

**Mitigation Monitoring and Reporting Program
for the
Good Onward / 3192 Juniper Avenue Project
Draft 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 occurs during project implementation.

The Initial Study and Mitigated Negative Declaration (IS/MND) prepared for the Good Onward / 3192 Juniper Avenue 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: Good Onward / 3192 Juniper Avenue Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3. Air Quality					
<p>MM AIR-1: During construction activities, the following air pollution control measures 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 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 roadways, driveways, and sidewalks shall be paved as soon as possible.• 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 visible emissions evaluator.• A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.	Notes on construction plans; Site inspection	During construction	City of Santa Rosa		

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4. Biological Resources					
MM BIO-1: If vegetation removal occurs during the breeding season (February 1 to August 31), a qualified biologist shall conduct nesting bird surveys to determine if any active nests are present and establish a no-work buffer zone around the nest until young have fledged or the nest is no longer active. The first survey should be conducted at least within 7 days prior to the beginning of construction activities, and an additional survey conducted within 48 hours prior to the start of construction activities. If there is a lapse of 7 days or longer in construction activities, another focused survey should be conducted. Additional surveys for raptors may be necessary especially surveys earlier in the nesting season to document early signs of nesting when raptors are more conspicuous. Once a nest is no longer active, work may be conducted without restriction within the buffer zone. This mitigation measure does not apply if vegetation removal occurs outside the breeding season (September 1 to January 31).	Submittal of documentation; Site inspection; Notes on construction plans	No sooner than 7 days prior to construction activities between February 1 to August 31; This mitigation measure does not apply between September 1 and January 31	City of Santa Rosa		
MM BIO-2: A qualified Biologist, experienced in raptor behavior, should be required to monitor the behavior of any raptors nesting within disturbance distance of Project activities. The qualified Biologist should have authority to order the cessation of all Project activities within disturbance distance of any raptor nest if the birds exhibit abnormal nesting behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young).	As needed, based on outcome of MM BIO-1; Site monitoring by qualified biologist; Notes on construction plans	As needed, based on outcome of MM BIO-1. Monitoring would occur during construction if active raptor nesting is identified. This mitigation measure does not apply between September 1 and January 31	City of Santa Rosa		

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MM BIO-3: To compensate for the loss of potential CTS habitat, the Applicant shall purchase CTS habitat conservation credits at an agency-approved mitigation bank or create suitable mitigation habitat on-site, in accordance with the requirements of the Santa Rosa Plain Conservation Strategy.	Submittal of documentation	Prior to grading permit issuance	City of Santa Rosa		
<p>MM BIO-4: A trained biological monitor shall be present at all times when ground disturbance work is in progress at the project site. A USFWS–approved biologist will be responsible for appropriate training of the monitor. A record of all CTS observed, and the outcome of that observation, shall be kept by the biologist and submitted to USFWS. If the biologist has requested a stop work order due to take of any listed species, USFWS and CDFW shall be notified within one working day via email or telephone.</p> <p>All food and food–related trash items shall be sealed in trash containers and will be removed completely from the site once every three days. All equipment shall be maintained such that no leaks of automotive fluids such as gasoline, oils, or solvents will occur. Hazardous materials shall be stored in sealable containers in a designated location at least 200 feet from aquatic habitats. Construction workers shall attend a training session by a biologist before work is started. After the initial training session, all new personnel will also be given a training session. This training session will include pictures of CTS, information on the biology of CTS, the measures required to protect CTS, federal and state regulations, and what to do if CTS is found. If CTS are found on the project site by a construction worker, the worker will immediately inform the biological monitor. All work will halt immediately, and machinery turned off within 100 feet of the CTS. The biologist shall capture and remove the CTS from the work area. Before the start of work each morning, the biological monitor will check for CTS under any equipment such as vehicles and stored pipes.</p>	Notes on construction plans; Site inspection	During ground disturbance	City of Santa Rosa		

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MM BIO-5: To compensate for the loss of potentially suitable but not occupied habitat for Sebastopol meadowfoam, Sonoma sunshine, and Burke's goldfields, the applicant shall either create suitable habitat on-site, or purchase wetland creation credits from an agency-approved mitigation bank and shall also purchase Sebastopol Meadowfoam/CTS habitat establishment and preservation credits at an agency-approved mitigation bank.	Submittal of documentation	Prior to grading permit issuance	City of Santa Rosa		
MM BIO-6: Prior to grading permit issuance, or any ground disturbing activities, applicant shall provide evidence to the City of Santa Rosa of meeting all mitigation requirements as required by the USACE, the North Coast RWQCB, and the CDFW per the Clean Water Act Section 401 and Section 404, as well as the Endangered Species Act Section 7 permitting processes.	Submittal of documentation	Prior to grading permit issuance	City of Santa Rosa		
MM BIO-7: Prior to tree removal, applicant shall obtain a permit for such activities from the City of Santa Rosa pursuant to Zoning Ordinance Section 17-24.030. During construction, the applicant shall protect retained trees in accordance with the provisions of the permit. The applicant shall plant replacement trees required by the permit by the time of project occupancy.	Issuance of permit; Notes on construction plans	Prior to tree removal	City of Santa Rosa		

