

RESOLUTION NO. 11569

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A SUPPLEMENT TO THE NORTHWEST SANTA ROSA 3-97 ANNEXATION ENVIRONMENTAL IMPACT REPORT (SCH# 2003022085) AND THE ASSOCIATED SUPPLEMENTAL MITIGATION MONITORING PLAN FOR THE NORTH VILLAGE II RESIDENTIAL SUBDIVISION - FILE NUMBER MJP07-003

WHEREAS, the City of Santa Rosa certified and certified the NWSR 3-97 Annexation EIR (SCH# 2003022085) on August 17, 2004 which analyzed and addressed impacts associated with annexation and development of certain properties in Northwest Santa Rosa ("NW Annexation EIR"); and

WHEREAS, pursuant to requirements of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Santa Rosa City Code, a notice of completion of a Supplemental Environmental Impact Report for the North Village II project (the "Project"), located at 2406 Fulton Road, more particularly described as Assessor's Parcel Number: 034-030-088, was circulated on March 11, 2011, to offer interested individuals, organizations and governmental agencies an opportunity to provide comments regarding the potential environmental effects of the Project and mitigation measures proposed to address them; and

WHEREAS, a Supplemental Environmental Impact Report ("Supplemental EIR"), and associated Mitigation Monitoring Plan was prepared and sent to the State Clearinghouse for review by state agencies; and

WHEREAS, a notice of availability of the Supplemental EIR was provided and was made available to the public for review and comment for a period of 30 days beginning on March 11, 2011, and ending on April 11, 2011; and

WHEREAS, on April 14, 2011, the Planning Commission held a noticed hearing regarding the Supplemental EIR at which time all persons wishing to be heard were invited to speak or submit written comment; and

WHEREAS, written responses were prepared to all comments, oral and written, regarding the EIR received during the public review period; and

WHEREAS, the NW Annexation EIR, which included analysis of the proposed North Village II residential subdivision, identified the following significant environmental effects related to traffic/circulation and biological impacts upon complete buildout of said annexation:

- a. Cumulative traffic impacts from the project as well as approved projects at the intersection of Piner Road and Coffey Lane.

- b. Cumulative traffic impacts on southbound Fulton Road during the PM peak in the year 2020 with or without traffic resulting from the project.
- c. Cumulative traffic impacts on U.S. 101 south of Highway 12.
- d. Loss of grassland foraging habitat.
- e. Interference with the movement of and sustainability of resident wildlife, include the possibility of impacts to sensitive species such as California tiger Salamander.
- f. The creation of new roads may result in the loss of sensitive species as they are struck and killed, both during and after construction.

WHEREAS, the California Environmental Quality Act (CEQA) and the State Guidelines thereto, Section 15091, prohibit a public agency from approving or carrying out a project for which an environmental impact report has been completed which identifies one or more significant effects, unless the public agency makes one or more of the following written findings for each of those significant effects accompanied by statements of the facts supporting each finding:

1. Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the certified Environmental Impact Report; or
2. Changes or alterations have been required in, or incorporated into the project, which mitigate or avoid the significant environmental effects thereof as identified in the final Environmental Impact Report; or
3. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the City. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

WHEREAS, CEQA, Section 15093, requires the City to balance the benefits of the proposed project against its unavoidable environmental risks in determining whether or not to approve the project; and

WHEREAS, CEQA and the guidelines thereto, Section 15093, require the City, if it allows the occurrence of significant effects identified in a certified environmental impact report without mitigation, or the findings made above, to state in writing the reasons to support its action based on the certified environmental impact report and other information in the record.

WHEREAS, on August 17, 2004, the Council of the City of Santa Rosa previously made findings in support of statements of overriding considerations for the significant environmental effects identified by the NW Annexation EIR pursuant to Resolution No. 26048.

WHEREAS, the Supplemental EIR (State Clearinghouse Number 203022085), dated March 11, 2011, and the Final Supplemental EIR/Response to Comments, dated April 13, 2011, which contains all comments and recommendations received on the Supplemental EIR, a list of persons, organizations and public agencies submitting comments on the Supplemental EIR, and responses by the City to comments received, comprise the Final Supplemental EIR; and

WHEREAS, on April 14, 2011, the Final Supplemental EIR dated April 13, 2011 was presented to the Planning Commission in accordance with the requirements of CEQA and the Santa Rosa City Code and the Planning Commission found that the Final Supplemental EIR has been completed in compliance with CEQA and the State Guidelines;

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Santa Rosa hereby readopts and makes the following findings made by the Council of the City of Santa Rosa in connection with the NW Annexation EIR, which are as follows: Specific economic, legal, social, technological, or other considerations including the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the original NWSR 3-97 Annexation EIR.

- REASON 1 The project will provide a variety of housing types, 15% which will be affordable to help the City achieve General Plan housing goals and polices.
- REASON 2 Development within the annexation area will dedicate 2 acres of public parkland to provide additional recreational opportunities.
- REASON 3 Development within the annexation area will preserve seasonal wetlands as permanent opens space.
- REASON 4 Development within the annexation area will provide a community building to be used as a tutorial and child care center.
- REASON 5 Development within the annexation area will provide needed road improvements along the entire length of Fulton Road from Piner Road to Francisco Avenue.
- REASON 6 Improvements to State Highway 101 are the responsibility of the State of California.
- REASON 7 The Coffey Lane and Piner Road intersection is remote from the project site and inadequate right-of-way exists for widening.
- REASON 8 Two years of biological surveys were conducted and no California Tiger Salamanders were discovered.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa hereby further finds as follows:

- a. Each member of the Commission has reviewed and considered the information contained in the NW Annexation EIR as revised by the Final Supplemental EIR, including the comments on the Final Supplemental EIR and the responses to said comments;
- b. An adequate opportunity for public participation, including review and comment on the Supplemental EIR, has been provided in accordance with the requirements of CEQA;
- c. The responses to comments contained in the Final Supplemental EIR represent a reasoned, good faith evaluation of each comment and respond to all significant environmental issues raised in the comments;
- d. The responses to comments in the Final Supplemental EIR do not provide any significant new information, which would require further circulation of the Supplemental EIR;
- e. The Commission, having independently reviewed, analyzed and considered the information contained in the NW Annexation EIR as revised by the Final Supplemental EIR, finds and determines that the Final Supplemental EIR, in conjunction with the NW Annexation EIR, and associated Mitigation Monitoring Plans, adequately identifies and analyzes the environmental effects of the Project;
- f. The mitigation measures identified and required in the Supplemental Mitigation Monitoring Plan adequately address the impacts identified in the Supplemental EIR and bring these impacts to levels less than significant;
- g. The Final Supplemental EIR was completed in compliance with the requirements of CEQA, the State CEQA Guidelines and the Santa Rosa City Code; and
- h. The Final Supplemental EIR, and this Resolution, including the findings, represents the independent judgment and analysis of this Commission.

BE IT FURTHER RESOLVED that the Final Supplemental EIR and associated Supplemental Mitigation Monitoring Plan, as described above, is hereby adopted as complete, adequate, and prepared in compliance with the California Environmental Quality Act.

BE IT FURTHER RESOLVED that the City of Santa Rosa Planning Commission approves and adopts the Final Supplemental EIR, as certified.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 14th day of April, 2011, by the following vote:

AYES: (6) (Bañuelos, Byrd, Cisco, Duggan, Poulsen, Stanley)
NOES: (0)
ABSTENTIONS (0)
ABSENT: (1) (Faber)

APPROVED: _____



CHAIR

ATTEST: _____


EXECUTIVE SECRETARY

Draft

Supplement to the Certified Environmental Impact Report

for the

Northwest Santa Rosa 3-97 Annexation

(State Clearinghouse Number 2003022085)

North Village II Subdivision

File Number MJP07-003

(CUP07-009, DR07-009, MAJ07-002)

Lead Agency:

City of Santa Rosa

Community Development Department

100 Santa Rosa Avenue, Room 3

Santa Rosa, CA 95404

Prepared by:

Noah Housh, City Planner

City of Santa Rosa

March 11, 2011

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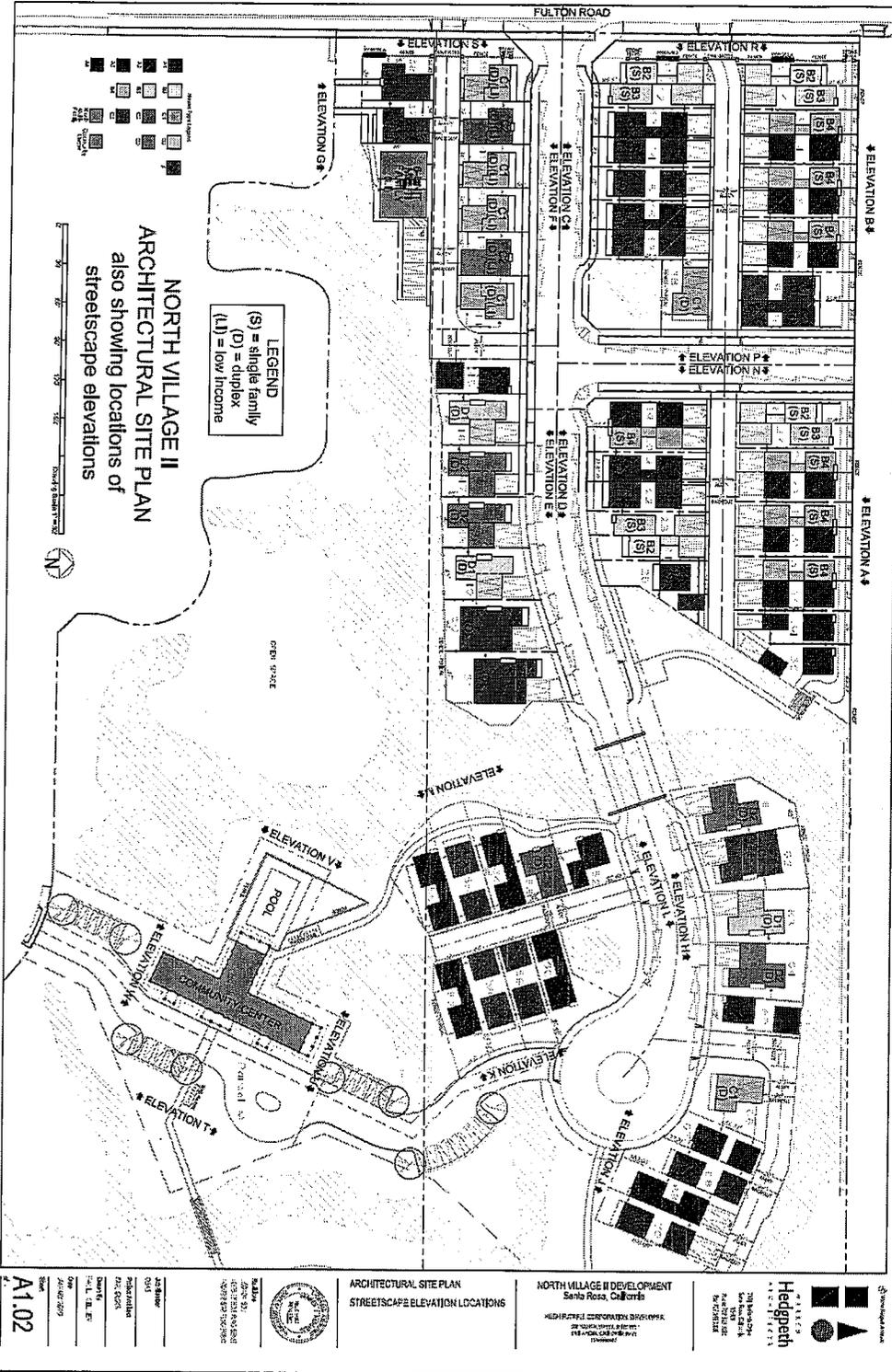
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Studies and References

1. January 24, 2011 Supplemental Biological Assessment and Wetland Protection Recommendations-Laurence P. Stromberg, Ph. D. Wetlands Consultant
2. March 11, 2011 Urbemis Environmental Management Software Combined Annual Emissions Report for the North Village II Subdivision with Summary Results from the Bay Area Air Quality Management District's Greenhouse Gas Model (BGM) Version 1.1.9-Noah Housh, City Planner, City of Santa Rosa
3. February 11, 2011 Trip Generation Analysis for North Village II project-Transpedia Consulting Engineers-Mousa Abbasi, Ph. D., P.E., T.E., P.T.O.E.
4. September 29, 2010 Preliminary Noise Assessment and Recommendations for Sound Insulation
5. City of Santa Rosa 2035 General Plan, adopted November 3, 2009, and Final EIR, certified November 3, 2009 (SCH No. 2008092114)
6. California Department of Conservation, Important Farmland Map
7. City of Santa Rosa Tree Ordinance
8. Bay Area Air Quality Management District's Adopted Air Quality Impact Significance Standards
9. North West Santa Rosa Annexation 3-97 EIR (SCH# 2003022085), December 2003
10. Regional Water Quality Control Board's Storm Water and Construction Permit Standards
11. City of Santa Rosa City Code

1.0 Executive Summary

1.1 Revised Project Summary

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Department of Community Development of the City of Santa Rosa has prepared an Supplement to an EIR on the above referenced project. This document is intended to supplement the 2003, Northwest Santa Rosa Annexation 3-97 (NWSR 3-97) Environmental Impact Report (EIR). In December 2003, an Environmental Impact Report (EIR) was prepared and adopted to analyze the impacts of Northwest Santa Rosa Annexation 3-97 (NWSR 3-97). This project proposed annexation of approximately 154 acres of land to the City of Santa Rosa, dedicated primarily for single family residential development. Additionally, the EIR included analysis of three single family residential development projects proposed as a component of the annexation. One of these projects was the North Village II project.

Although no formal project applications had been filed by the developer, the annexation EIR environmental analysis and approval included a policy statement for the proposed zoning and identified for North Village II a recreational center, wetland preservation, open space arrangement, connection to adjoining Jack London School and 120 residential units. Because significant design and site study had been completed for the North Village II, adequate project impact analysis and mitigation recommendations were able to be formulated through the EIR environmental analysis.

This supplemental document is intended to provide additional project specific impact analysis where the EIR required it or where there was inadequate information at the time of its preparation. This document is also intended to address changes in State law, which now requires added analysis for certain project specific impacts. Some additional changes to the City of Santa Rosa Initial Study checklist have been made since the EIR was prepared and discussion and impact analysis has also been added to include these newer sections. The project has also been slightly re-designed since the original EIR analysis to re-organize the unit locations and lessen some of the previously identified impacts to biological resources associated with the (previous) design of the project.

1.2 Environmental Issues Summary

The original Northwest Santa Rosa Annexation 3-97 (NWSR 3-97) Environmental Impact Report (EIR) prepared in December of 2003 included a thorough analysis of the potential environmental impacts associated with the development of the North Village II subdivision. However, since it was adopted, changes in state law have occurred requiring an analysis of project's potential Green House Gas impacts and their significance. This document has been written to provide an analysis of the projects potential to impact the environment through the emission of Green House Gasses, and require any mitigation measures necessary to bring these emissions to levels below significance.

Additionally, the original EIR analysis of the projects biological impacts assumed some of the delineated wetlands may be filled to accommodate development of the site. The project has been designed to avoid all onsite wetlands and eliminate any impacts anticipated from filling, altering, or discharging into these waterways therefore the original impact analysis and subsequent mitigation measures based on the potential filling of wetlands are no longer valid. A new analysis of the projects potential biological impacts to wetland resources was completed, and new mitigation measures required to bring these impacts to levels less than significant have been provided.

