerines are well acclimated to disturbance. If this occurs, the qualified ornithologist may prescribe a modified buffer that provides sufficient buffer to prevent undue disturbance/harassment that would otherwise result in construction related nest failure. Physical harm to the nest or sufficient disturbance that results in adult</p>		<p>Division</p> <p>Planning &amp; Economic Development – Planning Division</p>	mitigation requirements.		

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<p>inattentiveness to eggs or young will cause nest failure.</p> <p>No construction or earth-moving activity should occur within the established buffer until it is determined by a qualified ornithologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones. In the area of the project site, this typically occurs by July 15<sup>th</sup>. However, this date may be earlier or later, and would have to be determined by the qualified ornithologist. If a qualified ornithologist is not hired to watch the nesting raptors/passerines then the buffers should be maintained in place through the month of August and work within the buffer can commence September 1<sup>st</sup>.</p> <p><u>Ground Nesting Raptors and Passerines</u></p> <p>In order to determine if ground-nesting raptors or passerines are nesting onsite, a qualified ornithologist will conduct walking transects through the project site's grassland habitat searching for nests. If ground-nesting raptors (e.g. northern harrier) or passerines are identified during the surveys within 300 feet of the project site (or 75-feet in the case of passerines), a 300-foot buffer (or 75-feet in the case of passerines) around the nest site should be fenced with orange construction fencing or brightly painted orange lath. If the nest is located off the project site, then the buffer should be demarcated as per above where the buffer intersects the project site. The size of the buffer may be altered if a qualified ornithologist conducts behavioral observations and determines the nesting raptors or passerines are well acclimated to disturbance. If this occurs, the ornithologist should prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting raptors/passerines.</p> <p>No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified ornithologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills</p>					

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<p>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 ornithologist. If a qualified ornithologist is not hired to watch the nesting raptors/passerines then the buffers should be maintained in place through the month of August and work within the buffer can commence September 1<sup>st</sup>.</p> <p>Implementation of this mitigation measure would reduce impacts to nesting raptors and passerines to a level considered less than significant pursuant to the CEQA.</p> <p><b>BIO-6. Special-Status Bats:</b> In order to avoid impacts to special-status bats, a biologist will conduct a preconstruction survey of structures and trees that would be impacted by the project 15 days prior to removal or commencement of ground work. All bat surveys will be conducted by a biologist with experience surveying for bats. If no special-status bats are found during the surveys, then there will be no further regard for special-status bat species.</p> <p>If special-status bat species are found roosting on the project site, the biologist will determine if there are young present (i.e., the biologist shall determine if there are maternal roosts). If young are found roosting in any tree or structure that will be impacted by the project, such impacts will be avoided until the young are flying and feeding on their own. A non-disturbance buffer installed with orange construction fencing shall also be established around the maternity site. The size of the buffer zone will be determined by a qualified bat biologist at the time of the surveys. If adults are found roosting in a tree or structure on the project site but no maternal sites are found, then the adult bats can be flushed or a one-way eviction door can be placed over the tree cavity (or structure access opening) for a 48 hour period prior to the time the tree or structure in question would be removed or disturbed. At that point, no other mitigation compensation would be required</p>	Require as a condition of approval	<p>Applicant's Biologist's report submitted to Planning Division</p> <p>Planning &amp; Economic Development – Planning Division</p>	Prior to issuance of building or grading permits. Planner to verify compliance with mitigation requirements.	Deny issuance of a permit until mitigation is verified.	

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<b>VI. GEOLOGY &amp; SOILS</b>					
<b>Mitigation Measures:</b>					
<b>GEO-1:</b> Structures and foundations shall be designed to account for some post-earthquake differential settlement. Foundation design criteria are provided in the Geotechnical Investigation. Compliance with the most current CBC Seismic Design Criteria will address issues related to seismic instability.	Require as a condition of project approval	Planning & Economic Development – Planning Division	Building to verify project is in compliance with Geotechnical recommendations.	Stop construction until compliance has been verified.	
<b>GEO-2:</b> The Project Civil Engineer shall design the site drainage to collect surface water into storm drain systems and discharge water at appropriate locations. Re-establishing vegetation on disturbed areas will minimize erosion. Erosion control measures during and after construction shall conform to the most recent version of the Erosion and Sediment Control Field Manual prepared by the North Coast Regional Water Quality Control Board.	Require as a condition of project approval	Planning & Economic Development – Planning Division	Building to verify project is in compliance with Geotechnical recommendations.	Stop construction until compliance has been verified.	
<b>GEO-3:</b> The grading requirements presented in the Geotechnical Investigation are an integral part of the grading specifications presented in Appendix C of the Geotechnical Investigation and shall be incorporated as Mitigation Measures.  The 51 general specifications and the 31 grading specifications address grading, surface drainage, foundations, construction requirements for slabs, concrete work, soil corrosivity, retaining walls, sound wall footings, piers, pavement areas, utility trenches, and construction monitoring. These specifications shall be incorporated into the Project and reviewed and approved by the City's Building Division prior to issuance of a grading permit.	Require as a condition of project approval	Planning & Economic Development – Planning Division	Building to verify project is in compliance with Geotechnical recommendations.	Stop construction until compliance has been verified.	
<b>VIII. HAZARDS</b>					
<b>HAZ-1:</b> A LBP survey shall be conducted prior to any activities with the potential to disturb building materials	Require as a condition of project	Planning & Economic	Prior to issuance of a grading permit,	Deny issuance of a Building Permit	

