

CITY OF SANTA ROSA  
NORTH SANTA ROSA  
STATION AREA SPECIFIC PLAN  
MITIGATION MONITORING AND REPORTING PROGRAM

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SCH No. 2011122034

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# MITIGATION MONITORING AND REPORTING PROGRAM

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## INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the North Santa Rosa Station Area Specific Plan project. CEQA Section 21081.6(a) requires lead agencies to adopt a mitigation monitoring and reporting program (MMRP) to describe measures, which have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. An MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the EIR. All revisions to mitigation measures that were necessary as a result of responding to public comment and incorporating staff-initiated revisions shall be incorporated into this MMRP.

## MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP, as outlined in the following table describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The City of Santa Rosa will be the primary agency, but not the only agency responsible for implementing the mitigation measures. In some cases, the City or other public agencies will implement measures. In other cases, the project applicant will be responsible for implementation of measures and the City's role is exclusively to monitor the implementation of the measures. In those cases, the project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction. The City will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** Mitigation measures contained in the MMRP are taken from the Draft EIR in the same order that they appear in the Draft EIR. The MMRP contains revisions to mitigation measures. All revisions to existing mitigation measures are shown in revision marks in Section 3.0 of the Final EIR.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City, project applicant, or consultant responsible for mitigation monitoring.
- **Compliance Verification Responsibility:** Identifies the department of the City or other State agency responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

