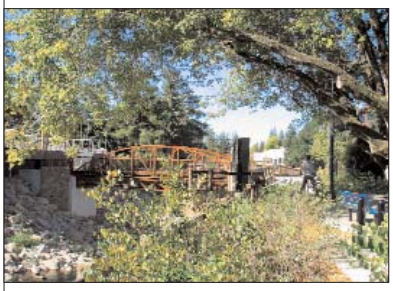
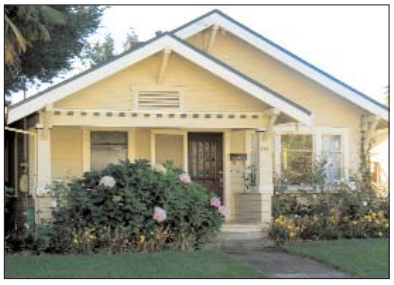
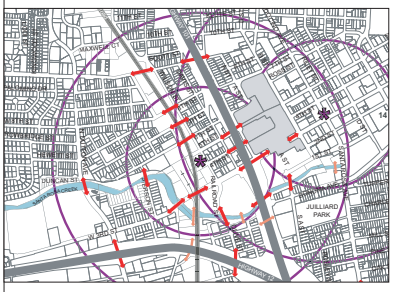
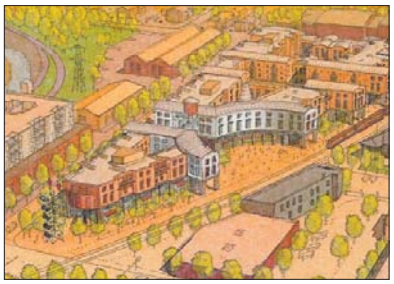
Downtown Station Area Specific Plan Program EIR

Mitigation Monitoring Program









Submitted to

City of Santa Rosa | June 29, 2007

Prepared by:
City of Santa Rosa, Advanced Planning and Public Policy Department

Lead EIR Consultant:
DESIGN, COMMUNITY & ENVIRONMENT

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MITIGATION MONITORING PROGRAM

This document is a Mitigation Monitoring Program (MMP) for the Downtown Station Area Specific Plan. The MMP contains the following component:

- Table 1: Mitigation Monitoring and Reporting Program

The purpose of the MMP is to ensure the implementation of mitigation measures identified as part of the environmental review for the Project. The MMP includes the following information:

- A list of mitigation measures (including any revisions resulting from the Final EIR).
- The party responsible for implementing the mitigation measures.
- The timing and procedure for implementation of the mitigation measure.
- The agency responsible for monitoring the implementation.
- The monitoring action.
- The timing or frequency of monitoring activities.

The City of Santa Rosa must adopt this Mitigation Monitoring Program, or an equally effective program, if it approves the proposed Project with the mitigation measures included in the Final EIR. Public Resources Code section 21081.6(a) requires an agency to adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of Project approval.

TABLE I **MITIGATION MONITORING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
AESTHETICS					
AES-1: For construction of structures along the designated Scenic Highways 12 and 101, the City shall require the use of building materials designed to reduce lighting 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 non-reflective flashing material.	Applicant	Architectural/design review approval; prior to construction	City	Plan review	Once, at grading plan approval
AIR QUALITY					
AQ-1: Implement control measures for construction and demolition-related air emissions to ensure that each project sponsor and contractor reduces particulate, ROG and NO_x emissions by complying with the BAAQMD policies and guidelines. Each project sponsor and contractor shall implement the following control measures: ♦ Provide transit information kiosks. ♦ Cover all trucks hauling construction and demolition debris from the site. ♦ Water on a continuous as-needed basis all earth surfaces during clearing, grading, earthmoving and other site preparation activities. ♦ Use watering to control dust generation during demolition of structures or break-up of pavement. ♦ Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas. ♦ Sweep daily (with water sweepers) all paved areas and staging areas.	Applicant	Prior to issuance of grading permit, applicable notes shall be placed on grading plans At onset of construction, monitoring for compliance with air quality mitigation shall commence	City City	 Site inspections	Once, at grading plan approval Weekly during construction

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
♦ Provide daily clean up of mud and dirt carried onto paved streets from the site. ♦ Renovation, demolition activities, removal or disturbances of any material that contain asbestos, lead paint or other hazardous pollutants will be conducted in accordance with BAAQMD rules and regulations. ♦ Properly maintain all construction equipment. ♦ Reduce equipment idling time. For construction near sensitive receptors: ♦ Install wheel washers for all exiting trucks, or wash off the tires or tracks of trucks and equipment leaving the site. ♦ Suspend dust-producing activities during periods when instantaneous gusts exceed 25 mph when dust control measures are unable to avoid visible plumes. ♦ Limit the area subject to excavation, grading and other construction or demolition activity at any one time. For sites greater than 4 acres: ♦ Apply soil stabilizers to previously graded portions of the site inactive for more than ten days, or cover or seed these areas. ♦ Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind. ♦ Limit traffic speeds on unpaved roads to 15 mph. ♦ Replant vegetation in disturbed areas as quickly as possible.					