Finally, the City of Santa Rosa Initial Study Checklist has been updated since the completion of the NWSR 3-97 EIR. Several changes to the format have been made and a few new sections of potential environmental impacts have been added including Agriculture, Hazards and Hazardous Materials, Green House Gasses, and Mineral Resources. This document augments the original analysis conducted as a part of the NWSR 3-97 EIR to include these new areas of potential environmental impact, and provides individual analysis of these areas.

Most of the original project impact analysis and subsequent mitigation measures originally included in the NWSR 3-97 EIR remain valid and the project has been conditioned to comply with these measures. This document is only intended to address changes in project design that have lessened the projects potential to impact the environment, changes in State law since the time of the original analysis conducted by the EIR, and modifications to the City of Santa Rosa Initial Study checklist which have expanded the scope of environmental analysis conducted for projects' since the EIR was adopted.

Mitigation Measures required to address the projects impacts to the environmental are originating from the both the original Northwest Santa Rosa 3-97 Annexation EIR as well as the revised project band impacts analysis below. All required mitigation measures required to address project specific impacts will be identified in the attached Mitigation Monitoring Plan. The Measures identified in the original 3-97 EIR will be repeated using the numbering system originally assigned to them and the newly require mitigation measures required based on the

analysis contained in this supplement, will be identified through the number system used below.

Section 2.0 Introduction and Purpose

2.1 CEQA Compliance

As mentioned, this project, and its potential to impact the environment was previously analyzed in the NWSR 3-97 Annexation EIR (SCH# 2003022085) prepared by EIP Associates. This analyzed and addressed all potential impacts associated with the development of the North Village II project based on the state law and CEQA regulations in place at the time. Since its' preparation, changes to both State law and the project have been made requiring additional analysis and documentation of the projects design and potential to impact the environment.

Article 11 of CEQA discusses the types of EIR's used based on the individual circumstances of specific projects. Because an EIR analyzing the project as it relates to CEQA has already been completed, the range of potential documents for the needed analysis based on the projects changes include: a Subsequent EIR, a Supplement to the existing EIR, or an Addendum to an EIR. Section 15163 'Supplement to an EIR' identifies and discusses the circumstances where a Supplement to an EIR is appropriate and City of Santa Rosa staff has determined this to be the appropriate CEQA document to identify and analyze the recent changes to both the project and State law.

Specifically, the lead agency may prepare a Supplement to an EIR if none of the conditions in Section 15162 requiring the preparation of a Subsequent EIR are present and only minor additions and/or changes are necessary to make the previous EIR adequately address the project in the changed situation(s). The requirements for the Supplement dictate that it (must) only contain the information necessary to make the previous EIR adequate; the supplement shall be given the same notice, circulation, and public review as was given to the original EIR; and if the lead agency approves the project, it must first consider the previous EIR as revised and supplemented and findings must be made for each significant effect identified in the original EIR.

2.2 Format of the Supplement

This document re-lists all of the areas of potential environmental impacts currently included in the City of Santa Rosa Initial Study Checklist. Where the original EIR analysis included these sections and is adequate, that is identified and the EIR analysis and mitigation measures are referenced. Where the EIR covered a similar impact analysis but included it under a different title, that is also identified and the section of the EIR is referenced. In areas that were not included in the EIR, but are now required to be analyzed under state law, the discussion, setting and impact, and mitigations are included similarly to the format of the City of Santa Rosa Initial Study Checklist. A similar discussion, setting and impact, and mitigation analysis is included in areas where the project has changed, or new studies have been provided, and the impacts now

differ resulting in the need for revised impacts analysis and (potentially) new mitigation measures.

Section 3.0 Background

3.1 History

In March, 2003 the City of Santa Rosa circulated a Draft EIR analyzing the potential impacts of the Northwest Santa Rosa 3-97 Annexation. This was a proposal to annex 26 parcels totaling approximately 154 acres from the County of Sonoma to the City of Santa Rosa. A Tentative Subdivision Map and Policy Statement, including a development plan, for the proposed Planned Community (PC) zoning district was also submitted for a portion of the annexation area as a component of the annexation project. This Development Plan and Policy Statement identified three development sub-areas of the Northwest Santa Rosa Annexation 3-97 one of which was the North Village I and North Village II subdivisions.

While the Development Plan for the North Village subdivisions identified them both, the project was separated into two project applications, with North Village I being submitted in 2003 (approved in 2004) and North Village II being submitted in 2007. During the review of the North Village II project, the developer requested it be frozen because of changes in the housing market. The project was then re-activated in 2010, after a request from the developer.

In that time frame, changes to both the project design and state law occurred triggering the need for further environmental review and analysis, not included in the original EIR prepared for the North Village subdivisions. This document addresses the environmental requirements of these changes under the requirements of CEQA.

Section 4.0 Revised Project Description

4.1 Project Location and Setting

The site is a relatively flat semi-rural pocket with minimal topography and few trees surrounded by semi rural residential housing and agricultural lands to the west and north, and residential development similar to what is proposed with the project to the south. The zoning designation is Planned Development, specifically PD 3683. It is designated by the General Plan as a site for Low Density Residential development. Environmental surveys have identified and delineated pockets of wetlands and some associated Special Status Species (NWSR 3-97 EIR EIP Survey Results). Historically the site was used for dryland farming for hay or grazing by cattle and horses. The site was originally part of an agricultural preserve under the Williamson Act, but non-renewal notices were filed for the parcels in 1984 and the contracts expired in 1994. The surrounding properties are more thoroughly described as follows:

North: The property directly north of the subject site is a 3.84 acre parcel with characteristics similar to that of the subject property. It is mainly a flat grassy field with some wetland characteristics and several trees along the southern property line. It is developed with one single family home, and several residential out buildings and is also within the PD 3683 zoning district.

East: Directly east of the subject property is Jack London Elementary School an 11.98 acre parcel, also in the PD 3683 District, containing the school facility buildings, playgrounds, and recreation fields. These fields are proposed to be used by the City of Santa Rosa Recreation and Parks Department for after school and weekend recreation activities. South east of the subject property is an approved neighborhood park that is yet to be constructed. The project design allows pedestrian access from North Village II but also provides a buffer from the park with the private open space that surrounds the proposed project.

South: The property directly to the south of the project site is the site of North Village I, a recently built single family development with two remaining undeveloped parcels. This approved project is a 100+ unit subdivision of attached and detached residential housing. This site also had similar characteristics to the North Village II site, being a flat grassland field with identified and delineated wetlands onsite however this project design did not preserved and/or maintain these existing wetlands as part of project development.

West: The property is bordered along the entire western frontage by Fulton Road. This road has been widened to four lanes as required by the NWSR Annexation EIR mitigation measures. Fulton Road serves as the western edge of the City of Santa Rosa's urban growth boundary. Beyond Fulton Road are large (multi-acre) residential and agricultural lots primarily developed with single family homes located outside of the City of Santa Rosa.

4.2 Project Description

Project proposes subdivision of one 17.89 acre parcel into 70 individual parcels to allow the construction of 120 residential units of varying types. The units proposed include 24 detached single family units, 90 attached single family units (duets), 26 of which are proposed to be restricted to low income buyers, and 1 six-plex apartment building, also proposed to accommodate low income residents. Additionally, the project includes the construction of a 4000 square foot community center/recreation building that includes a meeting room, childcare center, pool, and exercise area and is intended to serve both the proposed project, and the existing homes developed as a part of the North Village I subdivision directly to the south.

The overall proposed density is 6.71 units per acre in an area designated for Low Density Residential Development (2-8 units per acre) by the City of Santa Rosa 2035 General Plan. The zoning designation of the project site is Planned Development 3683. This zoning designation allows for the variety of units proposed, as well as the other community serving uses, with Conditional Use Permit approval. The applicant is also seeking Design Review and Tentative Map approval to allow the project to move forward and submit for building permits.

Although the project site has multiple identified and delineated wetlands, the project seeks to avoid and preserve these wetlands by establishing approximately 11 acres of private open space in conjunction with a wetland management plan. This plan will be based on an updated species and habitat survey and the most current and applicable preservation trends. The proposal also includes pedestrian linkages to the adjoining park, school, and community center.

4.3 Phasing

The project proposes a phased Tentative Map pursuant to Section 66456.1 of the Subdivision Map Act. The phasing proposed includes a majority of the units, including the multi-family 6-plex to be constructed with Phase I of the project. The remainder of the units, as well as the Community Center and open space access trails to be constructed as Phase II.

Section 5.0 Impacts and Mitigations

5.1 Aesthetics

The project discussion, analysis, and mitigation requirements in Section 3.6 Visual Quality and Community Character of the NWSR 3-97 Annexation EIR adequately address the North Village II development impacts. See the attached Mitigation Monitoring Plan for mitigation requirements.

5.2 Agriculture

Discussion

The majority of agricultural resources located within the City of Santa Rosa are on the Santa Rosa Plain are located at the western edge of the City, extending beyond the City limits to the Laguna de Santa Rosa. Within the Santa Rosa Planning Area, notable areas of 'Prime Farmland' are present however these lands are located significant distances from the project location. Some 'Farmland of Statewide Importance' is located in southwest Santa Rosa outside the Urban Boundary. Another patch of land identified as 'Farmland of Statewide Importance' is located along Peterson Creek, west of Fulton Road, but within the Urban Boundary.

Only very small patches of Prime Agricultural land remain within the Urban Boundary. One parcel is located along Santa Rosa Creek west of North Dutton Street (Imwalle Gardens); another patch is located east of the confluence of Oakmont Creek with Santa Rosa Creek (near the junction of Los Alamos Road with Hwy. 12). Scattered parcels designated as 'Farmland of Local Importance' are located within the Urban Boundary, but many were planned for development, as part of the Southwest and Southeast Area Plans. In the Santa Rosa 2035 General Plan, the 'Agriculture' classification is applied only to sites outside the Urban Boundary. This classification includes orchards and cropland, grasslands, livestock and related processing and distribution facilities.

Within the Urban Boundary, scattered parcels of agricultural land designated as Farmland of Local Importance are primarily located in the vicinity of creeks. A small portion of 'Farmland of Local Importance' is located in the eastern half of the project area while the western portion of the site is designated as 'Urban Built Up Land'. Historically, the project site has been used for minor agricultural uses including dryland farming for hay and grazing however no agricultural use has occurred on-site in a number of years. The City of Santa Rosa 2035 General Plan has identified this site as appropriate for residential development and all plans developed to manage that development have indicated and provided for residential uses on this site. The site was originally part of an agricultural preserve under the Williamson Act, but non-renewal notices were filed for the parcels in 1984 and the contracts expired in 1994.

Open Space Resources in the Urban Boundary and in Proximity to Creeks

The City of Santa Rosa currently has 180 acres of open space designated within the City's Urban Boundary. Open space areas within the Urban Boundary generally include undeveloped lands usually containing wildlife habitat or natural resources. Creek corridors, open space pockets within residential neighborhoods, and wetland areas are often included within this designation. No properties within the project area have been designated as "open space" by the City of Santa Rosa 2035 General Plan.

Regulatory Framework

Important Farmlands Mapping

The Department of Conservation, Land Resource Protection Division, Department of Farmland Mapping and Monitoring Program identifies farmland throughout the State. The Sonoma County Important Farmland Map was prepared in 1996 and updated in 2004. This map identifies farmland according to the following categories: Prime Farmland; Farmland of Statewide Importance; Unique Farmland; and Farmland of Local Importance. These maps are used by jurisdictions throughout the State to help make land use decisions that minimize loss of farmland.

The eastern portion of the project area is designated as 'Farmland of Local Importance' which is defined as the hay producing areas of the Santa Rosa Plain. Although this may be the case, the entire parcel is designated by the City of Santa Rosa 2035 General Plan as a low density residential parcel and no agricultural are currently underway on the project site.

Williamson Act

The Williamson Act of 1965 (California Land Conservation Act, Government Code Section 51200 et seq.) is intended to discourage the unnecessary and premature conversion of agricultural land to non-agricultural uses by taxing land according to the income-producing value, rather than its "highest and best use". Under contract, farmers agree not to develop their land for 10 years in exchange for the lower tax rate; contracts are automatically renewed each year. Land under a Williamson Act contract is designated as an agricultural preserve, which can be used for agricultural uses, open space, and managed habitat, or scenic highway corridor. As mentioned this site has not been under any Williamson Act Contracts since 1994.

Sonoma County Agricultural Commissioner

The Agricultural Division of the Sonoma County Agricultural Commissioner's office is mandated to promote and protect the agricultural industry and the environment of the county through enforcement of local, State and federal regulations. It is also responsible for the protection of agricultural worker health and safety.

Sonoma County Agricultural Preservation and Open Space District

Sonoma County Agricultural Preservation and Open Space District (SCAPOSD) has recently updated its Acquisition Plan (revision 2005 – Connecting Communities and the Land Adopted by

the Board of Supervisors, July, 25, 2006). The revision Plan does not identify any property within the project site as 'Priority Riparian Corridors' or open space.

Setting and Impacts

Although more than half of the project parcel is identified as farmland of local importance by the California Department of Conservation, this property is identified by the City of Santa Rosa General Plan as a location for Low Density Residential development. Additionally, the impacts resulting from the use of the parcel for residential development have been analyzed as an aspect of the General Plan update process.

The City of Santa Rosa is an urban environment, with the surrounding agricultural properties protected by the Urban Growth Boundary. Because of the lack of agriculture use on this site since 1994, the relatively low need for hay production and grazing land within the boundaries of the City of Santa Rosa, and the designation of the site for residential development by the City of Santa Rosa General Plan, the use of this land for single family residential development is seen as a less than significant impact and no additional mitigation is required. These issues are further discussed in the Land Use Section of the EIR.

Recommended Mitigation Measures

None.

References (5, 6, & 9)

5.3 Air Quality

Discussion

The City of Santa Rosa participates with the Bay Area Air Quality Management District (BAAQMD) to address improvements of air quality. Sonoma County is in attainment of federal standards and in compliance with the State Implementation Plan (SIP). The United States Environmental Protection Agency requires that air basins record no more than three exceedances of ozone at a single station, over a three-year period (no more than one exceedance per year, on average). According to the BAAQMD, pollutant monitoring results for the years 1996 to 2001 at the Santa Rosa ambient air quality monitoring station indicate that air quality in the project area has generally been good.

Fine particulate matter associated with fugitive dust is the construction pollutant of greatest concern. Construction equipment would also produce exhaust emissions. Air quality impacts stemming from project construction were addressed through the NWSR 3-97 Annexation EIR, with a range of mitigation measures imposed. There is additional discussion of this issue in the **Air Quality Section of that EIR.**

Since the EIR was written, additional regulations have been written to address the increased understanding of potential air quality impacts associated with specific types of land use and the construction of development projects in general. The Air Quality Control Board has recently (2010) increased the required environmental review of specific land uses and development projects through increases in regulations and the required analysis of projects impacts to air quality.

This increased review also resulted in new CEQA thresholds being established with regards to the "level of significance" of projects individual air quality impacts. These new thresholds have affected the potential impacts of a variety of pollutants including Reactive Organic Gasses (ROG), Nitrogen Oxide Gases, Carbon Monoxide, Sulfur Dioxide, Fugitive Dust, and Particulate matter from vehicle exhaust. Green House Gasses were also added as a pollutant of concern however these impacts are further discussed in the Green House Gas Section of this EIR Supplement.