**MITIGATION MONITORING AND REPORTING PROGRAM**

**MITIGATION MONITORING AND REPORTING PROGRAM FOR THE NORTH SANTA ROSA STATION AREA SPECIFIC PLAN**

| Proposed Mitigation                    | Summary of Measure  | Monitoring Responsibility   | Timing                                     | Verification (Date and Initials) |
|--|---|---|--|----------------------------------|
| <b>Aesthetics and Visual Resources</b> |   |   |  |                                  |
| <b>MM 3.1.4</b>                        | For construction of structures greater than three stories tall, the City shall require the use of building materials designed to reduce glare. Examples of these types of materials include, but are not limited to, windows treated with glare-reductive coating or film covering, matte-finish tiles, marble, or sheet metal, and nonreflective flashing material.  | City of Santa Rosa<br>Community Development<br>Department, Planning<br>Division | During subsequent<br>project design review |                                  |
| <b>Air Quality</b>                     |   |   |  |                                  |
| <b>MM 3.3.1</b>                        | <p>During earth-disturbing activities, the contractor shall be responsible for spraying exposed soil surfaces with water or another approved dust inhibitor. The contractor would be responsible for cleaning streets and driveways of fugitive soils in the immediate vicinity of construction work, as necessary.</p> <p>The contractor shall be responsible for ensuring that all construction equipment and vehicles are maintained in good operating order and that all factory-installed emission control devices are installed and functioning properly. All vehicles and construction equipment shall be turned off when not in use to minimize emissions.</p> <ul style="list-style-type: none"> <li>• Water all active construction areas at least twice daily as required.</li> <li>• Cover all trucks hauling soil, sand, and other loose materials or require all truck to maintain at least 2 feet of freeboard.</li> <li>• Sweep daily, as required, all paved access roads, parking areas and staging areas at construction sites.</li> <li>• Sweep streets daily as required if visible soil material is carried onto adjacent public</li> </ul> | City of Santa Rosa<br>Community Development<br>Department, Planning<br>Division | During construction                        |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation | Summary of Measure   | Monitoring Responsibility  | Timing                                    | Verification (Date and Initials) |
|---------------------|--|--|---|----------------------------------|
|                     | <p>streets.</p> <ul style="list-style-type: none"> <li>• Reduce unnecessary idling of truck equipment within proximity to sensitive receptors (i.e., idle time to 5 minutes or less).</li> <li>• Where possible, use newer, cleaner-burning diesel-powered construction equipment</li> <li>• Properly maintain construction equipment per manufacturer specifications.</li> <li>• Designate a disturbance coordinator responsible for ensuring that mitigation measures to reduce air quality impacts from construction are properly implemented.</li> </ul>   |  |   |                                  |
| <b>MM 3.3.3</b>     | <p>The following measures shall be implemented for future development projects located within the Specific Plan area:</p> <p>a. Project-specific analyses shall be required for future development projects within the Specific Plan area that would result in the development of new sensitive land uses within 1,000 feet of a major permitted stationary source or within the overlay zones of Highway 101, sufficient to demonstrate consistency or inconsistency with applicable BAAQMD-recommended health-risk thresholds (i.e., increased cancer risk of 10 in a million, increased non-cancer risk of &lt;1.0 Hazard Index [Chronic or Acute], ambient PM<sub>2.5</sub> increase of &lt;0.3 µg/m<sup>3</sup> annual average). If site-specific modeling indicates that significant exposure to criteria pollutants, including toxic air contaminants, would occur, future development shall comply, to the maximum extent feasible, with mitigation measures</p> | <p align="center">City of Santa Rosa<br/>Community Development<br/>Department, Planning<br/>Division</p> | <p align="center">During construction</p> |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation | Summary of Measure  | Monitoring Responsibility | Timing | Verification (Date and Initials) |
|---------------------|---|---------------------------|--------|----------------------------------|
|                     | <p>provided by the BAAQMD for the reduction of air quality impacts. These measures shall comply with the most current regulations available at the time of development and will likely include the following measures:</p> <ul style="list-style-type: none"> <li>• Modification to the location and height of intakes to the ventilation system.</li> <li>• Addition of HEPA air filtration systems.</li> <li>• Limiting the placement of recreational use areas, such as patio areas and balconies, to interior courtyards and requiring that they be shielded by the structure.</li> <li>• Triple-paned windows.</li> <li>• Central heating, ventilation, and air conditioning (HVAC) systems with high-efficiency filters.</li> <li>• Locating air intake systems for the HVAC systems as far away from the roadway as possible.</li> <li>• An ongoing HVAC maintenance plan.</li> </ul> <p>These measures shall be designed and implemented to the satisfaction of the City Community Development Department, Planning Division in consultation with the BAAQMD.</p> <p>b. Project-specific analyses shall be required for future development projects within the Specific Plan area that would result in the development of new area sources of TAC or PM<sub>2.5</sub> emissions (such as non-permitted sources like loading docks involving the use</p> |                           |        |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation | Summary of Measure  | Monitoring Responsibility | Timing | Verification (Date and Initials) |
