

ERRATA AND REVISIONS TO THE DRAFT IS/MND

Changes to the Draft MND/IS consist of additions, revisions, or clarifications to descriptive information presented in the Draft MND/IS. None of the changes affected the original findings or determinations of the Draft MND/IS. Throughout this section, newly added text is shown in single underline format and deleted text is shown in ~~strikethrough~~ format.

Changes are listed generally in the order in which they would appear in the Draft MND/IS document. The entirety of the Final MND/IS consists of the Draft MND/IS and this document. Thus, the changes to the Draft MND/IS presented in this section incorporate and supersede the text of the Draft MND/IS.

TABLE OF CONTENTS: Appendices

- E Biological Assessment prepared by Wiemeyer Ecological Sciences, March 2018, including the Tree Preservation and Mitigation Report prepared by Horticultural Associates, December 2017, and California Tiger Salamander Impact Analysis prepared by Monk & Associates Environmental Consultants, April 1, 2020

PROJECT DESCRIPTION

- II.4.1 The overall height of the building would be ~~50~~ 55 feet, with a width of approximately 293 feet and a maximum length of 176 feet. One guard building would be constructed for security at each of the two northern entrances.

INITIAL STUDY: Aesthetics Section

- 1.2 The Project would construct a three-story building with a height of approximately ~~50~~ 55 feet. This is ~~5~~ consistent with ~~feet below~~ the maximum height limit for the site under the applicable light industrial zoning.

INITIAL STUDY: Biological Resources Section

4.2(a) **Special-Status Species**

Therefore, for the several reasons explained above, and further supported by the biological reports in Appendix E, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on CTS or potentially suitable habitat for CTS. This impact analysis and its conclusions remains adequate and valid even when considering comments submitted by CDFW on this MND.

On August 4, 2020, CDFW submitted a comment letter to the City. The statutory review period for this MND ended on July 30, 2020 and thereby the CDFW letter was not submitted timely. Nonetheless, the City considered CDFW's comments and adds the following analysis and mitigation to the MND. Although additional mitigation is not required to reduce the impacts to

a level of insignificance, the City considered CDFW's comments and this MND shall be revised to add the following discussion and mitigation measure.

Regarding CTS, this MND will include new Mitigation Measure BIO-3 that establishes a buffer of 30-feet around small mammal borrow openings to avoid potential impacts to CTS that could reside in underground burrows. CDFW acknowledges in its comment letter that the referenced burrows were observed in the grassland areas of the Project Site, and that most construction would occur on compacted hardscape, yet construction equipment accessing the Project Site could crush burrows when travelling on and off the hardscape. As discussed throughout this MND, virtually all of the project activities will occur on hardpack surfaces on the Project Site, and the Project was design to avoid grassland areas. Therefore, construction equipment accessing the Project Site has minimal likelihood of impacting burrows in the grassland areas. **Mitigation Measure BIO-3** below further reduces that likelihood by establishing a buffer around burrow openings.

In addition, CDFW noted that fencing hazards could occur if the Project used open pipes as fence posts, property line stakes or signs. CDFW recommended that such posts and pipes be capped to prevent wildlife entrapment. The City will therefore apply a condition of approval that requires the Applicant to cap hollow pipes or posts if used.

Nesting Birds

This impact analysis and its conclusions remains adequate and the impact is less than significant. Although additional mitigation is not required to reduce the impact to a level of insignificance, the City considered CDFW's comments and this MND shall be revised to add the following mitigation measures. Regarding nesting birds, **Mitigation Measure BIO-1** is revised (as detailed below) to include an additional pre-construction survey and a qualified biologist with raptor experience as a monitor.

Conclusion

With implementation of **Mitigation Measures BIO-1, and BIO-2, and BIO-3** the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The Project's impacts will be less than significant.

4.3 Mitigation Measures

BIO-1: Perform Pre-construction Survey for Nesting Birds

The Project sponsor shall retain a qualified biologist to perform a pre-construction survey for nesting birds within 14 7 days prior to ground-breaking at the Project site if construction activities will take place between February 1 and August 31. An additional survey shall be conducted within 48-hours prior to the start of Project-related activities. If there is a lapse of 7

days or longer in project related activities, another nesting bird survey should be conducted. If nesting birds are found, the qualified biologist shall establish suitable buffers prior to ground-breaking activities. To prevent encroachment, the established buffer(s) shall be clearly marked by highly visibility material. The established buffer(s) shall remain in effect until the young have fledged or the nest has been abandoned as confirmed by the qualified biologist. If an active raptor nest is identified during surveys, then a qualified biologist, experienced in raptor behavior, shall monitor the behavior of raptors nesting within the disturbance distance of project activities, and shall have the authority to order cessation of construction activities within the disturbance distances if the raptors exhibit nesting behavior that would cause reproductive failure. Project construction activities may commence and continue within the disturbance distance of the nest once the qualified biologist has determined the raptor behavior has normalized or young have left the nest.