Adopted Air Quality CEQA Thresholds of Significance* - June 2, 2010

Pollutant	Construction-Related	Operational-Related	
Project-Level			
Criteria Air Pollutants and Precursors (Regional)	Average Daily Emissions (lb/day)	Average Daily Emissions (lb/day)	Maximum Annual Emissions (tpy)
ROG	54	54	10
NO _x	54	54	10
PM ₁₀	82 (exhaust only)	82	15
PM _{2.5}	54 (exhaust only)	54	10
PM ₁₀ /PM _{2.5} (fugitive dust)	Best Management Practices	None	
Local CO	None	9.0 ppm (8-hour average), 20.0 ppm (1-hour average)	
GHGs Projects other than Stationary Sources	None	Compliance with Qualified Greenhouse Gas Reduction Strategy OR 1,100 MT of CO ₂ e/yr OR 4.6 MT CO ₂ e/SP/yr (residents + employees)	
GHGs Stationary Sources	None	10,000 MT/yr	
Risk and Hazards – New Source (Individual Project)	Same as Operational Thresholds**	Compliance with Qualified Community Risk Reduction Plan OR Increased cancer risk of >10.0 in a million Increased non-cancer risk of > 1.0 Hazard Index (Chronic or Acute) Ambient PM _{2.5} increase: > 0.3 µg/m ³ annual average <u>Zone of Influence:</u> 1,000-foot radius from fence line of source or receptor	
Risk and Hazards – New Receptor (Individual Project) <i>Note: Threshold Effective Date May 1, 2011</i>	Same as Operational Thresholds**	Compliance with Qualified Community Risk Reduction Plan OR Increased cancer risk of >10.0 in a million Increased non-cancer risk of > 1.0 Hazard Index (Chronic or Acute) Ambient PM _{2.5} increase: > 0.3 µg/m ³ annual average <u>Zone of Influence:</u> 1,000-foot radius from fence line of source or receptor	

* It is the Air District's policy that the adopted thresholds apply to projects for which a Notice of Preparation is published, or environmental analysis begins, on or after the applicable effective date. The adopted CEQA thresholds – *except for the risk and hazards thresholds for new receptors* – are effective June 2, 2010. The risk and hazards thresholds for new receptors are effective May 1, 2011. [Updated December 30, 2010]

** The Air District recommends that for construction projects that are less than one year duration, Lead Agencies should annualize impacts over the scope of actual days that peak impacts are to occur, rather than the full year.

Adopted Air Quality CEQA Thresholds of Significance* - June 2, 2010		
Pollutant	Construction-Related	Operational-Related
Risk and Hazards – New Source (Cumulative Thresholds)	Same as Operational Thresholds**	Compliance with Qualified Community Risk Reduction Plan OR Cancer: > 100 in a million (from all local sources) Non-cancer: > 10.0 Hazard Index (from all local sources) (Chronic) PM _{2.5} : > 0.8 µg/m ³ annual average (from all local sources) <u>Zone of Influence:</u> 1,000-foot radius from fence line of source or receptor
Risk and Hazards – New Receptor (Cumulative Thresholds) <i>Note: Threshold Effective Date May 1, 2011</i>	Same as Operational Thresholds**	Compliance with Qualified Community Risk Reduction Plan OR Cancer: > 100 in a million (from all local sources) Non-cancer: > 10.0 Hazard Index (from all local sources) (Chronic) PM _{2.5} : > 0.8 µg/m ³ annual average (from all local sources) <u>Zone of Influence:</u> 1,000-foot radius from fence line of source or receptor
Accidental Release of Acutely Hazardous Air Pollutants	None	Storage or use of acutely hazardous materials locating near receptors or receptors locating near stored or used acutely hazardous materials considered significant
Odors	None	Complaint History—5 confirmed complaints per year averaged over three years
Plan-Level		
Criteria Air Pollutants and Precursors	None	1. Consistency with Current Air Quality Plan control measures 2. Projected VMT or vehicle trip increase is less than or equal to projected population increase
GHGs	None	Compliance with Qualified Greenhouse Gas Reduction Strategy (or similar criteria included in a General Plan) OR 6.6 MT CO ₂ e/ SP/yr (residents + employees)
Risks and Hazards	None	1. Overlay zones around existing and planned sources of TACs (including adopted Risk Reduction Plan areas) 2. Overlay zones of at least 500 feet (or Air District-approved modeled distance) from all freeways and high volume roadways
Odors	None	Identify locations of odor sources in general plan
Accidental Release of Acutely Hazardous Air Pollutants	None	None
Regional Plans (Transportation and Air Quality Plans)		
GHGs, Criteria Air Pollutants and Precursors, and Toxic Air Contaminants	None	No net increase in emissions
CO = carbon monoxide; CO ₂ e = carbon dioxide equivalent; GHGs = greenhouse gases; lb/day = pounds per day; MT = metric tons; NO _x = oxides of nitrogen; PM _{2.5} = fine particulate matter with an aerodynamic resistance diameter of 2.5 micrometers or less; PM ₁₀ = respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less; ppm = parts per million; ROG = reactive organic gases; SP = service population; tpy = tons per year; yr = year.		

Setting and Impacts

Because the proposed project is residential, no significant air quality impacts are anticipated from the future use of the individual homes proposed by the North Village II project. Most impacts associated with residential developments are associated with the construction of the homes themselves and tailpipe emissions from the daily trips made by new residents to and from the new homes. The EIR for the NWSR Annexation 3-97 identified several mitigation measures (3.11-1, 3.11-2 and 3.11-3) that would reduce construction-related, vehicular, and toxic air contaminant emissions to less-than significant levels. The mitigations require the project developer to ensure compliance with Bay Area Air Quality Management District (BAAQMD) construction and emission standards while also imposing limitations on construction activities that may impact air quality. These mitigations will be incorporated into the revised Mitigation Monitoring Plan for the North Village II project.

Since the NWSR EIR was adopted, changes in State and CEQA law have increased the focus on Air Quality with specific focus placed on project related exposure to toxic air contaminants and Green House Gas (GHG) emissions. Residential developments have the potential to put future residents in areas with known air quality issues, creating a potentially significant impact with regards to sensitive receptors being exposed to toxic air contaminants. In order to quantify the impacts associated with toxic air exposure and GHG production related to the proposed project, additional analysis of the projects air quality impacts beyond that done for the EIR was completed using the Urbemis Environmental Management Software, in conjunction with the BAAQCB UGB spreadsheet conversions, which are the recommended analysis steps for projects in the San Francisco Bay Area. This is further discussed in the Greenhouse Gas Section below.

Urbemis analysis of the projects impacts was completed on February 23, 2011. The analysis included mitigation requirements to address potential impacts to air quality which are listed below. Additionally, the project analysis included revised Vehicle Miles Travelled (VMTs) numbers which were provided by Transpedia Consulting Engineers, a traffic engineering firm. These revised numbers are based on the projects proposal to include a community center with an on-site gym for residents, and the projects proximity to the neighboring elementary school. The numbers used include a reduction in anticipated VMTs by 2.9 trips per day, per household and are based on U.S. Bureau of Statistics numbers regarding frequency of exercise and modes of transportation typically used for school children living in close proximity to the school they attend.

The results of this analysis identified that the project is in compliance with the air quality standards with regards to Reactive Organic Gasses (ROG), Nitrogen Oxide Gases, Carbon Monoxide, Sulfur Dioxide, Fugitive Dust, and Particulate matter from vehicle exhaust. Additionally, the new air quality exposure analysis requires lead agencies identify any existing known contributors to toxic air quality impacts such as gas stations, emergency generators, and

freeways. Being that the project is located in a primarily residential area, on the edge of the City of Santa Rosa with little commercial development in the vicinity, the project location is not in close proximity to any identified sources of known contributors to toxic air impacts.

As mentioned, these results are based on the project providing the required mitigation measures identified in both the EIR and below. The reports produced by the Urbemis project analysis are included as an attachment to this document. The project will not cause any significant impacts to air quality from construction of the project or operational aspects of the development, after incorporating the mitigation measures identified and required below.

Required Mitigation Measures

Mitigation Measure 5.3.1- Soil Stabilizers are required to be used on inactive areas which have been graded during all grading activities on the project site to minimize air quality impacts associated with fugitive dust from construction activities.

Mitigation Measure 5.3.2- All disturbed areas are required to be re-seeded as quickly as possible after disturbance using hydroseeding or seeding and straw cover techniques to minimize air quality impacts associated with fugitive dust from unplanted disturbed areas.

Mitigation Measure 5.3.3- All disturbed areas are required to be watered 2 times per day to minimize air quality impacts associated with fugitive dust from construction activities.

Mitigation Measures 5.3.4- All diesel powered construction equipment used on the North Village project is required to be equipped with 1st tier Diesel Particulate Filters and Diesel Oxidation Catalysts.

Mitigation Measure 5.3.5- Each of the stand alone and attached single family homes are required to incorporate exterior outlets to accommodate electric powered lawn maintenance equipment. Compliance with this requirement is to be demonstrated on all plans submitted for building permit review.

Mitigation Measure 5.3.6- All interior and exterior paints used in the project are required to be of low Volatile Organic Compound (VOC) content. This requirement is to be called out on all plans submitted for building permit review.

References (2, 3, 5, 8, & 9)

5.4 Biological Resources

Section 3.10 of the EIR discusses the potential Biologic impacts of the proposed annexation, and the development of three residential subdivisions (North Village I, North Village II, and Woodbridge) included in the EIR project description and analysis. This section evaluates potential impacts to these resources based on the revised project design and description, and establishes mitigation measures to avoid or reduce these impacts to the extent feasible. This information was based on surveys completed by study team biologists on March, April, and May of 2003, and their review of other available data sources referenced by the EIR document.

The analysis included in the Biological Resources section of the EIR document discusses the regulatory setting and biological conditions of the North Village II project site. The discussion referenced the need for State and Federal permits in areas where impacts to resources managed by the variety of agencies with potential jurisdiction over identified resources were possible. It further identifies and documents the existing habitat and species with the potential to exist within that habitat, and how impacts to either could trigger additional permits from these "responsible agencies" under the California Environmental Quality Act (CEQA).

The EIR identified nine specific areas of biologic resources which will be specifically identified and discussed below. The EIR further provides a framework for the "Standards of Significance" against which the projects potential environmental impacts to the biologic resources would be measured. While individuals may identify additional areas of potentially significant impacts, these standards are based on Section 15065 of CEQA and identify that impacts to biological resources would be considered significant if they resulted in:

- A substantial reduction in the habitat of a wildlife species.
- Cause a wildlife population to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce the number or restrict the range of a rare or endangered plant or animal. This includes a "take" of any species protected under the Federal Endangered Species Act or the Migratory Bird Treaty Act.
- Substantially affect a rare or endangered species of animal or plant of the habitat of the species.
- Interfere substantially with the movement of any resident or migratory wildlife species.
- Result in the loss of wetland or riparian habitat.

Impacts to any of the above categories would be considered unavoidable significant impacts if they could not be (a) eliminated, (b) avoided, or minimized by redesign or relocation of some components of the projects, (c) reduced to a less than significant level, or (d) compensated for by replacement or equal habitat of the same extent and value.

Special Status Species, also referred to as “sensitive” species, are those meeting the criteria in CEQA Section 15380 and include species listed as threatened, endangered, or proposed for listing, candidates for listing, species of concern by the U.S. Fish and Wildlife Service (USFWS), and species of special concern to the California Department of Fish and Game (CDFG). This also includes those species designated by Federal, State, and local agencies, or scientific organizations as needing protection due to threats to their existence.

Special Status Plant Species

The California Natural Diversity Database (CNDDB) and the California Native Plant Society listed 18 species of sensitive plants that potentially occur in the annexation project area at the time the annexation EIR was prepared. These sources indicated that State and federally endangered white sedge (*Carex albida*), Sonoma Sunshine (*Blennosperma bakeri*), and Burke’s Goldfields (*Lasthenia burkei*), have been reported within the annexation area. White sedge is mapped as being in the area based on 1977 literature references and has probably been extirpated by habitat modification according to the original analysis of the EIR. Additionally, the vernal pools throughout the annexation area have the potential to contain sensitive species such as Sebastopol meadowfoam (*Limnanthes vinculans*) and Bakers navarretia (*Navarretia leucocephala*), both state and federally listed as endangered.

Because of this, multiple surveys in accordance with Army Corps of Engineers and the USFWS protocols were conducted in the spring of 2003. Sonoma sunshine and Burke’s goldfields had been observed in the annexation area (Figure 3.10-1 of the EIR). A 1999 survey of the North Village I and II project sites reported several occurrences of Sonoma sunshine colonies. This presence was verified by subsequent surveys conducted in 2007 and 2010. As this species has been found in the project area, the onsite seasonal wetlands are considered habitat and mitigation measures to bring any impacts to this habitat to levels less than significant will be required.

The remaining special status plant species reported in the area are restricted to volcanic and/or serpentine soils, or other habitats such as coastal marshes, and are not present within the annexation area.

Special Status Wildlife Species

Special Status species are those meeting the criteria in CEQA Section 15380 and include species listed as threatened, endangered, or proposed/candidates for listing, and species of concern to the USFWS and CDFG. Multiple special status species have the potential to occur in the project area. Information regarding the likelihood of their occurrence was gathered from multiple sources during the EIR analysis and included field surveys, archival research, and consultations with biologists. Additional information regarding the potential for special status species presence was provided in a supplement Biological Assessment prepared by Mr. Lawrence Stromberg, dated January 24, 2011.

The EIR biological analysis identified that habitat required for many of the special status species with the potential to occur in the greater Santa Rosa area is not present in the annexation area, and therefore is not present in the North Village II project area. These species without the potential habitat in the project area, such as tricolored blackbirds, are listed in Appendix C, Table C-4 of the EIR and are not discussed further in this supplemental document. A brief listing of the species which may occur in the project area is provided below.

Ricksecker's Water Scavenger Beetle (*Hydrochara rickseckeri*)-restricted to the Bay Area and is found in ponds and large playa type vernal pools.

California Linderiella (*Linderiella occidentalis*)-one of several species commonly referred to as fairy shrimp. Vernal pools providing the type of habitat needed for this species are located in the project area but linderiella was not observed during any site surveys.

California Tiger Salamander (CTS) (*Ambystoma californiense*)-The Sonoma County population of CTS was initially listed as endangered by the USFWS on July 22, 2002 and this determination was made final on March 19, 2003. CTS primarily live in grasslands but require standing water for breeding and larval development. After breeding, adult return to their more typical grassland habitat and burrows. Trapping results for the original EIR analysis and subsequent field surveys did not identify any on site occurrences of CTS however, the project site is included in the Study Area of the Santa Rosa Plain Conservation Strategy and within the potential range of the CTS.

Western Pond Turtle (*Clemmys marmorata*)-These turtles are fully aquatic but are known to travel significant distances to find suitable nesting habitat. The CNDDDB reports a single occurrence of a northwestern pond turtle (a subspecies of the western) on the North Village I site in 1996 (Figure 3.10-2 in the EIR). No western pond turtles were observed during field visits conducted in spring of 2003 for the preparation of the EIR.

Red-legged Frog (*Rana aurora*)-The California red-legged frogs typically occupy dense, shrubby riparian and wetland vegetation close to ponds or deep slow moving water. These frogs also meet the criteria to be considered a sensitive species under the CEQA. As no red-legged frogs have been reported anywhere near the annexation area, and the site surveys did not identify any suitable habitat for this species in the annexation boundaries, the annexation assumed the species to be absent from the project area and no impacts to this species from the development of the North Village Project were anticipated.

Burrowing Owl (*Athene cunicularia*)-This is a species of State and Federal concern and the project area is within the western range of their occurrence. Burrowing owls are permanent residents in open grasslands and scrubs habitat utilizing borrows of other animals, and existing artificial structures, for nesting and cover. While the grassland habitat of the annexation area could be identified as suitable habitat for this species, the combination of their lack of known

presence (not reported in Sonoma County since 1986) and the very wet nature of the annexation area would render most of the project sites as unsuitable for breeding habitat according to the analysis of the EIR.