|---------------------|---|---------------------------|--------|----------------------------------|
|                     | <p>of diesel-powered equipment and delivery vehicles) within 1,000 feet of a sensitive land use, sufficient to demonstrate consistency or inconsistency with applicable BAAQMD-recommended health-risk thresholds (i.e., increased cancer risk of 10 in a million, increased non-cancer risk of &lt;1.0 Hazard Index [Chronic or Acute], ambient PM<sub>2.5</sub> increase of &lt;0.3 µg/m<sup>3</sup> annual average). If site-specific modeling indicates that significant exposure to criteria pollutants, including toxic air contaminants, would occur, future development shall comply, to the maximum extent feasible, with mitigation measures provided by BAAQMD for the reduction of air quality impacts. These measures shall comply with the most current regulations available at the time of development and will likely include the following measures:</p> <ul style="list-style-type: none"> <li>• Increase new area sources of TAC or PM<sub>2.5</sub> emissions distance from sensitive land uses.</li> <li>• Design the site layout to locate any permitted major stationary source of air toxics or other non-permitted TAC sources (e.g., loading docks, parking lots) as far as possible from sensitive receptors.</li> <li>• Large projects involving non-permitted TAC sources like loading docks or parking lots shall consider phased development where commercial/retail portions of the project that are near</li> </ul> |                           |        |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation         | Summary of Measure  | Monitoring Responsibility   | Timing   | Verification (Date and Initials) |
|-----------------------------|---|---|--|----------------------------------|
|                             | <p>sensitive land uses are developed last. This would allow time for CARB’s diesel regulations to take effect in reducing diesel emissions. Ultimately, lower concentrations would be anticipated in the near future such that residential development would be impacted by less risk in later phases of development.</p> <ul style="list-style-type: none"> <li>• Tiered plantings of trees such as redwood, deodar cedar, live oak, and oleander shall be installed between loading docks and parking lots and sensitive land uses in order to reduce TAC and diesel PM exposure.</li> </ul>  |   |  |                                  |
| <b>Biological Resources</b> |   |   |  |                                  |
| <b>MM 3.4.1</b>             | <p>If there is the potential for destruction of a nest or substantial disturbance to nesting birds or bats due to construction activities, a plan to monitor nesting birds or bats during construction shall be prepared and submitted to the USFWS and CDFG for review and approval. The City shall comply with all USFWS or CDFG guidance for protection of nesting birds.</p> <p>If vegetation, buildings, or bridges that potentially provide nesting sites must be removed between February 1 and August 31, a qualified wildlife biologist shall conduct pre-construction surveys no greater than 14 days before removal. If an active bird nest is found, the bird shall be identified as to species and the approximate distance from the closest work site to the nest estimated. No additional measures need be implemented if active nests are more than the following distances from the nearest work site: (a) 300 feet for raptors; or (b) 75 feet for other non-special-status bird species. Disturbance of active nests shall be avoided to the extent possible until it is</p> | <p>City of Santa Rosa<br/>Community Development<br/>Department, Planning<br/>Division</p> | <p>Prior to construction of any subsequent project that could result in disturbance to bird or bat nests</p> |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation | Summary of Measure  | Monitoring Responsibility  | Timing  | Verification (Date and Initials) |
|---------------------|---|--|---|----------------------------------|
|                     | <p>determined that nesting is complete and the young have fledged. To ensure bats are absent or flushed from roost locations prior to demolition of buildings, trees and construction activities on bridges, preconstruction surveys should be undertaken no more than 6 months before construction activities to identify suitable bat habitat. If flushing of bats from construction sites is necessary, it shall be done by the qualified biologist during the non-breeding and non-hibernating seasons: August 31 through October 15 and March 1 through April 15, respectively. When flushing bats, structures shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away. Where feasible, trees that are determined to be suitable habitat will be trimmed and removed in a two-phase, two-day method. The first day, limbs and branches will be removed by a chainsaw. Limbs with cavities, crevices, or deep bark fissures would be avoided. On the second day, the tree would be removed.</p> |  |   |                                  |