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to determine whether LBP is present. Further, in the event LBP is detected, the materials will be removed prior to any activities with the potential to disturb them.	approval	Development – Building Division	Building Division to verify Project is in compliance with LBP Survey findings		
<b>HAZ-2:</b> A comprehensive, pre-demolition ACM survey in accordance with the sampling protocol of the Asbestos Hazard Emergency Response Act shall be conducted prior to any activities with the potential to disturb building materials to determine whether ACM are present. Further, in the event ACM is detected, the materials identified will be removed and disposed of prior to any activities with the potential to disturb them, in accordance with all applicable laws.	Require as a condition of project approval	Planning & Economic Development – Building Division	Prior to issuance of a grading permit, Building Division to verify Project is in compliance with ACM Survey	Deny issuance of a Building Permit	
<b>XII. NOISE</b>					
<p><b>Mitigation Measures:</b></p> <p><b>NOI-1:</b> construction phase noise at the site shall be abated by using quiet or "new technology" equipment. The greatest potential for noise abatement of current equipment shall be the quieting of exhaust noises by use of improved mufflers. All internal combustion engines used at the Project site shall 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 shall also be mitigated by the following:</p> <ul style="list-style-type: none"> <li>Scheduling noisy operations for the daytime hours of 7:00 a.m. to 5:00 p.m. Monday through Friday or as allowed by City Code.</li> <li>All diesel powered equipment shall be located more than 200 ft. from any residence if the equipment is to operate for more than several hours per day.</li> <li>Dirt berming and stockpiling materials can also</li> </ul>	Require as condition of approval	Planning & Economic Development – Planning Division	Planning and Building to verify compliance with these conditions prior to issuance of a grading permit	Stop construction until compliance is ensured.	

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<p>help reduce noise to sensitive receptor locations.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Use a backhoe for backfilling when feasible, as it is less costly and quieter than either dozers or loaders.</li> <li>• Use a motor grader rather than a bulldozer for final grading when feasible.</li> <li>• Power saws shall be shielded or enclosed where practical to decrease noise emissions. Nail guns shall 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.</li> </ul> <p><u>Construction Phasing:</u> Construct buildings or other significant structures at the site perimeter to help shield existing sensitive receptors from noise generated on the site.</p> <p><b>NOI-2:</b> Construct noise barriers as shown on Figure XII-1:</p> <ul style="list-style-type: none"> <li>• Construct noise control barriers along the easterly lot lines contiguous with Stony Point Road. These are Lots 1, 11-13, and 127-128. Connect the barrier air-tight to the existing barrier at the property immediately adjacent to the north. Turn the barrier at the side of Lot 1 to connect air-tight to the side of the home.</li> <li>• To control flanking noise, continue the barriers along the south property lines of Lots 13 and 127 and along the north property line of Lot 128. Turn the main barriers eastward at the heights shown</li> </ul>	Require as condition of approval	Planning & Economic Development – Planning Division	Planning and Building to verify compliance with these conditions prior to issuance of a grading permit.	Stop construction until compliance is ensured.	