Grasshopper Sparrow (*Ammodramus savannarum*)-This sparrow species breed in pasture and annual grassland habitat, tending to utilize drier areas than other grassland sparrows. There are no breeding records from the Santa Rosa area, and although the grasslands of the project area may provide adequate foraging habitat, the project site is too wet over all for this ground nesting bird to become permanently established here, according to the analysis of the EIR. Additionally, none were observed during field surveys.

Loggerhead Shrike (*Lanius ludovicianus*)-This species is one identified as of concern by both State and Federal agencies. It tends to reside in open habitats with scattered shrubs and trees, and open canopied oak and pine woodlands. The shrike preys on insects, small mammals, rodents, reptiles, amphibians, smaller birds, and carrion. According to the EIR, this species was only reported 4 times by breeding surveys conducted within one mile of the annexation area and no loggerhead shrikes were observed during spring surveys conducted in 2003 for the EIR.

White-tailed Kite (*Elanus leucurus*)-This species is a small raptor which typically nests in isolated trees surrounded by suitable foraging habitat. Open grasslands and oak woodlands are the preferred habitat in Sonoma County and this species has been reported in all by seven breeding surveys conducted in the interior of the County between 1972 and 2001. No white-tailed kites or habitat suitable for their nesting was observed during the fieldwork conducted for the EIR.

Allen's Hummingbird (*Selasphorus sasin*)-This hummingbird is a migrant species spending the breeding season in North America and winters in Mexico. In California, the breeding habitats are typically coastal chaparral, brushy hillsides, and open coniferous forests. No Allen's Hummingbirds were observed during field surveys conducted for the EIR.

Sensitive Habitats

Vernal pools within the Santa Rosa plain are typically classified as Northern Hardpan Vernal Pools and are located within the annexation area studied by the EIR, as well as the specific North Village II project site (identified in Figure 3.10-1 of the EIR). These pools are known to support Sonoma Sunshine and may support a variety of other sensitive plants and animals. The project site is known to experience routine flooding which provide the water needed for vernal pool creation.

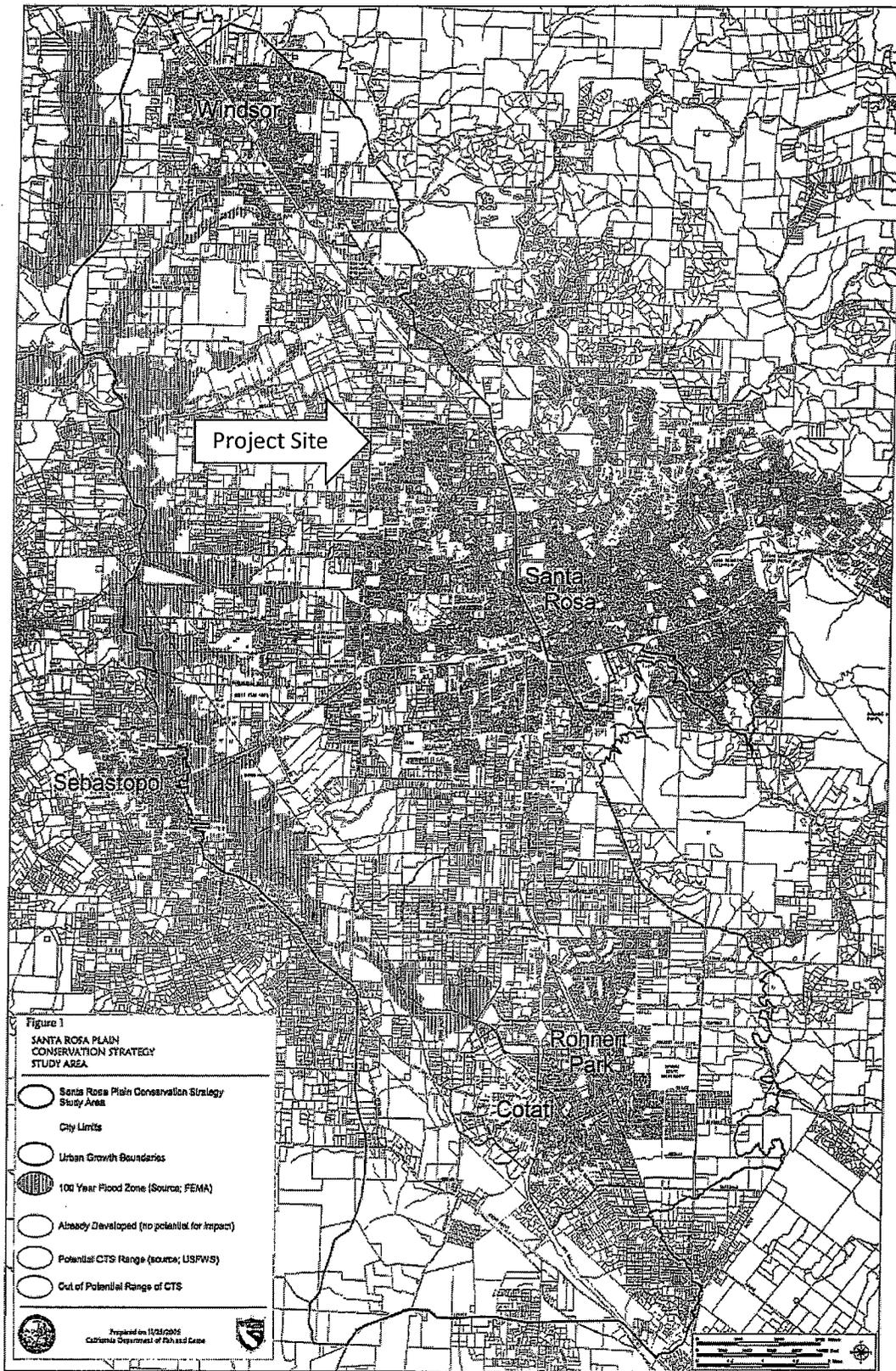
On July 22, 2002, FWS listed the Sonoma County distinct population segment of the CTS as endangered under an emergency basis. The final rule was issued on March 19, 2003. FWS listed the species as threatened throughout its range on August 4, 2004, including the former Sonoma County distinct population segment (Federal Register 69:47211-47248). The Sonoma County

distinct population segment was reinstated and re-designated as endangered by court order on August 19, 2005.

The CTS is not listed under the California Endangered Species Act (CSEA) at this time; it is a State species of special concern. Burke's goldfields, Sonoma sunshine, and Sebastopol meadowfoam were federally listed as endangered on December 2, 1991. The many-flowered navarretia was listed on June 18, 1997. As identified above, these plants are also listed as endangered by the State. Prior to the listing of the CTS, projects were required to mitigate for wetland and endangered plant impacts pursuant to State and Federal law, based on a programmatic biological opinion for the four endangered plant species on the Plain. Proposed Critical Habitat was published for the Sonoma County CTS on August 2, 2005.

The project site is located within the potential range of the CTS, as identified by the Santa Rosa Plain Conservation Strategy. Following the initial listing, Fish and Wildlife Service issued a map delineating the potential range of the CTS on the Plain. The range encompasses a significant area on the Plain, much of which is planned for development within the ultimate urban growth boundaries of the cities of Cotati, Rohnert Park, and Santa Rosa. The project site is identified as in an area planned for future development by the Strategy.

The protections given to the CTS resulted in the review of projects on the Plain to determine if they may have an impact to the species. Specific actions by FWS and DFG are necessary to allow take of the species, with mitigation required, or to determine that the project will not have an effect on the species. This often necessitates two years of field surveys to determine if the species is present on a project site. In addition, listed plants also require two years of survey.



Setting and Impacts

Based on the projects setting in the Northwest area of Santa Rosa, on the eastern boundaries of the Santa Rosa Plain, the EIR specifically reviewed the project's potential to impact the loss of grassland habitat, the loss of wetland habitat, the loss of aquatic breeding habitat, the loss of subterranean habitat, the potential for habitat reduction through reduced water quality and stream flows, the loss of sensitive plant species, the loss of bird nesting habitat, the potential for increased wildlife mortality, and the obstruction of resident wildlife movement as the projects development has the potentially to significantly impacts biologic resources in each of these areas.

While the EIR did a thorough and robust analysis of the potential environmental impacts of the annexation and individual development projects within, it assumed that these projects would impact existing wetlands onsite and addressed these impacts through the requirement of offsite mitigation credits, or the construction of onsite wetland habitat. The North Village II subdivision has been designed to avoid all on site wetlands, maintaining their hydrologic and habitat function and a new supplemental Biological Assessment was prepared to analyze the projects potential impacts to these wetlands, and other biological resources, and make recommendations regarding how the development should occur to achieve this avoidance. Mitigation measures identified below are a combination of those which were originally required by the EIR analysis and still applicable to the project after its re-design, and those specified as required to ensure no new significant impacts are created by the redesign.

As identified above, the project proposes to develop 120 residential units in the form of detached single family homes, attached single family homes, and low rise apartments. Additionally, the project includes a (approximately) 4000 square foot community center proposed to provide daycare and fitness center amenities, including a swimming pool. While the project site is 17.89 acres, the total area proposed to accommodate the residential development is 6.86 acres. The remaining portion of the property is proposed as private open space, including walking trails, and totals 11.03 acres. This design clusters the proposed residential units to avoid and preserve the documented onsite wetlands, and minimizes the impacts to these resources hydrologic and habitat function. Additionally, on site drainage from the increased amounts of impervious surfaces is routed into constructed drainage swales, bioretention basins, and other Low Impact Development (LID) methods of treating storm water so as to avoid contamination and degradation of water quality within the wetlands proposed for avoidance.

The following is a summary of the 2011 Biological Assessment supplement provided to analyze the projects impacts to biological resources after re-design, and identifies mitigation measures required to bring these impacts to a less than significant level.

A Biological Assessment was prepared by Laurence P. Stromberg, a Wetlands Consultant on January 24, 2011 to supplement the existing Biological Assessment and impact analysis previously completed for the North Village II project as a part of the Northwest Santa Rosa 3-97 EIR. This analysis was based on surveys conducted of the wetlands on the North Village II site on two additional occasions within the appropriate survey window in the spring of 2007 and 2010. A wetland delineation and surveys for special-status plant species were also conducted in previous years and adult and larval surveys had been conducted for the California tiger salamander (CTS) (*Ambystoma californiense*) in 2002-03 and 2003-04.

The results of the CTS adult and larval surveys were negative with regards to onsite presence. Mr. Hugh Futrell submitted the negative first-year survey results to the U. S. Fish and Wildlife Service (Service) with a request that the Service determine that the proposed North Village project would have no effect on California tiger salamander if the results of the second-year CTS survey were negative. Mr. Futrell received a letter from Ms. Cay Goude in October of 2003 stating that the Service found there would be no effect provided a second year survey confirmed the first year results.

A second-year survey was conducted, the results were negative, and Mr. Futrell submitted the negative second-year surveys to the Service, fulfilling the Service's requirements for determining that the project would have "no effect". Additionally, the project was referred to the U.S. Fish and Wildlife Service (USFWS) in 2007 and again in 2010 as a project referral seeking initial comments on the proposed development. Neither referral received a response. Based on the analysis and field study, the CDFG 2003 finding of "No Effect" and the USFWS's lack of response to two project referrals, the North Village II project is found to have a less than significant affect on the California Tiger Salamander.

As the project is proposing to avoid all on site wetlands, preserving their habitat and hydrologic function, the remainder of the Stromberg report describes the annual grassland and seasonal wetland habitat on the North Village II site and focuses on the effects of the proposed North Village II project on the hydrologic function and quality of the wetlands outside the limits of the private storm drain easement. (The project does not grade or fill and is designed not to hydrologically affect the areas within the private storm drain easement. The recommendations in his report therefore pertain only to the wetlands located outside the easement area.) Based on the array of surveys, the annual grassland and seasonal wetland habitats over the entire North Village II site can be described as follows.

UPLAND ANNUAL GRASSLAND HABITAT

Non-native annual grassland covers most of the North Village II site. The annual grassland is a ruderal type the composition of which is dominated by annual and perennial non-native plant species. The dominant plant species consist of ryegrass (*Lolium perenne*), rip-gut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), wild and slender oats (*Avena fatua* and *A. barbata*), cutleaf geranium (*Geranium dissectum*), vetches (*Vicia sativa* and *V. cracca*), and

subterranean clover (*Trifolium subterraneum*), all species commonly found in the annual grassland on the Santa Rosa Plain. Subdominant plant species in the annual grassland include little rattlesnake grass (*Briza minor*), chicory (*Cichorium intybus*), smooth and rough cat ears (*Hypochaeris glabra* and *H. radicata*), prickly lettuce (*Lactuca serriola*), English plantain (*Plantago lanceolata*), morning glory (*Convolvulus arvensis*), filarees (*Erodium botrys* and *E. cicutarium*), lupine (*Lupinus bicolor*), and California buttercup (*Ranunculus californicus*).

EXISTING WETLAND CONDITIONS

The seasonal wetlands on the North Village II site are scattered throughout the annual grassland type. The seasonal wetlands in the southeast part of the North Village II site, including those within the limits of the private drainage easement, occur on Clear Lake clay soils and soils that are transitional to the Huichica loam soils on which the rest of the wetlands on the site occur. These seasonal wetlands are largely characterized by only saturated soils and are ponded only where small, very shallow (typically less than 0.3 ft deep) depressions are present and are dominated by ryegrass, Mediterranean barley (*Hordeum marinum gussoneanum*), curly dock (*Rumex crispus*), rabbit's foot grass (*Polypogon monspeliensis*), and sheep sorrel (*Rumex acetosella*). These species contribute between 75 percent and 90 percent of the total vegetative cover.

Subdominant species in the seasonal wetlands include little rattlesnake grass (*Briza minor*), knotweed (*Polygonum arenastrum*), six-weeks fescue (*Vulpia bromoides*), fiddle dock (*Rumex pulcher*), chicory (*Cichorium intybus*), soft chess (*Bromus hordeaceus*), meadow barley (*Hordeum brachyantherum*), soft rush (*Juncus patens*), salsify (*Tragopogon porrifolius*), and several species in the legume family (*Vicia sativa*, *V. cracca*, *Trifolium variegatum*, *Trifolium dubium*, *Lotus corniculatus*, etc.). Upland species also occur in the seasonal wetlands and locally some of the species found in the vernal pools are also present (semaphore grass, purple loosestrife, etc.). Every dominant seasonal wetland species also occurs at lower cover throughout the grassland. The seasonal wetlands are distinguishable from the surrounding annual grasslands only on the basis of slight differences in elevation and minor shifts in the dominant plant species composition and they provide no true aquatic habitat for ducks, shorebirds, or species requiring extended ponding.

Vernal pools, a subclass of seasonal wetlands characterized by deeper ponding and longer periods of inundation, occur to the west of the private drainage easement and are connected by shallow, seasonal wetland swales. Generally, the vernal pools on the North Village II site fit the profile for vernal pools on Huichica soils, displaying evidence of regular inundation and potential ponding to a depth exceeding 0.5 ft. Based on surveys conducted in 1995, 1996, 1999, and 2001, the pool vegetation appeared to be quite variable. Nonetheless, in these years the pools supported several of the species characteristic of vernal pools on the Santa Rosa Plain.