| <b>MM 3.4.2</b>     | <p>A formal wetland delineation shall be conducted for areas that will be permanently or temporarily impacted by the project. If jurisdictional waters cannot be avoided, the City shall apply for a CWA Section 404 permit from the USACE and a Section 401 permit from the RWQCB. These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.</p> <p>The City shall ensure that the project will result in no net loss of waters of the U.S. and/or of the State by providing mitigation through impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the CWA Section 404/401 permits.</p> <p>Compensatory mitigation may consist of (a) obtaining credits from a mitigation bank; (b) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation</p>   | <p align="center">City of Santa Rosa<br/>Community Development<br/>Department, Planning<br/>Division</p> | <p align="center">Prior to any<br/>vegetation removal or<br/>ground-disturbing<br/>activities</p> |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation                     | Summary of Measure  | Monitoring Responsibility          | Timing  | Verification (Date and Initials) |
|---|---|------------------------------------|---|----------------------------------|
|   | <p>activities (these programs are generally administered by government agencies or nonprofit organizations that have established an agreement with the regulatory agencies to use in-lieu fee payments collected from permit applicants); and/or (c) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This last type of compensatory mitigation may be provided at or adjacent the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project proponent/permit applicant retains responsibility for the implementation and success of the mitigation project.</p> <p>Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.</p>  |                                    |   |                                  |
| <b>Hazardous Materials/Human Health</b> |   |                                    |   |                                  |
| <b>MM 3.7.2</b>                         | <p>If contamination is discovered in a Phase I environmental site assessment, developers shall complete site remediation in accordance with OSHA standards, Santa Rosa Fire Department, Sonoma County Environmental Health Department, and State Water Resources Control Board guidelines. The Department of Toxic Substances Control (DTSC) may become involved wherever toxic levels of contamination are found that pose an immediate hazard. Remediation shall reduce human exposure risk and environmental hazards, both during and after construction. The remediation plan shall be prepared in accordance with recommendations of the environmental consultant and established procedures for safe remediation. Specific mitigation measures designed to protect human health and the environment will be provided in the plan. Requirements shall include, but not be limited to, the following:</p> <p>i. Documentation of the extent of previous</p> | City of Santa Rosa Fire Department | As a condition of subsequent project approval, and implemented during construction activities |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation | Summary of Measure  | Monitoring Responsibility | Timing | Verification (Date and Initials) |
|---------------------|---|---------------------------|--------|----------------------------------|
|                     | <p>environmental investigation and remediation at the site, including closure reports for underground storage tanks (USTs) and contaminant concentrations.</p> <ul style="list-style-type: none"> <li>ii. A site-specific Health and Safety Plan to be prepared by all contractors at the project site, where applicable. This includes a Health and Safety Plan for all demolition, grading, and excavation on the site, as well as for future subsurface maintenance work. The plan shall include appropriate training, any required personal protective equipment, and monitoring of contaminants to determine exposure. The Health and Safety Plan will be reviewed and approved by a certified industrial hygienist.</li> <li>iii. Description of protocols for the investigation and evaluation of previously unidentified hazardous materials that could be encountered during project development, including engineering controls that may be required to reduce exposure to construction workers and future users of the site.</li> <li>iv. Requirements for site-specific construction techniques that would minimize exposure to any subsurface contamination, where applicable. This shall include treatment and disposal measures for any contaminated groundwater removed from excavations, trenches, and dewatering systems in accordance with local and Regional Water Quality Control Board guidelines.</li> <li>v. Sampling and testing plan for excavated soils to determine suitability for reuse or</li> </ul> |                           |        |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation | Summary of Measure  | Monitoring Responsibility  | Timing  | Verification (Date and Initials) |
|---------------------|---|--|---|----------------------------------|
|                     | <p>acceptability for disposal at a state-licensed landfill facility.</p> <p>vi. Restrictions limiting future excavation or development of the subsurface by residents and visitors to the proposed development, and prohibition of groundwater development should it be determined from test results.</p> <p>vii. Completion of an approved remediation plan should land use restrictions be insufficient to allow development to proceed safely. Remediation measures may include excavation and replacement of contaminated soil with clean fill, pumping and treatment of groundwater, thermal treatment, etc.</p>                       |  |   |                                  |
| <b>MM 3.7.3</b>     | Registration and compliance with the Hazardous Materials Business Plan, Hazardous Waste Generator Program, and Accidental Release Program, wherever applicable, is required for businesses with the following quantities of hazardous materials: at least 55 gallons (liquids), 500 pounds (solids), or 200 cubic feet (gases).   | City of Santa Rosa Fire Department                                     | As a condition of subsequent project approval, and implemented during construction activities |                                  |