BIO-3: Avoid Small Mammal Grassland Burrow Buffers Openings

During construction activities, small mammal burrow openings both on and off hardscape areas that could be impacted by construction equipment shall be flagged to establish a 30-foot buffer so that construction equipment entering, exiting, and working on and off hardscape areas avoids such burrow openings. If impacts to burrows are unavoidable and/or the 30-foot buffer is infeasible, the Project applicant should contact CDFW staff Mia Bianchi, Environmental Scientist, at mia.bianchi@wildlife.ca.gov, to discuss appropriate actions.

APPENDIX I: Mitigation Monitoring Plan and Reporting Program Checklist

The City has revised the text of the Mitigation Monitoring Plan and Reporting Program Checklist to reflect the changes to the mitigation measure BIO-1 and added mitigation measure BIO-3 noted above.

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	MMRP Record Name/Date
AQ-1: Odor Control Plan Prior to final certificate of occupancy, the Project sponsor shall prepare an Odor Control Plan and submit it to the City for review and approval. Implementation of the Plan shall ensure that Project operations will not expose neighboring properties to objectionable cannabis odors. At a minimum, the Plan shall include the following requirements: • A schedule for implementation of the Plan including startup of selected carbon filtration and adsorption systems prior to the start of cultivation activities. • The Project shall incorporate hydroxyl generators to deodorize, oxidize, and deactivate airborne microbials and odors. • The Project shall incorporate a carbon filtration and absorption system to control odors. • The Project operator shall implement a protocol to continuously sample representative effluent air following the carbon absorption system during grow periods. If the carbon filtration system alone is not adequate in obtaining the control efficiency determined under the Plan, then odor control must be enhanced through additional means. These may include, but not be limited to, mist eliminators via spray application, oxidation using hydrogen peroxide or ozone and/or other neutralizing agents. All additional controls and their guaranteed efficiency must be backed by vendor suppliers. • The Project shall post a publicly visible sign with the telephone number and operations contact for odor 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.	Prepare Odor Control Plan with required elements.	City of Santa Rosa	Review and approval of Odor Control Plan by City prior to issuance of final certificate of occupancy.	Deny issuance of final certificate of occupancy.	
BIO-1: Perform Pre-construction Survey for Nesting Birds The Project sponsor shall retain a qualified biologist to perform a pre-construction survey for nesting birds within 7 days prior to ground-breaking at the Project site if construction activities will take place between February 1 and August 31. An additional survey shall be conducted within 48-hours prior to the start of Project-related activities. If there is a lapse of 7 days or longer in project related activities, another nesting bird survey should be conducted. If nesting birds are found, the qualified biologist shall establish suitable buffers prior to ground-breaking activities. To prevent encroachment, the established buffer(s) shall be clearly marked by highly visibility material. The established buffer(s) shall remain in effect until the young have fledged or the nest has been abandoned as confirmed by the qualified biologist. If an active raptor nest is identified during surveys, then a qualified biologist, experienced in raptor behavior, shall monitor the behavior of raptors nesting within the disturbance distance of project activities, and shall have the authority to order cessation of construction activities withing the disturbance distances if the raptors exhibit nesting behavior that would cause reproductive failure. Project construction activities may commence and continue within the disturbance distance of the nest once the raptor behavior has normalized or young have left the nest.	Incorporate timing into project construction plans. Conduct preconstruction survey On-site observation	Planning Division and Project Sponsor/Contractor	Prior to issuance of grading permit. Project sponsor shall provide the preconstruction survey to the Planning Division.	Stop work and establish appropriate buffer zone.	
BIO-2: Avoid Roosting Bats The Project sponsor shall implement the following measures to avoid roosting bats: • The Project sponsor shall retain a qualified biologist to supervise any tree trimming or removal of suitable roosting trees; • Tree removal shall only be conducted during seasonal periods of bat activity (August 31 through October 15, when young would be self-sufficiently volant and prior to hibernation and March 1 through April 15 to avoid hibernating bats and prior to formation of maternity colonies); • Trees shall be trimmed and/or removed in a two-phased removal system conducted over two consecutive days. The first day (in the afternoon), limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and only branches or limbs without those features shall be removed. On the second day, the entire tree shall be removed; and • The Project sponsor shall include the foregoing measures in the contracts with the biologist and any contractors for tree trimming or removal.	Incorporate timing into project construction plans. On-site observation	Planning Division and Project Sponsor/Contractor	Prior to and during tree trimming and removal.	Stop work.	
BIO-3: Grassland Burrow Buffers During construction activities, small mammal burrow openings on the Project Site that could be impacted by construction equipment shall be flagged to establish a 30-foot buffer so that construction equipment entering, exiting, and working on the Project Site avoids such borrow openings.	Incorporate timing into project construction plans. On-site observation	Planning Division and Project Sponsor/Contractor	Prior to issuance of grading permit.	Stop work and establish appropriate buffer zone.	