The dominant species included many native vernal pool species, among them California semaphore grass (*Pleuropogon californicus*), penny royal (*Mentha pulegium*), spike rush

(*Eleocharis macrostachya*), downingia (*Downingia concolor*), smooth goldfields (*Lasthenia glaberrima*), popcorn flower (*Plagiobothrys stipitatus* var. *stipitatus*), American pillwort (*Pilularia americana*). Subdominant species in the portions of the pools that are inundated for very long duration include coyote thistle (*Eryngium aristulatum*), **the designated species Sonoma sunshine (*Blennosperma bakeri*)**, purple loosestrife (*Lythrum hyssopifolium*), water starwort (*Callitriche* sp.), quillwort (*Lilaea scilloides*), manna grass (*Glyceria occidentalis*), spiny-fruited buttercup (*Ranunculus muricatus*), Douglas' meadowfoam (*Limnanthes douglasii*), curly dock, and annual bluegrass (*Poa annua*). The shallow margins of the vernal pools support ryegrass, meadow barley (*Hordeum brachyantherum*), Mediterranean barley, and sheep's sorrel. Since the original field surveys and analysis conducted for the EIR biological impact analysis, many of the vernal pool species declined in abundance due to the establishment of heavy vegetation and the development of mulch as current conditions are not what they were six to 12 years ago.

SONOMA SUNSHINE COLONIES

Several Sonoma sunshine (*Blennosperma bakeri*) colonies are known to be present on the North Village project site, based on surveys conducted between 1992 and 2010. The number of plants in each colony has fluctuated yearly, as would be expected with annual plant species. As many as 450 plants have been observed in the colonies by Mr. Charlie Patterson in 1992. In 1999, Dr. Stromberg observed only 25 to 50 plants in the two colonies and none were observed in 1995 and 2001. In 2007 and 2010 total population size has been intermediate with numbers between the highs and lows identified in past surveys.

The Sonoma sunshine colonies occurred in the deeper parts of vernal pools in the wetland complex. The species with which the Sonoma sunshine was found growing in association included coyote thistle, manna grass, California semaphore grass, smooth goldfields, and spike rush, all species typically found in the deeper portions of vernal pools on the Santa Rosa Plains. The species was found growing in an onsite ditch in association with Lobb's aquatic buttercup include tall flatsedge, spike rush, and semaphore grass.

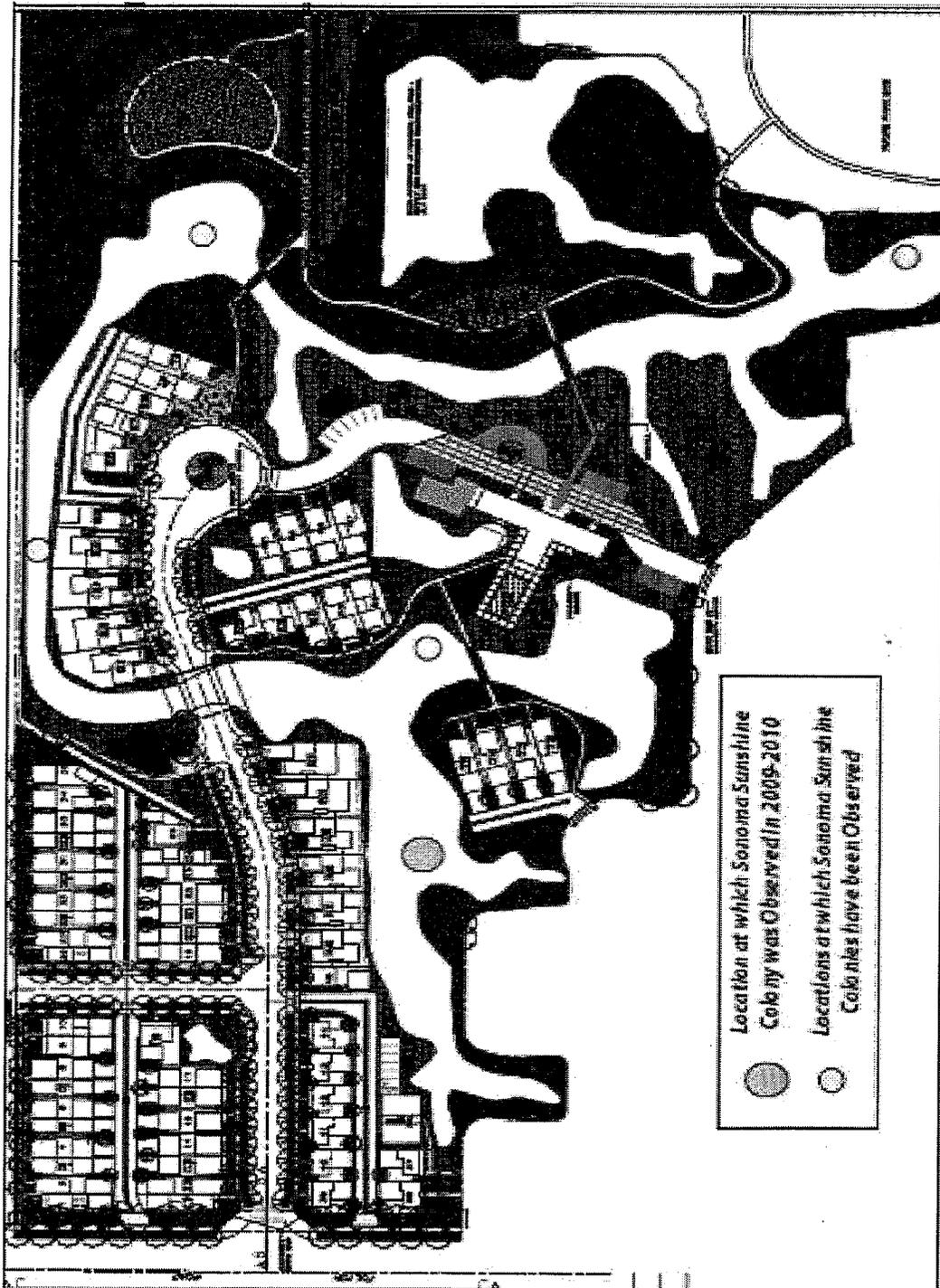
Of the several colonies of Sonoma sunshine (*Blennosperma bakeri*) observed in past surveys, one colony continues to persist in a single vernal pool on the site. Figure 1 shows the proposed project, on-site wetlands, and the locations at which Sonoma sunshine has been observed.

Because the project has been specifically designed to avoid the existing wetlands and vernal pools, and mitigation measures have been required to ensure this avoidance results in ongoing hydrologic and habitat function, the proposed North Village II project will not result in direct significant impacts on the existing Sonoma sunshine colony or other listed plant or animal species. No fill will be discharged into any of the vernal pools or other seasonal wetland habitat and no runoff will be directed into the detention basin constructed in the private storm drain detention area, or any adjacent wetlands. The basin is designed to detain storm water runoff

from offsite areas which drain onto the project property but does not include the North Village II development area.

The project proposes to remove approximately 15-20 small to medium sized trees located throughout the project site and trees incorporated into landscaping plans for the project more than mitigate the impacts associated with the tree removal. However this removal creates the potential for impacts to nesting birds and bats to occur. Nesting birds are protected under Fish and Game Code 3503.5 (addresses bird of prey and raptors) and 3503 (protects any and all bird nests and eggs). Bats have recently been included in Fish and Game comment letters as needing mitigation measure protection when trees are proposed to be removed in areas that could provide bat nesting and hibernating habitat. Mitigation measures consistent with the direction provided by the Department of Fish & Game have been required to bring these potential impacts down to levels less than significant.

North Village II Wetland Protection Recommendations
and Supplemental Biological Assessment



Required Mitigation Measures

The mitigation measures identified below consist of a combination of the original mitigation measures required by section 3.10 Biologic Resources of the NWSR 3-97 EIR (which this document is intended to supplement based on the minor changes to the North Village II project made to lessen its environmental impacts) which are still applicable after the projects minor revisions, the new mitigation measures required to ensure the revised project design does not significantly impact biologic resources, and typical biologic resource concerns voiced by the California Department of Fish and Game in their CEQA review as a responsible agency.

Mitigation Measure 5.4.1- As drainage from any constructed or altered surfaces (such as rooftops, landscaped areas, and paving) is likely to carry pollutants that will interfere with the long term character of the avoided wetlands, all project drainage is to be directed away from avoided wetlands and the private storm water detention area (identified on the Tentative Map as DN 2005-153732), and into storm drain systems constructed as a part of the SUSMP requirements. Drainage from areas irrigated during the summer months into these avoided wetlands can encourage the development of perennial plant species that will out compete and replace the smaller vernal pool species and also must be avoided.

Mitigation Measure 5.4.2- No irrigation is permitted within 25 feet of the delineated boundaries of any of the wetlands being preserved. All areas sloping toward the existing wetlands shall be landscaped with native plant species that do not required dry-season irrigation. To the extent practical, trees and/or shrubs shall not be planted within 25 feet of delineated wetland boundaries, except for the wetland in the ditch boarding lots 25 and 35.

Mitigation Measure 5.4.3- Except for the pedestrian and vehicular access bridges, open-wire fences, walkways, and the limited number of residential structures indicated on site plan date stamped January 26, 2011, no other structures shall be constructed within 25 feet of the large network of wetlands avoided at the center of the project site (primarily on Parcel B).

Mitigation Measure 5.4.4-As directed by a qualified wetlands consultant and as a part of project construction and development, weedy and undesirable plant species shall be removed from the existing wetland habitat and the wetlands shall be seeded with native plant species found in vernal pools and associated seasonal wetland habitat on the Santa Rosa Plain. As an initial step, mulch shall be removed from the wetlands and the cleared areas shall be inoculated with the seed of native vernal pool and other seasonal wetland species collected from local sources. Seeds may come from on- and off- site sources, using methods recommended by a wetlands consultant. After the first winter season, the wetlands consultant shall identify methods to be used to minimize the cover of unwanted species such as pennyroyal and these methods shall be integrated into wetland management techniques.

Mitigation Measure 5.4.5-As a part of project improvement plans and in consultation with a qualified wetlands biologist, a detailed topographic map of the existing wetland areas and surrounding upland areas within 25 feet of the delineated wetland boundaries shall be developed with 0.01-foot elevations on a 25-foot grid. The locations of all high points in the

wetlands that control water depths shall also be identified and mapped with an accuracy of 0.01 foot. A copy of this document shall be submitted with building permit plans requesting the issuance of a grading permit.

Mitigation Measure 5.4.6-The project plans and required topographic mapping shall be used to develop a plan that shows the areas in which the micro topography soils in the upland areas immediately surrounding the avoided wetlands will be modified to improve their hydrologic function and the extent of those modifications. This may require adjustments in the project planting plan for the margins of the wetlands to accommodate the proposed micro topography modifications.

Mitigation Measure 5.4.7- Post construction monitoring plan that includes methods for collecting hydrologic and vegetation data following construction, including specifically the abundance and trends of Sonoma sunshine, shall be developed and submitted to the City of Santa Rosa. Hydrologic monitoring shall be conducted measuring water levels in all ponded areas on at least a bi-weekly basis and shall continue through the rainy season. Quantitative vegetation data shall be collected in spring in all vernal pools and other seasons wetlands (not included in the storm water detention areas). The frequency with which data is collected may vary based on direction from the wetland specialist writing the plan but shall be collected to improve the basis for management of the wetlands. Estimates of the abundance of Sonoma Sunshine colonies shall be made and a map of its distribution shall be produced at a minimum of every two years.

Mitigation Measure 5.4.8-Meadow seed mixes and the tree and shrub species selected for planting around the wetland margins shall include native species to the extent possible. These seeds and planting stock shall be acquired from sources known to be located in Sonoma County to ensure the provided specimens are native.

Mitigation Measure 5.4.9-A wetland management plan shall be created by the consulting wetland specialist for the wetland(s), the Sonoma sunshine colonies, and surrounding setback areas, the objective of which is to maintain hydrologic and biologic function of the wetlands and minimize the risk of chemical, hydrologic, or other adverse effects on the wetlands and Sonoma sunshine. The purpose of the management plan is to ensure proper implement of the required mitigation measures.

Mitigation Measure 5.4.10-The management plan should be modified to reflect results obtained through the monitoring effort to ensure that every effort is made to attain and continue the intended protection. The management plan shall contain a mechanism to ensure that, as necessary, the observations made during the conduct of the monitoring are used to take management actions such as additional weed (particularly pennyroyal) removal and inoculation, thatch removal as well as identify measures necessary to conditions within the 25 foot setback areas to ensure that the wetlands and Sonoma sunshine colony are protected.

Mitigation Measure 5.4.11-Preparation of the management and monitoring plans, including future revisions as necessary, shall be funded either by a Homeowners' Association or by funds provided by the Developer.

With the implementation of the above identified mitigation measures, the project will have no direct effect on wetlands or the Sonoma sunshine colony and does not trigger state or federal permitting requirements to address wetland impacts.

As noted above, the United States Fish and Wildlife Service (USFWS) has made a "no effect" determination as to California Tiger Salamander and the Fish and Wildlife Service has not provided comments identifying concerns with the proposed project. Together with the proposed management plan, full implementation of each and every one of the above recommendations will allow the long-term preservation of the avoided wetlands and the Sonoma sunshine colony. However, should the project plan be modified in such a way that direct impacts result, additional study should be undertaken and the need for federal and state permits should be re-examined as the expense of the property owner or Home Owners Association in control of the property at that time.

Mitigation Measure 5.4.12-Protection of Nesting Birds

Preconstruction Surveys for nesting birds shall be conducted by a qualified biologist within one week prior to beginning project construction activities during the nesting season (February – August). During the preconstruction surveys a qualified biologist will locate and map active nests on the work site. If nests are found, the biologist shall establish appropriate species based buffers around these trees which are to remain in effect until the young have fledged, abandoned the nest on their own, or the nest fails and the birds do not re-nest.

Mitigation Measure 5.4.13- Protection of Nesting Bats

Preconstruction Surveys for nesting bats shall be conducted by a qualified biologist three days prior to beginning project construction activities. During the preconstruction surveys a qualified biologist will locate and map active nests on the work site. If nests are found, the biologist shall establish buffers of 100-150 feet around these trees which are to remain in effect until the young have fledged, abandoned the nest on their own, or the nest fails and the bats do not re-nest.

References (1, 5, 7, & 9)

5.5 Cultural Resources

The project discussion, analysis, and mitigation requirements in Section 3.7 Cultural Resources of the NWSR 3-97 Annexation EIR adequately address the North Village II Cultural Resource impacts. See the EIR Mitigation Monitoring Plan for mitigation requirements.

References (5 & 9)

5.6 Geology and Soils

The project discussion, analysis, and mitigation requirements in Section 3.8 Soils, Geology, and Seismicity of the NWSR 3-97 Annexation EIR adequately address the North Village II Geology and Soil impacts. See the EIR Mitigation Monitoring Plan for mitigation requirements.

References (5 & 9)

5.7 Greenhouse Gas Emissions

The NWSR 3-97 Annexation EIR did not include any impact analysis of the North Village II project's potential to impact the environment by causing significant increases in Greenhouse Gas (GHGs) Emissions. As this analysis is now required of development projects being reviewed under the requirements of CEQA, the following section is intended to supplement the previous EIR, meeting the requirements of CEQA with regards to GHG impacts.

Discussion

Since the EIR was written, additional regulations have been created to address the increased understanding of potential air quality impacts associated with specific types of land use and the construction of development projects in general. The Air Quality Control Board has recently (2010) increased the required environmental review of specific land uses and development projects through increases in regulations and the required analysis of projects impacts to air quality, more specifically Greenhouse Gasses which are seen as one of the leading causes of climate change.

Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of Greenhouse Gas (GHG) emissions in the atmosphere.