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5. Cultural and Tribal Cultural Resources					
MM CUL-1: 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 should avoid altering the materials until a qualified archaeologist who meets the Secretary of Interior’s Professional Qualification Standards for archaeology has evaluated the situation. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction activities shall be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation or repatriation of the recovered resources in cooperation with the designated Most Likely Descendant (MLD) as needed. The report shall be submitted to the City of Santa Rosa, the Northwest Information Center, and the State Historic Preservation Office (SHPO), if required.	Notes on construction plans; Site inspection	During construction	City of Santa Rosa		
MM CUL-2: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public	Notes on construction plans; Site inspection	During construction	City of Santa Rosa		

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<p>Resources Code Section 5097.94, and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the Sonoma County Coroner is contacted to determine if the remains are Native 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 within 48 hours, 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. 2. Where the following conditions occur, the landowner or his or her authorized representative shall reburial 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 site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects 					

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<p>the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</p> <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> <ul style="list-style-type: none"> When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission. 					
7. Geology and Soils					
<p>MM GEO-1: In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that</p>	Notes on construction plans; Site inspection	During construction	City of Santa Rosa		

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avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of Santa Rosa for review and approval prior to implementation, and the applicant shall adhere to the recommendations in the plan.					
10. Hydrology and Water Quality					
MM HYD-1: Prior to issuance of demolition permits for the proposed project, the City of Santa Rosa shall verify that the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges (e.g., chemicals) are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.	Approval of SWPPP; Notes on construction plans	Prior to issuance of demolition permits	City of Santa Rosa		

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<p>MM HYD-2: Prior to issuance of building permits for the proposed project, the City of Santa Rosa shall verify that the project applicant has prepared operational stormwater quality control measures that comply with the requirements of the current Municipal Regional Permit. Responsibilities include but are not limited to designing BMPs into project features and operations to reduce potential impacts to surface water quality and to manage changes in the timing and quantity of runoff (i.e., hydromodification) associated with operation of the project. These features shall be included in the design-level drainage plan and final development drawings. Specifically, the final design shall include measures designed to mitigate potential water quality degradation and hydromodification of runoff from all portions of completed developments. Low Impact Development features—including minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, evapotranspiring, or biotreating stormwater runoff close to its source—shall be used at each development covered by the Municipal Regional Permit. Funding for long-term maintenance of all BMPs must be specified. For each development project, the project sponsor shall establish a self-perpetuating Operation and Maintenance of Stormwater Treatment Systems plan (Municipal Regional Permit provision C.3.h). This plan shall specify a regular inspection schedule of stormwater treatment facilities in accordance with the requirements of the Municipal Regional Permit. Reports documenting inspections and any remedial action conducted shall be submitted regularly to the City for review and approval.</p>	<p>Approval of plans; Notes on construction plans; Site inspection</p>	<p>Prior to issuance of building permits</p>	<p>City of Santa Rosa</p>		

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13. Noise					
<p>MM NOI-1: During construction, the following noise abatement measures shall be implemented:</p> <p>The construction contractor shall ensure that all internal combustion engine-driven equipment is equipped with mufflers that are in good condition and appropriate for the equipment.</p> <ul style="list-style-type: none">• The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.• The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.• At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses.• The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establishment reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.• The construction contractor shall limit construction hours to standard city conditions of project approval. Standard city conditions limit the hours of construction from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction is permitted on Sundays and holidays.	Notes on construction plans; Site inspection	During construction	City of Santa Rosa		

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17. Transportation					
MM TRANS-1: Prior to issuance of the certificate of occupancy for the Phase 2 warehouse, the applicant shall install half-width improvements along the Juniper Avenue frontage in accordance with the applicable General Plan street section. The City of Santa Rosa shall determine that the roadway has been improved in accordance with the applicable design standard prior to issuing the certificate of occupancy.	Site inspection	Prior to issuance of the certificate of occupancy for the Phase 2 warehouse	City of Santa Rosa		