| <b>Noise</b>        |   |  |   |                                  |
| <b>MM 3.10.4</b>    | Impact pile driving equipment used within 160 feet of nearby structures shall be substituted with equipment or procedures that would generate lower levels of groundborne vibration, to the extent that geological conditions would permit their use. For instance, in comparison to impact pile drivers, drilled piles or the use of sonic or vibratory pile drivers is the preferred alternative. In the event that the use of impact pile drivers is required due to geological conditions, groundborne vibration monitoring shall be conducted for impact pile driving that occurs within 160 feet of existing structures. Pile driving | City of Santa Rosa Community Development Department, Building Division | Prior to subsequent project construction  |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation                  | Summary of Measure   | Monitoring Responsibility  | Timing                       | Verification (Date and Initials) |
|--------------------------------------|--|--|------------------------------|----------------------------------|
|                                      | <p>activities shall be suspended if measured groundborne vibration levels approach within 0.1 in/sec ppv of commonly applied threshold of 0.5 in/sec ppv for structural damage. In such instances, additional attenuation measures or changes in pile driving techniques shall be implemented, prior to recommencing pile driving activities, to reduce groundborne vibration levels. For impact pile driving activities that occur within approximately 75 feet of existing structures, a structural crack survey is recommended for existing structures to document existing structural conditions. Repair of any structural damage resulting from nearby impact pile driving activities shall be initiated upon completion of pile driving activities.</p>  |  |                              |                                  |
| <b>Public Services and Utilities</b> |  |  |                              |                                  |
| <b>MM 3.12.1</b>                     | <p>Future residential subdivisions and multi-family residential development within the Specific Plan area shall be required to mitigate the impacts of the increased need for public safety services, including fire protection, emergency medical services, and law enforcement, resulting from a proposed development to a less than significant level by implementation of one of the following mitigation measures:</p> <ol style="list-style-type: none"> <li>1. Annexation of all newly created parcels and multi-family residential development to the City's existing Special Tax District Number 2006-1.</li> <li>2. Payment of a lump sum adequate to cover the increased public safety service costs associated with providing services to a proposed residential subdivision or multi-family residential development.</li> <li>3. Provision of private security, fire protection, and emergency medical</li> </ol> | <p align="center">City of Santa Rosa<br/>Community Development<br/>Department, Planning<br/>Division</p> | <p>Prior to construction</p> |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation                        | Summary of Measure   | Monitoring Responsibility   | Timing                     | Verification (Date and Initials) |
|--|--|---|----------------------------|----------------------------------|
|  | <p>services to the residents of a proposed residential subdivision or multi-family residential development in perpetuity.</p> <p>4. Inclusion of other uses, consistent with the City of Santa Rosa General Plan 2035 and zoning regulations, within a proposed residential development that would generate revenue to offset the costs of providing public safety services to the development, where appropriate.</p>   |   |                            |                                  |
| <b>Climate Change and Greenhouse Gases</b> |  |   |                            |                                  |
| <b>MM 3.14.1</b>                           | <p>The City shall require all subsequent development projects located within the Specific Plan area to implement applicable BAAQMD-recommended basic construction mitigation measures and, where applicable, additional BAAQMD-recommended control measures/best management practices.</p> <p>a. Prior to issuance of grading or building permits, all future development projects, to the extent applicable and practical, shall specify on the final project plans implementation of BAAQMD-recommended construction-related measures to reduce GHG emissions during construction activities. These measures include, as feasible:</p> <ol style="list-style-type: none"> <li>1. Use of alternative-fueled (i.e., biodiesel, electric) construction vehicles and equipment to the maximum extent possible;</li> <li>2. Use of local construction materials (within 100 miles) to the maximum extent</li> </ol> | <p>City of Santa Rosa<br/>Community Development<br/>Department, Planning<br/>Division</p> | <p>During construction</p> |                                  |

**MITIGATION MONITORING AND REPORTING PROGRAM**

| Proposed Mitigation | Summary of Measure   | Monitoring Responsibility | Timing | Verification (Date and Initials) |
|---------------------|--|---------------------------|--------|----------------------------------|
|                     | <p style="text-align: center;">possible; and</p> <p>3. Recycle construction waste and demolition materials to the maximum extent possible.</p> |                           |        |                                  |