The emission of GHGs through the combustion of fossil fuels (i.e., fuels containing carbon) in conjunction with other human activities, appears to be closely associated with global warming. State law defines GHGs to include the following: carbon dioxide (CO₂), methane (CH₄), nitrous

oxide (N₂O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride (Health and Safety Code, section 38505(g).) The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, recognizes that California is a source of substantial amounts of GHG emissions. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in water to the state from the Sierra snowpack, a rise in sea levels, damage to marine ecosystems and the natural environment, and an increase in human health-related problems. **In order to avert these consequences, AB 32 establishes a state goal of reducing GHG emissions to 1990 levels by the year 2020 (a reduction of approximately 25 percent from forecast emission levels).**

On December 4, 2001 the Santa Rosa City Council adopted a resolution to become a member of Cities for Climate Protection (CCP), a project of the International Council on Local Environmental Initiatives. On August 2, 2005 the City adopted Resolution 26341 which committed the City of Santa Rosa (City) to reduce the City's municipal (i.e., city government) greenhouse gas emissions by 20 percent below 2000 levels by 2010 and committed to help facilitate the community-wide greenhouse gas reduction target of 25% from 1990 levels by 2015 (City of Santa Rosa 2005).

In October 2008, the nine Sonoma County cities and the County with the help of the Climate Protection Campaign (CPC) incorporated the greenhouse gas reduction goals into the Sonoma County Community Climate Action Plan (CAP). The CAP identifies a need to reduce emissions by a total of 1.4 million tons (or 37%) below business-as-usual levels projected for 2015. The CAP includes recommendations for reducing emissions in the building, transportation, agriculture, forestry, and the County's reliance on the electrical grid by implementing renewable energy projects. In addition, the City has committed to participate in the Climate Protection Coordination Program being facilitated by the Sonoma County Transportation Authority, which includes all jurisdictions in Sonoma County.

As an initial step toward implementation of AB 32, the California Air Resources Board (CARB) was required to implement regulations that require the reporting and verification of statewide GHG emissions by January 1, 2008. These newly adopted regulations require emissions reporting for classes of facilities that collectively account for 94 percent of the stationary source emissions in California, including cement plants, oil refineries, electric generating facilities/providers, co-generation facilities, hydrogen plants, and other stationary combustion sources that emit more than 25,000 metric tons per year of CO₂e emissions.¹

1 California Air Resources Board, December 6, 2007c, Proposed Regulation for the Mandatory Reporting of California Greenhouse Gas Emissions Pursuant to the California Global Warming Solutions Act of 2006 (AB

Simultaneously, CARB directed staff to pursue early actions for reducing GHG emissions under AB 32, such as a Low Carbon Fuel Standard, guidance and protocols for local governments to facilitate GHG reductions, and green ports. Suggestions for early actions were also provided by several stakeholders and internal staff at a meeting held in June of 2007. All of these measures need to be in place and operative by January 1, 2012.

Air Quality regulation of project sites and their development is under the jurisdiction of the Bay Area Air Quality Management District's (BAAQMD) Air Quality Management Plan (AQMP). The air quality goals and policies identified in the AQMP are based on land use projections from local general plans and population growth projections; thus, projects that are consistent with local general plans are considered consistent with the AQMP. Trip length and trip generation from site development, as identified by General Plan land use designations are consistent with air quality planning objectives presented in the most recent AQMP prepared by BAAQMD, the Association of Bay Area Governments (ABAG), and the Metropolitan Transportation Commission (MTC).

GHGs include CO₂, CH₄, O₃, water vapor, N₂O, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆) with Carbon dioxide being the most abundant GHG. Other GHGs are less abundant, but have higher global warming potential than CO₂. Thus, emissions of other GHGs are frequently expressed in the equivalent mass of CO₂, denoted as CO₂e. Forest fires, decomposition, industrial processes, landfills, and consumption of fossil fuels for power generation, transportation, heating, and cooking are the primary sources of GHG emissions. According to the California Energy Commission (CEC), emissions from fossil fuel consumption represent approximately 81 percent of all GHG emissions while transportation sources create 41 percent of all GHG emissions in the United States.

OPR recommends each public agency that is a lead agency develop its own approach to performing a climate change analysis for projects that generate GHG emissions for complying with CEQA. A consistent approach should be applied for the analysis of such projects, and the analysis must be based on best available information. For such projects, three types of analyses are used to determine whether the project could be in conflict with the State measures for reducing GHG emissions. The analyses are as follows:

- 1) Whether the project will be subject to CARB's mandatory reporting.
- 2) Whether the project conflicts with or obstructs implementation of CARB's 44 early action strategies.
- 3) Whether elements of the project, mitigation measures, and County/City policies and requirements contribute to the efficiency of the project and reduce GHG emissions.

32), available at http://www.arb.ca.gov/cc/ccei/reporting/GHGReportBoardSlides12_06_07.pdf (proposed regulations were approved by CARB on December 6, 2007).

Setting and Impacts

In order to implement the goals identified in the above mentioned legislation, the Bay Area Air Quality Control Board (BAAQCB) was tasked with identifying emissions thresholds. These thresholds provide lead agencies with a benchmark standard by which to gauge the potential significance of GHG impacts from individual projects. A project would be considered a substantial contributor (and therefore causing a significant impact) to existing air quality if project-related GHG emissions exceeded the identified emissions-based BAAQMD significance thresholds. In the City of Santa Rosa, analysis of a project's individual GHG and other air quality impacts is typically done using the Urbemis Environmental Management Software to identify the amount of emissions resulting from a project and allow comparisons with the significance thresholds adopted by the BAAQCB.

Adopted Air Quality CEQA Thresholds of Significance* - June 2, 2010

Pollutant	Construction-Related	Operational-Related	
Project-Level			
Criteria Air Pollutants and Precursors (Regional)	Average Daily Emissions (lb/day)	Average Daily Emissions (lb/day)	Maximum Annual Emissions (tpy)
ROG	54	54	10
NO _x	54	54	10
PM ₁₀	82 (exhaust only)	82	15
PM _{2.5}	54 (exhaust only)	54	10
PM ₁₀ /PM _{2.5} (fugitive dust)	Best Management Practices	None	
Local CO	None	9.0 ppm (8-hour average), 20.0 ppm (1-hour average)	
GHGs Projects other than Stationary Sources	None	Compliance with Qualified Greenhouse Gas Reduction Strategy OR 1,100 MT of CO ₂ e/yr OR 4.6 MT CO ₂ e/SP/yr (residents + employees)	
GHGs Stationary Sources	None	10,000 MT/yr	
Risk and Hazards – New Source (Individual Project)	Same as Operational Thresholds**	Compliance with Qualified Community Risk Reduction Plan OR Increased cancer risk of >10.0 in a million Increased non-cancer risk of > 1.0 Hazard Index (Chronic or Acute) Ambient PM _{2.5} increase: > 0.3 µg/m ³ annual average <u>Zone of Influence:</u> 1,000-foot radius from fence line of source or receptor	
Risk and Hazards – New Receptor (Individual Project) <i>Note: Threshold Effective Date May 1, 2011</i>	Same as Operational Thresholds**	Compliance with Qualified Community Risk Reduction Plan OR Increased cancer risk of >10.0 in a million Increased non-cancer risk of > 1.0 Hazard Index (Chronic or Acute) Ambient PM _{2.5} increase: > 0.3 µg/m ³ annual average <u>Zone of Influence:</u> 1,000-foot radius from fence line of source or receptor	

* It is the Air District's policy that the adopted thresholds apply to projects for which a Notice of Preparation is published, or environmental analysis begins, on or after the applicable effective date. The adopted CEQA thresholds – *except for the risk and hazards thresholds for new receptors* – are effective June 2, 2010. The risk and hazards thresholds for new receptors are effective May 1, 2011. [Updated December 30, 2010]

** The Air District recommends that for construction projects that are less than one year duration, Lead Agencies should annualize impacts over the scope of actual days that peak impacts are to occur, rather than the full year.

Adopted Air Quality CEQA Thresholds of Significance* - June 2, 2010

Pollutant	Construction-Related	Operational-Related
Risk and Hazards – New Source (Cumulative Thresholds)	Same as Operational Thresholds**	Compliance with Qualified Community Risk Reduction Plan OR Cancer: > 100 in a million (from all local sources) Non-cancer: > 10.0 Hazard Index (from all local sources) (Chronic) PM _{2.5} : > 0.8 µg/m ³ annual average (from all local sources) <u>Zone of Influence:</u> 1,000-foot radius from fence line of source or receptor
Risk and Hazards – New Receptor (Cumulative Thresholds) <i>Note: Threshold Effective Date May 1, 2011</i>	Same as Operational Thresholds**	Compliance with Qualified Community Risk Reduction Plan OR Cancer: > 100 in a million (from all local sources) Non-cancer: > 10.0 Hazard Index (from all local sources) (Chronic) PM _{2.5} : > 0.8 µg/m ³ annual average (from all local sources) <u>Zone of Influence:</u> 1,000-foot radius from fence line of source or receptor
Accidental Release of Acutely Hazardous Air Pollutants	None	Storage or use of acutely hazardous materials locating near receptors or receptors locating near stored or used acutely hazardous materials considered significant
Odors	None	Complaint History—5 confirmed complaints per year averaged over three years
Plan-Level		
Criteria Air Pollutants and Precursors	None	1. Consistency with Current Air Quality Plan control measures 2. Projected VMT or vehicle trip increase is less than or equal to projected population increase
GHGs	None	Compliance with Qualified Greenhouse Gas Reduction Strategy (or similar criteria included in a General Plan) OR 6.6 MT CO ₂ e/ SP/yr (residents + employees)
Risks and Hazards	None	1. Overlay zones around existing and planned sources of TACs (including adopted Risk Reduction Plan areas) 2. Overlay zones of at least 500 feet (or Air District-approved modeled distance) from all freeways and high volume roadways
Odors	None	Identify locations of odor sources in general plan
Accidental Release of Acutely Hazardous Air Pollutants	None	None
Regional Plans (Transportation and Air Quality Plans)		
GHGs, Criteria Air Pollutants and Precursors, and Toxic Air Contaminants	None	No net increase in emissions

CO = carbon monoxide; CO₂e = carbon dioxide equivalent; GHGs = greenhouse gases; lb/day = pounds per day; MT = metric tons; NO_x = oxides of nitrogen; PM_{2.5} = fine particulate matter with an aerodynamic resistance diameter of 2.5 micrometers or less; PM₁₀ = respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less; ppm = parts per million; ROG = reactive organic gases; SP = service population; tpy = tons per year; yr = year.

The proposal to construct 120 new residential units has the potential to cause significant Greenhouse Gas Emissions (GHGs). While construction emissions of GHGs are specifically exempted from the Greenhouse Gas review and requirements of CEQA, the proposal to construct 120 new single family units will create traffic and transportation related emissions resulting from an increase in Vehicle Miles Travelled (VMTs). To understand and analyze the projects potential GHG impacts, a model of the project was created using the Urbemis Environmental Management Software, the standard analysis and modeling tool used in the City of Santa Rosa.

Urbemis analysis of the projects GHG impacts was completed on February 23, 2011. The analysis included mitigation requirements to address potential impacts to air quality which are listed below. Additionally, the project analysis included revised Vehicle Miles Travelled (VMTs) provided by Transpedia Consulting Engineers, a traffic engineering firm. These revised numbers are based on the projects proposal to include a community center with an on-site gym for residents, and the projects direct proximity to the neighboring elementary school and charter middle school. The VMT numbers typical of a single family residential project include 9.56 for detached single family houses, 6.84 for attached single family houses, and 6.84 for low rise apartment units. The actual figures used in the analysis include a reduction in anticipated VMTs by 2.9 trips per day, per household. Transpedia provided these reduced numbers after conducting their own analysis of the project site, provided amenities, and U.S. Bureau of Statistics numbers regarding frequency and methods of exercise and modes of transportation typically used for school children living in close proximity to the school they attend.

The results of this analysis identified that the project will not result in a significant GHG impact and is in compliance with the air quality standards limiting over all GHG emissions to less than 1100 metric tons per year, when combined with the specific mitigation measures required by both the previously completed EIR, and the additional requirements of this projects analysis. The reports produced by the Urbemis project analysis, as well as the Transpedia specific VMT analysis are included as an attachment to this document. **As stated, the project will not cause a significant impact to GHGs emissions, after incorporating the mitigation measures identified and required below.**

Recommended Mitigation Measures

Mitigation Measure 5.7.1- All individual residential units must be provided with tank less hot water heaters and low flush toilets and these requirements must be indicated on all plans submitted for building permit review.

Mitigation Measure 5.7.2- All individual residential units must be provided with cool roofs and must be constructed to meet energy standards of 15% above current State of California Title 24 requirements.

Mitigation Measure 5.7.3- All interior and exterior paint coatings are required to be of low Volatile Organic Compound (VOC) content and this requirement must be indicated on all plans submitted for building permit review.

Mitigation Measure 5.7.4- Project is required to plant a minimum of 216 fast growing broadleaf trees, 120 medium growing broadleaf trees, and 37 slow growing broadleaf trees (373 total trees planted) as indicated on plans submitted for project review.

Mitigation Measure 5.7.5- Twenty-Five percent of all residential units constructed as a component of the North Village II project are required to be designated affordable, and meet all of the necessary restrictions associated with this designation.

Mitigation Measure 5.7.6- Comply with City of Santa Rosa Water Efficient Landscaping Policy (W.E.L.P.) standards for plants planted and irrigation fixtures used.

References (2, 3, 5, & 8)

5.8 Hazards and Hazardous Materials

The original project analysis did not include any discussion of the project's potential to create impacts associated with Hazards and Hazardous Materials within the City of Santa Rosa. The current City of Santa Rosa Initial Study checklist includes a Hazards and Hazardous Materials section so this has been added to this supplement to meet the environmental review standards currently used by Santa Rosa planning staff.

Discussion

The construction of the proposed North Village II project will not involve routine transport, handling, or disposal of hazardous materials or emit significant levels of hazardous emissions. During construction, equipment may be used requiring various types of fuel, including diesel and gasoline, however the proposed land use does not involve the use of hazardous substances and should have no affect on any nearby sensitive receptors. The project site is not within airport land use plan boundaries. The proposed project will have no impact to any emergency response plan or emergency evacuation plan as construction will be coordinated with local first responders and emergency personnel. Alternative routes for emergency and evacuation response are readily available.

The potential for wild land fires exist when an area has access to fuel such as heavy vegetation (live and dead), oxygen, and heat. The risk of impact increases based on topography and topographical features such as rivers or creeks which create funnels that generate an increase in wind speed. As this site is primarily a relatively flat grassland with little vertical vegetation and single family residential development is located directly to the south of the project site, there is little possibility for topographic or vegetation to increase the risk or severity of fire. That being the case, all structures built as an aspect of the project will comply with all California Building Code construction requirements for fire safety and protection.

Setting and Impacts

The project site is not listed on any sites maintained by the State of California (Regional Water Control Board, Department of Toxic Substances Control, and Integrated Waste Management Board) as known locations of hazardous materials or contamination. The project site is located directly adjacent to Jack London Elementary School, just east of the project site. However the project is not expected to emit or transport any hazardous waste and therefore will not create a significant impact to schools, children, or other sensitive receptors. The proposed development of the project for single family residential homes is not expected to result in significant emissions or storage of hazardous materials. The future use of the proposed homes likewise is not expected to result in significant emissions or storage of hazardous materials.

The proposed construction of the project will not include the use or storage of hazardous materials. The project site is not located within two miles of the Sonoma County Airport. Emergency access will be maintained throughout construction via the existing street network surrounding the project area. The project area is not in a designated high fire severity zone and the project is not located in an area containing significant wild land vegetation, as it adjacent to a developed residential neighborhood and school site. No impacts associated with hazards or hazardous materials are expected to occur as a result of the proposed project.