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Mitigation Monitoring Plan and Reporting Program Checklist
The Santa Rosa Farm Group – Cannabis Cultivation Facility
Mitigated Negative Declaration/Initial Study
City of Santa Rosa, California

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	MMRP Record Name/Date
CUL-1: If any potentially historic (older than 50 years old) subsurface remains are uncovered during grading or construction, all work shall be halted within 100 feet of the find, and the Project sponsor shall retain a qualified cultural resources consultant approved by the City to identify and investigate any subsurface historic remains, and define their physical extent and the nature of any built features or artifact-bearing deposits. Significant historic cultural materials may include finds from the late 19th and early 20th centuries including structural remains, trash pits, isolated artifacts, etc. The City’s Community Development Department shall also be notified concurrently with notification of the cultural resources consultant. The investigation shall proceed into formal evaluation to determine the eligibility of the find for the California Register of Historical Resources. This shall include additional exposure of the feature(s), photo documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the features and artifacts do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. However, if data potential exists – e.g., there is an intact feature with a large and varied artifact assemblage – further mitigation will be required. If avoidance is determined to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If an artifact must be removed during Project excavation or testing, curation may be appropriate. The language of this mitigation measure shall be included on any future grading plans, utility plans and/or other plans that involve soil disturbance on the Project site subject to approval by the City.	Incorporate into project design and construction documents; onsite observation (by disturbance coordinator)	Building Division and Project Sponsor/Contractor	During ground disturbance activities	Stop work.	
CUL-2: If any prehistoric artifacts or other indications of archaeological resources are found during grading and construction activities, all work within 100 feet of the find shall cease and the Project sponsor shall retain an archaeologist approved by the City to evaluate the find(s). The City’s Community Development Department and any relevant Native American tribe shall also be notified concurrently with notification of the archaeologist. The investigation shall proceed into formal evaluation to determine the eligibility of the find for the California Register of Historical Resources. This shall include additional exposure of the feature(s), photo documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the features and artifacts do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. However, if data potential exists – e.g., there is an intact feature with a large and varied artifact assemblage – further mitigation will be required. If avoidance is determined to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If an artifact must be removed during Project excavation or testing, curation may be appropriate. The language of this mitigation measure shall be included on any future grading plans, utility plans and/or other plans that involve soil disturbance on the Project site subject to approval by the City.	Incorporate into project design and construction documents; onsite observation (by disturbance coordinator)	Building Division and Project Sponsor/Contractor	During ground disturbance activities	Stop work.	
CUL-3: Procedures of conduct following the discovery of human remains are mandated by HSC Section 7050.5, Public Resources Code Section 5097.98 and CCR Section 15064.5(e) (CEQA). According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Sonoma County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, who will, in turn, notify the person the NAHC identifies as the Most Likely Descendant (MLD) of any human remains. The landowner shall engage in consultations with the MLD. The MLD will make recommendations concerning the treatment of the remains within 48 hours, as provided in Public Resources Code 5097.98. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD’s recommendations, the owner or the descendent may request mediation by the NAHC.	Incorporate into project design and construction documents; onsite observation (by disturbance coordinator)	Building Division and Project Sponsor/Contractor	During ground disturbance activities	Stop work.	

Mitigation Monitoring Plan and Reporting Program Checklist
The Santa Rosa Farm Group – Cannabis Cultivation Facility
Mitigated Negative Declaration/Initial Study
City of Santa Rosa, California