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<p>on Figure XII-1.</p> <ul style="list-style-type: none"> <li>Construct noise control barriers along the south sides of Lots 14 and 17.</li> <li>Construct noise control barriers along the north sides of Lots 129-131.</li> <li>To achieve an acoustically-effective barrier or fence, it shall be constructed air-tight, i.e., without cracks, gaps or other openings, and must provide for long-term durability. Barriers can be constructed of masonry, wood, stucco, metal or a combination thereof and must have a minimum surface weight of 2.5 lbs. per square foot. If wood construction is used, homogeneous sheet materials are preferable to conventional wood fencing, as the latter has a tendency to warp and form openings with age. However, high quality air-tight tongue-and-groove, board and batten or shiplap construction can be used. All connections with posts, pilasters and the building shells must be sealed air-tight. No openings are permitted between the upper barrier components and the ground.</li> </ul>					
<b>XIV. PUBLIC SERVICES</b>					
<p><b>Mitigation Measures:</b></p> <p><b>PS-1. Public Safety:</b> As mitigation to public safety impacts, the Project shall be required to mitigate the impacts of an increased need for public safety services resulting from a proposed development to a less than significant level by implementation of one of the following mitigation measures:</p> <ul style="list-style-type: none"> <li>a. Annexation of all newly created parcels and multi-family residential development to an existing City Special Tax District;</li> <li>b. Payment of a lump sum adequate to cover the increased public safety service costs associated</li> </ul>	Require as condition of approval.	<p>Planning &amp; Economic Development-Planning Division</p> <p>Fire</p> <p>Police</p>	Prior to issuance of building permit, Planning shall ensure that compliance with mitigation has been satisfied.	Deny Building permit until Compliance is ensured.	

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<p>with providing services to a proposed residential subdivision or multi-family residential development;</p> <p>c. Provide private security, fire protection and emergency medical services to the residents of a proposed residential subdivision or multi-family residential development in perpetuity; or</p> <p>d. Include other uses, consistent with the City of Santa Rosa 2035 General Plan and zoning regulations, within a proposed residential development that would generate revenue to offset the costs of providing public safety services to the development, where appropriate.</p>					
<b>XVI. TRANSPORTATION &amp; TRAFFIC</b>					
<b>Mitigation Measures:</b>					
<p><b>TRF-1:</b> The Project shall dedicate right-of-way and build the half-street improvements along Stony Point Road from Ludwig Avenue approximately 700 feet to the north. This shall include sidewalk, a bicycle lane, and the half-street travel lane configuration specified in the City of Santa Rosa General Plan for the area. Additionally, the Project shall provide enough width on the south side of the Project site for the future connection of Bellevue Avenue to include half of a left-turn lane, a through lane, a right-turn lane, a bicycle lane and a sidewalk.</p>	Require as condition of approval	Engineering Development Services	Engineering Development Services will review the Improvement plans to ensure that improvements are included	Deny plan approval until compliance with Mitigation is ensured	
<p><b>TRF-2:</b> Landscaping within areas needed for sight lines shall be maintained such that foliage stays above seven feet and below three feet from the ground. Signs or monuments to be installed along the Project frontage should be placed so that sight distance is not obstructed at the Project driveways.</p>	Require as condition of approval	Engineering Development Services	Engineering Development Services will review the Improvement plans to ensure that improvements are included	Deny plan approval until compliance with Mitigation is ensured	
<p><b>TR-3:</b> The Project shall provide a path connection from the east side of the Project onto the Elsie Allen High</p>	Require as a condition of project	Engineering Development	Engineering Development Services	Deny plan approval until	



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School property.	approval	Services	will review the Improvement plans to ensure that improvements are included	compliance with Mitigation is ensured	
<b>TR-4:</b> The southern access point shall be restricted to right turns outbound only and a channelization island should be added.	Require as a condition of project approval	Engineering Development Services	Engineering Development Services will review the Improvement plans to ensure that improvements are included	Deny plan approval until compliance with Mitigation is ensured	
<b>TR-5:</b> The project frontage shall include sidewalk improvements which connect to the current sidewalk terminus to the north.	Require as a condition of project approval	Engineering Development Services	Engineering Development Services will review the Improvement plans to ensure that improvements are included	Deny plan approval until compliance with Mitigation is ensured	
<b>XVII. UTILITIES</b>					
<b>Mitigation Measures:</b>					
<b>UTL-1: Drainage:</b> As part of the final grading plans, the Project shall complete the final storm water assessments and show, to the satisfaction of the City Engineer that the Project can either: <ul style="list-style-type: none"> <li>• Drain all storm water to Stony Point Road;</li> <li>• retain more storm water on site; or</li> <li>• construct a private storm water detention basin on site.</li> </ul>	Require as a condition of project approval	Planning & Economic Development-Planning Division  Engineering Development Services	Engineering Development Services will review the Improvement plans to ensure that improvements are included	Deny plan approval until compliance with Mitigation is ensured	