Recommended Mitigation Measures

None.

References (5 & 9)

5.9 Hydrology and Water Quality

Discussion

The project discussion included in Section 3.9 Hydrology and Water Quality of the NWSR 3-97 Annexation EIR adequately describes the North Village II projects setting and area characteristics. This section also accurately describes the applicable plans, policies, and regulations that the project is subject to with regards to maintaining water quality and not increasing flood hazards for the project site itself, and properties downstream which could be affected by drainage modifications.

The standards of significance identified in the Impacts and Mitigation Measures portion of this section also correctly identify the significance thresholds by which the North Village II project impacts to water quality would be measured to determine the projects level of impact. However, many of the impacts identified by the EIR assumed the project would be filling the onsite wetlands, rather than proposing to avoid them and maintain their hydrologic function. Additionally, the analysis of the EIR does not take into account the current (2011) regulations regarding storm water management and mitigation requirements. This section of the

supplement, revises the impacts identified based on the modifications to the project made since the original analysis. The language of many of the mitigation measures is still valid, and the results of these measures bringing all potentially significant impacts to Hydrology and Water are still valid.

Setting and Impacts

Original water quality impact analysis assumed that project development would triple the storm water runoff volume from the project site. While the project does increase the amount of impervious surfaces the total amount of area to be developed of the 17.89 acres is now approximately 8 acres. Additionally, at the time the EIR was prepared, most designs for managing runoff emphasized transporting storm water to downstream locations for release or storage. Detention and infiltration strategies were advocated by the Regional Water Quality Control Board (RWQCB) but were often not implemented in project design.

Since the documents preparation, the RWQCB has begun to require on site filtration, detention, and infiltration mechanisms identified in Low Impact Design (LID) techniques be included in project storm water management. These often include grass swales, decentralized detention basins, and increased use of pervious surfaces for hardscape. Mitigation measures to bring impacts from increased levels of storm water runoff have been required (below) to bring these impacts to less than significant levels.

Project analysis identified that site grading, excavation, and construction activities have the potential to increase erosion and cause deposit of soil in drainage ways, creeks, and wetlands which is a potentially significant impact. Mitigation measures identified below have been required to bring these potentially significant impacts to levels less than significant.

EIR project analysis identified that the construction of impervious surfaces within the project areas would reduce the infiltration to the water table. This was identified as a less than significant impact. The project site is in an area of high clay soil content which retards the downward migration of groundwater into the alluvial aquifers. Therefore the project site is not considered a primary recharge zone for ground water. While this is the case, the project design has been revised to maintain the area wide drainage patterns flowing through the 17.89 acre project site, and avoids the onsite wetlands allowing much greater ground water recharge than was possible in the previous project design. This along with Mitigation Measures x and Y ?? reduces the cumulative impacts to ground water recharge to less than significant levels.

The water quality analysis included in the EIR identified that the greatest contributor to contaminants in storm water runoff is the ground surface over which this water travels. The activities which take place on these surfaces such as driving, parking, debris dropped by individuals, etc build up on the surfaces and during rainfall, are conveyed into storm drains and eventually into waterways degrading their water quality with contaminants. As identified in the EIR, without mitigation, the accumulation of urban pollutants would be a significant cumulative impact as uncontrolled overland flow from paved and landscape areas would carry many of the

surface pollutants contaminating groundwater and the water bodies with direct outfalls from storm drains.

The EIR identified that the project development would disrupt the flow of seasonal drainage for the annexation area, thereby reducing or eliminating the source of inflowing waters for the existing on-site wetlands. This is not the case in the North Village II development as the project has been designed to maintain the source for area drainage, namely the drainage flowing from the north of the site from the identified culvert under Francisco Road. This source of water is key to the projects avoidance of the on-site wetlands and the maintenance of these wetlands biologic function, allowing them to continue to support the species identified as present in the Biologic analysis above. The revised project design, in addition to the mitigation measures identified in the Biologic Resource section above, will bring the projects impacts to seasonal flow and drainage to a level less than significant.

Required Mitigation Measures

These measures are identified to bring impacts 3.9-1 through 3.9-5 of Section 3.9 Hydrology and Water Quality of the NWSR 3-97 Annexation EIR to a less than significant level.

Mitigation Measure 5.9.1- Project design must attempt to capture through Low Impact Development (LID) methods of infiltration and/or re-use 100 percent of volume of runoff generated by the construction of increased impervious surfaces. If this is not achievable, the project must treat 100 percent of the flow of this runoff using LID methods of storm water treatment as identified in the proposed SUSMP plan and in accordance with the requirements of the RWQCB Storm Water Permit standards.

Mitigation Measure 5.9.2-The proposed project is subject to the requirements of the Regional Water Quality Control Boards General Construction Activity NPDES permit. This requires to preparation of a Storm Water Pollution Prevention Plan (SWPPP). Monitoring of storm water is required to assure compliance with the SWPPP and a monitoring program will be required to be created as a component of the SWPPP. Additionally, an Erosion and Sedimentation Control Plan must be prepared for the project prior to grading.

Mitigation Measure 5.9.3-Cummulative impacts to ground water recharge will be reduced to a less than significant level through the implementation of Mitigation Measures 5.9.1 and 5.9.2.

Mitigation Measure 5.9.4- Appropriate erosion and siltation controls must be installed and maintained during all phases of construction, and all exposed soil and other fills must be permanently stabilized at the earliest practicable date. Erosion control should be established by 1) an erosion control blanket, 2) hydroseeding with a mix of native grasses, forbs, and wildflowers, 3) surface irrigation of the hydroseeded area to establish the plants prior to the start of the rainy season. The intent of these mitigations is not only to preserve biologic habitat but also to meet the requirements of the North Coast Regional Water Quality Control

Board (NCRWQCB) General Construction Permit for maintaining water quality. All water exiting the project site is required to document compliance with the requirements of the NCRWQCB water quality standards.

Mitigation Measure 5.9.5- The staging of all equipment and materials must be maintained outside of the wetland areas and away from any slopes which may allow sediment transfer into the identified wetlands.

References (5, 9, & 10)

5.10 Land Use and Planning

The project discussion, impact analysis, and mitigation requirements in Section 3.1 Relationships to Plans and Planning Policy and Section 3.2 Land Use of the NWSR 3-97 Annexation EIR adequately address the North Village II development impacts to Land Use and Planning. Project development is found to be generally consistent with the Goals and Policies of the Santa Rosa 2035 General Plan. See the EIR for the discussion and impact analyses. No specific mitigation measures are required.

References (5 & 9)

5.11 Mineral Resources

The original project analysis did not include any discussion of the project's potential to impact Mineral Resources located within the City of Santa Rosa. The current City of Santa Rosa Initial Study checklist includes a Mineral Resource section so this has been added to this supplement to meet the environmental review standards currently used by Santa Rosa planning staff.

Discussion

There are no known mineral resources of local importance or value in the City of Santa Rosa.

Setting and Impacts

The project would have no impact on the availability of any known mineral resources.

Recommended Mitigation Measures

None.

References (5)

5.12 Noise

Discussion

The project discussion and impact analysis in the Noise section of the NWSR 3-97 Annexation EIR was adequate to frame the noise issues associated with development of the North Village II project. The mitigation measures recommended however were general and recommended project specific noise analysis be provided by developers to allow the City to investigate project specific sound mitigation on a case-by-case basis. In response to this, the developer consulted with Illingworth and Rodkin, Inc. and Acoustics and Air Quality consultant located in Petaluma, CA to provide project specific noise mitigations for the north Village II development. Their analysis and recommendations are provided below and are meant to supplement the EIR, providing project specific mitigation measures for the North Village II project.

The analysis and recommendations provided by Illingworth and Rodkin present preliminary noise insulation recommendations for residential units proposed adjacent to Fulton Road within the North Village II Development. As requested, they reviewed the noise contour data contained in the City of Santa Rosa's 2035 General Plan to estimate ambient noise levels at the site, and have made preliminary calculations to identify the measures necessary to control noise levels within proposed residential units to acceptable levels.

Setting and Impacts

Future Exterior Noise Environment

The project site lies east of Fulton Road, just south of Wood Road in Santa Rosa. The noise environment at the project site is predominately the result of vehicular traffic along Fulton Road, however some impacts can be assumed from the adjacent school property. A review of the noise contour data contained in the City of Santa Rosa's 2035 General Plan indicates that future noise levels along this segment of Fulton Road range from 65 to 70 dBA DNL within approximately 250 feet of the roadway centerline. A comparison of this data with data contained in I&R files indicates that future day-night average noise levels will reach 70 dBA DNL at a distance of 65 feet from the centerline of the roadway (approximate setback of nearest residential units to Fulton Road).

Exterior noise levels at the units proposed nearest Fulton Road would be approximately 70 dBA DNL. The EIR identifies sound levels of 60 dBA Ldn outdoors as comfortable non-intrusive levels for outdoor spaces however the City of Santa Rosa General Plan identifies noise levels of 70 dB as 'Conditionally Acceptable' for new construction provided a detailed analysis of the noise reduction requirements is made and the needed noise insulation features are included in the design. The EIR provided a thorough analysis of the projects potential to cause significant noise impacts, and a secondary analysis of noise impacts was provided by the applicant. This

secondary analysis identifies multiple measures needed to bring interior sound levels to an acceptable dB rating but does not specify any for the exterior areas. Based on the City of Santa Rosa 2035 General Plan, the exterior noise levels of 70 dB are seen as conditionally acceptable and noise impacts to exterior areas of the residential development are determined to be less than significant. No mitigation measures are required to address noise levels in exterior areas of the project.

Future Interior Noise Environment

Interior noise levels within new residential units are required by the City of Santa Rosa to be maintained at or below 45 dBA DNL. In buildings of typical construction, with the windows partially open, interior noise levels are generally 15 dBA lower than exterior noise levels. With the windows maintained closed, standard residential construction typically provides about 20 to 25 decibels of noise reduction. For example, a unit exposed to exterior noise levels of 70 DNL would be 55 DNL inside with the windows partially open and 45 to 50 DNL with the windows shut.

These nearest units would require sound-rated window and wall assemblies capable of reducing noise levels in interior spaces to 45 dBA DNL or less. Attaining the necessary noise reduction from exterior to interior spaces is readily achievable with proper wall construction techniques, the selections of proper windows and doors, and the incorporation of forced-air mechanical ventilation systems to allow occupants to control noise by closing the windows. Preliminary estimates indicate that the units nearest Fulton Road would require windows and doors with a minimum Sound Transmission Class rating ranging from 28 to 30 STC. The windows and doors would be required to be shut to control noise; therefore a form of forced-air mechanical ventilation, satisfactory to the local building official, would be required to maintain a habitable interior environment.

Required Mitigation Measures

Mitigation Measure 5.12.1-Facades of all units adjacent to Fulton Road are required to be constructed using windows and doors with a minimum Sound Transmission Class rating ranging from 28 to 30 STC. Additionally, construction techniques used in these facades are required to lower decibel ratings inside of the units by 25 dBA DNL to meet the City of Santa Rosa interior noise standard of 45 dBA DNL or less.

Mitigation Measure 5.12.2- A qualified acoustical consultant shall evaluate the construction drawings prior to building permit approval to ensure noise levels in all interior residential spaces will be 45 dBA DNL or less.

References (4 & 5)

5.13 Population and Housing

The project analysis and mitigation requirements in Section 4 Growth Inducement of the NWSR 3-97 Annexation EIR adequately analyzes and addresses the Population and Housing impacts associated with the development of the North Village II project. No specific mitigation measures were required by this analysis.

References (5 & 9)

5.14 Public Services

The project discussion, impact analysis, and mitigation requirements for Section 3.4 Public Services of the NWSR 3-97 Annexation EIR includes analysis of impacts to Police, Fire, School, and Parks. This analysis found that the increase in the number of residents from the total build out of the annexation area would require the need to hire an additional three police officers to maintain the City wide service ratio of 1.14 police officers per 1000 residents in place at that time. This was characterized as a significant and avoidable impact at the time as there was no mechanism to address this deficiency in services and a Statement of Overriding Consideration with regards to impacts to Police Services was adopted.

Since the EIR was prepared, the City of Santa Rosa has identified multiple mechanisms not available at the time of the NWSR 3-97 EIR's preparation which allow development projects with known significant impacts to publically provided services, to mitigated these impacts to less than significant levels. As these mechanisms are now in place, the significant and unavoidable impact to police service levels associated with the increased number of residents can be mitigated to a less than significant level thorough the implementation of one of these mechanisms. The applicant has the choice of which of the mechanisms they would like to provide, as long as the choice clearly mitigates the impacts to a less than significant level. See the mitigation language below and the attached Mitigation Monitoring Plan for mitigation requirements.

Mitigation Measure 5.14.1- The developer is required to bring the impacts of an increased need for public safety services resulting from the proposed project to a less than significant level by implementation of one of the following mitigation measures:

- 1. Annexation of all newly created parcels, except those providing low income housing units, to Special Tax District Number 2006-1.**
- 2. Payment of a lump sum adequate to cover the increased public safety costs associated with providing police services to the proposed residential development.**
- 3. Provide private police services to the residents of the North Village II project in perpetuity.**

4. **Include other uses, consistent with the City of Santa Rosa 2035 general Plan and zoning regulations, within the proposed project that would generate revenue to off-set the costs of providing police services to the proposed development.**

References (5, 9, and 11)

5.15 Recreation

The project discussion, impacts analysis, and mitigation requirements included in Section 3.4 Public Services, Parks and Recreation Facilities of the NWSR 3-97 Annexation EIR adequately analyzes and addresses the Recreation impacts from the proposed North Village II project. See the EIR Mitigation Monitoring Plan for the mitigation requirements.

References (5 & 9)

5.16 Transportation and Traffic

The project discussion, impact analysis, and mitigation requirements for the Traffic and Circulation section of the NWSR 3-97 Annexation EIR adequately address the North Village II project Transportation and Traffic impacts. **This analysis did include a Statement of Overriding Consideration with regards to traffic impacts.** See the EIR Mitigation Monitoring Plan for mitigation requirements.

References (5 & 9)

5.17 Utilities and Service Systems

The project discussion, analysis, and mitigation requirements in Section 3.5 Utilities of the NWSR 3-97 Annexation EIR adequately analyzes and addresses the Utilities and Service Systems impacts associated with the development of the North Village II project. No specific mitigation measures not already required in other sections were required by this section.

References (5 & 9)

North Village II Supplemental EIR Mitigation Monitoring and Reporting Program

The mitigation measures identified below are intended to supplement, and add to, the mitigation measures previously required of the North Village II residential development project identified in the NWSR 3-97 Annexation EIR (SCH# 2003022085) based on project revisions and changes in state and local regulations since that documents preparation.

5.3 Air Quality

Required Mitigation Measures

Mitigation Measure 5.3.1- Soil Stabilizers are required to be used on inactive areas which have been graded during all grading activities on the project site to minimize air quality impacts associated with fugitive dust from construction activities.

Implementation-Project plans are required to include a note indicating the use of soil stabilizers on disturbed areas and contracts with grading contractors are required to include this as a provision of their services.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of grading permit and/or stop work in area of violation until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.3.2- All disturbed areas are required to be re-seeded as quickly as possible after disturbance using hydroseeding or seeding and straw cover techniques to minimize air quality impacts associated with fugitive dust from unplanted disturbed areas.

Implementation-Contracts with grading/building contractors are required to include this as a provision of their services. Include this as a provision of the SWIPPP plan submitted to the Regional Water Quality Control Board.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of grading permit and/or stop work in area of violation until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.3.3- All disturbed areas are required to be watered 2 times per day to minimize quality impacts associated with fugitive dust from construction activities.