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	MMRP Record Name/Date
GEO-1: Prepare a Site-specific Geotechnical Investigation and Design Report The Project sponsor shall retain a geotechnical engineer licensed in the State of California to prepare a site-specific Geotechnical Investigation and Design Report, which will include, at minimum, the following elements: • Analysis of expected ground motions at the Project site from known active faults. • Requirements for structural design that can accommodate ground accelerations expected from known active faults, in accordance with City ordinances and policies and consistent with the CBC. • Identify and implement site specific engineering and construction methods for potential expansive and liquefiable soils in compliance with CGS Geology Guidelines specific to building designs. • Determine final design parameters for the walls, foundations, foundation slabs, and surrounding related improvements (utilities, roadways, parking lots and sidewalks). The Project sponsor shall retain a qualified civil engineer licensed in the State of California to prepare design specifications including, but not limited to grading, excavation, foundations systems, and compaction specification, based on recommendations provided in the Geotechnical Investigation and Design Report. Issuance of building and grading permits by the City Engineer shall be contingent on incorporation of all recommendations set forth in the Geotechnical Investigation and Design Report in final grading plan, construction plans, and building plans.	Incorporate into project design and construction documents.	Building Division and Project Geotechnical Engineer	Verification of incorporation into design and construction documents prior to issuance of grading and building permit.	Deny issuance of grading and building permit.	
GEO-2: If paleontological resources, including individual fossils or assemblages of fossils, or unique geological features are encountered during grading or construction activities, all work within 100 feet of the find shall cease and the Project sponsor shall retain a paleontologist approved by the City to evaluate the find(s) and make treatment recommendations, which the Project sponsor shall implement.	Incorporate into project design and construction documents; onsite observation (by disturbance coordinator)	Building Division and Project Sponsor/Contractor	During ground disturbance activities	Stop work.	
HAZ-1: Handling and Disposal of Hazardous Building Materials Prior to issuance of grading and demolition permits, the Project sponsor shall retain a registered environmental assessor or a professional engineer to perform a hazardous building materials survey, and shall submit the survey to the City for review and approval. The survey shall be designed to identify ACMs, LBP, electrical equipment containing PCBs, fluorescent lights containing mercury, or fluorescent light ballasts containing PCBs or DEHP. If any ACMs, lead-containing materials, or other hazardous components of building materials are identified, the Project sponsor shall be required to implement adequate abatement practices, such as containment and/or removal, in accordance with applicable regulations for the handling and removal of these materials, prior to demolition. Any PCB-containing equipment or fluorescent lights containing mercury vapors shall also be removed and disposed of in accordance with applicable regulations. A written plan or notification of intent to demolish buildings shall be provided to the BAAQMD at least ten working days prior to commencement of demolition, even if no ACMs were identified during the hazardous building materials survey. If ACMs are identified, the demolition and removal of asbestos-containing building materials shall be subject to applicable California Occupational Safety and Health Administration (Cal/OSHA) and BAAQMD regulations (Regulation 11, Rule 2). If LBP is identified, then federal and state construction worker health and safety regulations shall be followed during demolition activities, including Title 17 of the CCR, Sections 35001 through 36000. If loose or peeling LBP is identified, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations.	Submittal of Hazardous Building Materials Survey to Building Department for approval.	Building Department	Prior to issuance of building permit.	Deny issuance of building permit.	
HAZ-2: Prepare and Maintain Vegetation Maintenance Program Prior to issuance of construction permits, the Project sponsor shall prepare and submit to the City for review and approval a site-specific vegetation maintenance program. The vegetation maintenance program shall include the following elements: • an onsite fire hazard assessment consultation with a representative of the Santa Rosa Fire Department or similar; • identification of defensible space zone boundaries, the maintenance measures to be taken within each zone (e.g., removal of dead material, maintaining “fuel breaks” such as the eastern driveway), and the frequency at which the maintenance measures will be performed (i.e., annually or less); • and performance of the maintenance measures at applicable frequencies.	Submittal of Vegetation Maintenance Program to Building Department for approval.	Building Department	Prior to issuance of grading and demolition permits	Deny issuance of building permit.	

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	MMRP Record Name/Date
HYD-1: Compliance with City’s LID Requirements Prior to issuance of the City Building Permit, the Project sponsor shall submit documentation for the City Engineer’s review and approval, demonstrating the Project’s compliance with the City of Santa Rosa LID stormwater BMP system design requirements. The Project sponsor’s documentation shall include a technical demonstration showing how the proposed Project drainage BMPs satisfy the City’s program technical design and sizing requirements. Without limitation, the Project sponsor shall demonstrate compliance with the following key LID requirements: • Achievement of a retention requirement (hydromodification control) of 100% Volume Capture: The project must capture (through infiltration and/or reuse) 100% of the volume of runoff generated by a one-inch 24-hour storm event, as calculated using the “Urban Hydrology for Small Watersheds” TR-55 Manual method. • Achievement of a Treatment Requirement of 100% of the flow calculated using the modified Rational Method and a known intensity of 0.20 inch per hour.	Submittal of documentation demonstrating compliance with LID to Building Department for approval.	Building Department	Prior to issuance of building permit.	Deny issuance of building permit.	