Implementation-Project plans are required to include a note indicating the watering requirements on disturbed areas and contracts with grading contractors are required to include this as a provision of their services.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of grading permit and/or stop work in area of violation until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measures 5.3.4- All diesel powered construction equipment used on the North Village project is required to be equipped with 1st tier Diesel Particulate Filters and Diesel Oxidation Catalysts.

Implementation-All contracts with grading and building contractors are required to include this as a provision of their services.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of grading/building permit and/or stop work in area of violation until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.3.5- Each of the stand alone and attached single family homes are required to incorporate exterior outlets to accommodate electric powered lawn maintenance equipment. Compliance with this requirement is to be demonstrated on all plans submitted for building permit review.

Implementation-Project plans submitted for building permit review are required to include electrical outlets on the front facades of the single family dwellings.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.3.6- All interior and exterior paints used in the project are required to be of low Volatile Organic Compound (VOC) content. This requirement is to be called out on all plans submitted for building permit review.

Implementation-Project plans submitted for building permit review and all contracts with painting contractors are required to include a note indicating paints used will be of low VOC content.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit and/or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

5.4 Biological Resources

Required Mitigation Measures

Mitigation Measure 5.4.1- As drainage from any constructed or altered surfaces (such as rooftops, landscaped areas, and paving) is likely to carry pollutants that will interfere with the long term character of the avoided wetlands, all project drainage is to be directed away from avoided wetlands and the private storm water detention area (identified on the Tentative Map as DN 2005-153732), and into storm drain systems constructed as a part of the SUSMP requirements. Drainage from areas irrigated during the summer months into these avoided wetlands can encourage the development of perennial plant species that will out compete and replace the smaller vernal pool species and also must be avoided.

Implementation-Project plans submitted for SUSMP review shall document compliance with the required drainage methods.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit and/or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.4.2- No irrigation is permitted within 25 feet of the delineated boundaries of any of the wetlands being preserved. All areas sloping toward the existing wetlands shall be landscaped with native plant species that do not required dry-season irrigation. To the extent practical, trees and/or shrubs shall not be planted within 25 feet of delineated wetland boundaries, except for the wetland in the ditch boarding lots 25 and 35.

Implementation-Project plans submitted for building permits shall indicate this on landscape plans.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit and/or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.4.3- Except for the pedestrian and vehicular access bridges, open-wire fences, walkways, and the limited number of residential structures indicated on site plan date stamped January 26, 2011, no other structures shall be constructed within 25 feet of the large network of wetlands avoided at the center of the project site (primarily on Parcel B).

Implementation-Project plans submitted for building permits shall indicate compliance.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit and/or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.4.4-As directed by a qualified wetlands consultant and as a part of project construction and development, weedy and undesirable plant species shall be removed from the existing wetland habitat and the wetlands shall be seeded with native

plant species found in vernal pools and associated seasonal wetland habitat on the Santa Rosa Plain. As an initial step, mulch shall be removed from the wetlands and the cleared areas shall be inoculated with the seed of native vernal pool and other seasonal wetland species collected from local sources. Seeds may come from on- and off- site sources, using methods recommended by a wetlands consultant. After the first winter season, the wetlands consultant shall identify methods to be used to minimize the cover of unwanted species such as pennyroyal and these methods shall be integrated into wetland management techniques.

Implementation-Project plans submitted for building and RWQCB permits shall indicate wetland improvements are proposed as an aspect of project development. Developer is required to provide copy of wetland consultants recommendations to the Community Development Department in the spring following the wetland improvements.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit and/or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.4.5-As a part of project improvement plans and in consultation with a qualified wetlands biologist, a detailed topographic map of the existing wetland areas and surrounding upland areas within 25 feet of the delineated wetland boundaries shall be developed with 0.01-foot elevations on a 25-foot grid. The locations of all high points in the wetlands that control water depths shall also be identified and mapped with an accuracy of 0.01 foot. A copy of this document shall be submitted with building permit plans requesting the issuance of a grading permit.

Implementation-Project plans submitted for building permits shall include copy of topographic map.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit and/or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.4.6-The project plans and required topographic mapping shall be used to develop a plan that shows the areas in which the micro topography soils in the upland areas immediately surrounding the avoided wetlands will be modified to improve their hydrologic function and the extent of those modifications. This may require adjustments in the project planting plan for the margins of the wetlands to accommodate the proposed micro topography modifications.

Implementation-Project plans submitted for building permits shall include copy of created micro topography map.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit and/or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.4.7- Post construction monitoring plan that includes methods for collecting hydrologic and vegetation data following construction, including specifically the abundance and trends of Sonoma sunshine, shall be developed and submitted to the City of Santa Rosa. Annual hydrologic monitoring shall be conducted measuring water levels in all ponded areas on at least a bi-weekly basis and shall continue through the rainy season. Quantitative vegetation data shall be collected in spring in all vernal pools and other seasonal wetlands (not included in the storm water detention areas). The frequency with which data is collected may vary based on direction from the wetland specialist writing the plan but shall be collected to improve the basis for management of the wetlands. Estimates of the abundance of Sonoma Sunshine colonies shall be made and a map of its distribution shall be produced at a minimum of every two years.

Implementation-Monitoring Plan shall be submitted to the City of Santa Rosa upon completion of project development.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Invalidate assumed "avoidance of wetlands" potentially triggering need for State and Federal Permits for wetland impacts and species taking.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.4.8-Meadow seed mixes and the tree and shrub species selected for planting around the wetland margins shall include native species to the extent possible. These seeds and planting stock shall be acquired from sources known to be located in Sonoma County to ensure the provided specimens are native.

Implementation-Landscaping plan shall list sources of seeds/plants.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit and/or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.4.9-A wetland management plan shall be created by the consulting wetland specialist for the wetland(s), the Sonoma sunshine colonies, and surrounding setback areas, the objective of which is to maintain hydrologic and biologic function of the wetlands and minimize the risk of chemical, hydrologic, or other adverse effects on the wetlands and Sonoma sunshine. The purpose of the management plan is to ensure proper implement of the required mitigation measures.

Implementation-Project plans submitted for grading permits shall include copy of wetland management plan.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit and/or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.4.10-The management plan should be modified to reflect results obtained through the monitoring effort to ensure that every effort is made to attain and continue the intended protection. The management plan shall contain a mechanism to ensure that, as necessary, the observations made during the conduct of the monitoring are used to take management actions such as additional weed (particularly pennyroyal) removal and inoculation, thatch removal as well as identify measures necessary to conditions within the 25 foot setback areas to ensure that the wetlands and Sonoma sunshine colony are protected.

Implementation-Upon completion of project construction, and after any significant revision, provide copy of revised wetland management plan to the City of Santa Rosa.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity- Invalidate assumed "avoidance of wetlands" potentially triggering need for State and Federal Permits for wetland impacts and species taking.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.4.11-Preparation of the management and monitoring plans, including future revisions as necessary, shall be funded either by a Homeowners' Association or by funds provided by the Developer.

Implementation-Assure ongoing active management of wetland by reviewing provided plans, and revisions to them.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity- Invalidate assumed "avoidance of wetlands" potentially triggering need for State and Federal Permits for wetland impacts and species taking.

Monitoring Compliance Record Name: _____ Date: _____

With the implementation of the above identified mitigation measures, the project will have no direct effect on wetlands or the Sonoma sunshine colony and does not trigger state or federal permitting requirements to address wetland impacts.

As noted above, the U.S. Fish & Wildlife Service has made a "no effect" determination as to California Tiger Salamander and the Fish and Wildlife Service has not provided comments identifying concerns with the proposed project. Together with the proposed management plan, full implementation of each and every one of the above recommendations will allow the long-term preservation of the avoided wetlands and the Sonoma sunshine colony. However, should the project plan be modified in such a way that direct impacts result, additional study should be undertaken and the need for federal and state permits should be re-examined as the expense of the property owner or Home Owners Association in control of the property at that time.

Mitigation Measure 5.4.12-Protection of Nesting Birds

Preconstruction Surveys for nesting birds shall be conducted by a qualified biologist within one week prior to beginning project construction activities during the nesting season (February – August). During the preconstruction surveys a qualified biologist will locate and map active nests on the work site. If nests are found, the biologist shall establish appropriate species based buffers around these trees which are to remain in effect until the young have fledged, abandoned the nest on their own, or the nest fails and the birds do not re-nest.

Implementation-Project plans submitted for grading permits shall include copy of bird surveys, maps, and results.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit and/or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.4.13- Protection of Nesting Bats

Preconstruction Surveys for nesting bats shall be conducted by a qualified biologist three days prior to beginning project construction activities. During the preconstruction surveys a qualified biologist will locate and map active nests on the work site. If nests are found, the biologist shall establish buffers of 100-150 feet around these trees which are to remain in effect until the young have fledged, abandoned the nest on their own, or the nest fails and the bats do not re-nest.

Implementation-Project plans submitted for grading permits shall include copy of bat surveys, maps, and results.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit and/or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

5.7 Greenhouse Gas Emissions

Required Mitigation Measures

Mitigation Measure 5.7.1- All individual residential units must be provided with tank less hot water heaters and low flush toilets and these requirements must be indicated on all plans submitted for building permit review.

Implementation-Project plans submitted for building permit review are required to identify tank less water heaters for all residential units.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.7.2- All individual residential units must be provided with cool roofs and must be constructed to meet energy standards of 15% above current State of California Title 24 requirements.

Implementation-Project plans submitted for building permit review are required to identify compliance with increased energy efficiency for all residential units.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.7.3- All interior and exterior paint coatings are required to be of low Volatile Organic Compound (VOC) content and this requirement must be indicated on all plans submitted for building permit review.

Implementation-Project plans submitted for building permit review are required to identify compliance with low VOC paint requirement for all residential units and all contracts with painting contractors are required to specify this.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit or stop work until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.7.4- Project is required to plant a minimum of 216 fast growing broadleaf trees, 120 medium growing broadleaf trees, and 37 slow growing broadleaf trees (373 total trees planted) as indicated on plans submitted for project review.

Implementation-Landscaping plans submitted for building permit review are required to identify compliance with planting requirements.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.7.5-Twenty-Five percent of all residential units constructed as a component of the North Village II project are required to be designated affordable, and meet all of the necessary restrictions associated with this designation.

Implementation- Plans and contracts submitted for Housing Allocation Plan review are required to identify compliance with this mitigation requirement.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny occupancy of residential units until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.7.6- Comply with City of Santa Rosa Water Efficient Landscaping Policy (W.E.L.P.) standards for plants planted and irrigation fixtures used.

Implementation-Landscaping plans submitted for building permit review are required to identify compliance with planting requirements.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

5.9 Hydrology and Water Quality

Required Mitigation Measures

Mitigation Measure 5.9.1- Project design must attempt to capture through Low Impact Development (LID) methods of infiltration and/or re-use 100 percent of volume of runoff generated by the construction of increased impervious surfaces. If this is not achievable, the project must treat 100 percent of the flow of this runoff using LID methods of storm water treatment as identified in the proposed SUSMP plan and in accordance with the requirements of the RWQCB Storm Water Permit standards.

Implementation-Drainage plans submitted for building permit review are required to identify compliance with SUSMP requirements.

Monitoring Responsibility-City of Santa Rosa-Community Development Department in collaboration with the RWQCB

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.9.2-The proposed project is subject to the requirements of the Regional Water Quality Control Boards General Construction Activity NPDES permit. This requires to preparation of a Storm Water Pollution Prevention Plan (SWPPP). Monitoring of storm water is required to assure compliance with the SWPPP and a monitoring program will be required to be created as a component of the SWPPP. Additionally, an Erosion and Sedimentation Control Plan must be prepared for the project prior to grading.

Implementation-Drainage plans submitted for building permit review are required to identify compliance with SUSMP and SWPPP requirements.

Monitoring Responsibility-City of Santa Rosa-Community Development Department in collaboration with the RWQCB

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Initiate water quality violation penalties until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.9.3-Cummulative impacts to ground water recharge will be reduced to a less than significant level through the implementation of Mitigation Measures 5.9.1 and 5.9.2.

Implementation-See above

Monitoring Responsibility-See above

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-See above

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.9.4- Appropriate erosion and siltation controls must be installed and maintained during all phases of construction, and all exposed soil and other fills must be permanently stabilized at the earliest practicable date. Erosion control should be established by 1) an erosion control blanket, 2) hydroseeding with a mix of native grasses, forbs, and wildflowers, 3) surface irrigation of the hydroseeded area to establish the plants prior to the start of the rainy season. The intent of these mitigations is not only to preserve biologic habitat but also to meet the requirements of the North Coast Regional Water Quality Control Board (NCRWQCB) General Construction Permit for maintaining water quality. All water exiting the project site is required to document compliance with the requirements of the NCRWQCB water quality standards.

Implementation-Drainage plans submitted for grading and building permit review are required to identify erosion control requirements.

Monitoring Responsibility-City of Santa Rosa-Community Development Department in collaboration with the RWQCB

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Initiate water quality violation penalties until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.9.5- The staging of all equipment and materials must be maintained outside of the wetland areas and away from any slopes which may allow sediment transfer into the identified wetlands.

Implementation-Identify staging areas on plans submitted for building permit review. .

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Initiate water quality violation penalties until compliance has been verified.

Monitoring Compliance Record Name: _____ Date: _____

5.12 Noise

Required Mitigation Measures

Mitigation Measure 5.12.1-Facades of all units adjacent to Fulton Road are required to be constructed using windows and doors with a minimum Sound Transmission Class rating ranging from 28 to 30 STC. Additionally, construction techniques used in these facades are required to lower decibel ratings inside of the units by 25 dBA DNL to meet the City of Santa Rosa interior noise standard of 45 dBA DNL or less.

Implementation-Plans submitted for building permits for the units adjacent to Fulton Road are required to indicate window and doors proposed for these units provide Sound Transmission Rating of 28 to 30 STC.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit for these units.

Monitoring Compliance Record Name: _____ Date: _____

Mitigation Measure 5.12.2- A qualified acoustical consultant shall evaluate the construction drawings prior to building permit approval to ensure noise levels in all interior residential spaces will be 45 dBA DNL or less.

Implementation-Plans submitted for building permits for all units in the North Village II development are required to include analysis and findings made by a qualified acoustical consultant that interior noise levels will be 45 dBA DNL or less.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Deny issuance of building permit for these units.

Monitoring Compliance Record Name: _____ Date: _____

5.14 Public Services

Required Mitigation Measures

Mitigation Measure 5.14.1- The developer is required to bring the impacts of an increased need for public safety services resulting from the proposed project to a less than significant level by implementation of one of the following mitigation measures:

1. Annexation of all of the newly created parcels to Special Tax District Number 2006-1.
2. Payment of a lump sum adequate to cover the increased public safety costs associated with providing police services to the proposed residential development.
3. Provide private police services to the residents of the North Village II project in perpetuity.
4. Include other uses, consistent with the City of Santa Rosa 2035 general Plan and zoning regulations, within the proposed project that would generate revenue to off-set the costs of providing police services to the proposed development.

Implementation-Implementation will vary depending on the choice of mitigation method chosen by the developer but would typically include applications being filed, payments being provided, or documentation of contract services being entered into.

Monitoring Responsibility-City of Santa Rosa-Community Development Department

Monitoring Reporting Action/Schedule-As determined by the City of Santa Rosa

Non-Compliance Sanction Activity-Varied depending on choice of mitigation made by the developer and direction provided by the decisions making body regarding the environmental review.

Monitoring Compliance Record-Name: _____ Date: _____