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
AQ-2: Developers shall implement emissions control measures, where applicable, to development activities within the Specific Plan Area in order to reduce overall emissions from traffic and area sources. The emissions control measures could include the following: ♦ Where practical, future development proposals shall include physical improvements, such as sidewalk improvements, landscaping and the installation of bus shelters and bicycle parking, that would act as incentives for pedestrian, bicycle and transit modes of travel. ♦ New or modified roadways should include bicycle lanes where reasonable and feasible. ♦ Provide transit information kiosks. ♦ Where practical, employment-intensive development proposals (i.e. office and retail) shall include measures to encourage use of public transit, ridesharing, van pooling, use of bicycles and walking, as well as to minimize single passenger motor vehicle use. ♦ Offices or retail uses that have 50 or more employees and provide parking should implement a parking cash-out program (where non-driving employees receive transportation allowance equivalent to the value of subsidized parking). ♦ Develop parking enforcement and fee strategies that encourage alternative modes of transportation.	Applicant	Prior to issuance of grading permit	City	Review and approval by City	Once, at occupancy permit approval

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
♦ Parking lots or facilities should provide preferential parking for electric or alternatively fueled vehicles. ♦ Require energy efficient building designs that exceed State Title 24 building code requirements. ♦ Discourage use of gasoline-powered landscape equipment. ♦ Implement and enforce truck idling restrictions of three minutes. ♦ Only allow low-emitting fireplaces for residential uses, such as those that only burn natural gas.					
AQ-3: Buffers for emission sources and sensitive land uses shall be required for residential uses proposed within 170 feet of the freeway and shall undergo detailed analysis to identify site specific health risks associated with DPM emitted from Highway 101. These buffers shall provide appropriate buffers between potential air pollution and odor impacts from land uses that may emit pollution and/or odors when locating (a) air pollution sources, and (b) residential and other pollution-sensitive land users in the vicinity of air pollution sources which may include freeways, gasoline fueling stations and dry cleaning operations that use solvents.	Applicant	During entitlement process/ prior to issuance of grading permit	City	Review and approval by City	Once, at grading plan approval
AQ-4: Implementation of buffers for emission sources and sensitive land uses shall be required for the Specific Plan.	Applicant	During entitlement process/ prior to issuance of grading permit	City	Review and approval by City	Once, at grading plan approval

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
BIOLOGICAL RESOURCES					
BIO-1: Development shall be designed to minimize disturbance to waterways and riparian vegetation in order to avoid potential impacts to federally listed salmonids. For work in or in close proximity to Santa Rosa Creek, in-stream work shall not start before June 15 and shall be completed by October 15, unless otherwise approved by appropriate agencies. The City shall consult with NOAA Fisheries and CDFG and implement protection measures specified in consultation with those agencies.	Applicant	During entitlement process/prior to issuance of grading permit	City, NOAA Fisheries, CDFG	Permit review to verify agencies' approval	Once, at grading plan approval
BIO-2: 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. If vegetation, buildings or bridges that potentially provide nesting sites must be removed, a qualified wildlife biologist shall conduct pre-construction surveys. If an active bird nest is found, the bird shall be identified 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 determined that nesting is complete and the young have fledged.	Applicant	During entitlement process/ prior to issuance of grading permit	City, USFWS, CDFG	Permit review to verify agencies' approval	Once, at grading plan approval

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
Bats shall be absent or flushed from roost locations prior to demolition of buildings. If flushing of bats from buildings is necessary, it shall be done by the biologist during the non-breeding season from October 1 to March 31. When flushing bats, structures shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away. During the maternity season from April 1 to September 30, prior to building demolition or construction, a qualified biologist shall determine if a bat nursery is present at any sites identified as potentially housing bats. If an active nursery is present, disturbance of bats shall be avoided until the biologist determines that breeding is complete and young are reared.					
BIO-3: See Mitigation Measure BIO-1.	Please refer to Mitigation Measure BIO-1 for monitoring and reporting details				
BIO-4a: See Mitigation Measure BIO-1.	Please refer to Mitigation Measure BIO-1 for monitoring and reporting details				
BIO-4b: See Mitigation Measure BIO-2.	Please refer to Mitigation Measure BIO-2 for monitoring and reporting details				
CULTURAL RESOURCES					
CULT-1a: Prior to the issuance of any entitlements, the City shall refer all projects to the Northwest Information Center (NWIC), which maintains and manages the California Historical Resources Information System for the California Office of Historic Preservation, to determine the likelihood of the proposed project adversely affecting any cultural resources. Archaeological monitoring shall be conducted during earth-disturbing activities in the areas of potential impact. If an archaeological site has been identified in the close vicinity of a construction project, project	Applicant	Prior to approval of entitlements	City	Grading plan review, confirm that appropriate mitigation measure is followed	Grading plan approval and during construction

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
specific mitigation shall be developed. If construction personnel locate buried cultural materials, work shall be halted or shifted to another area and a qualified archaeologist shall be contacted to determine proper treatment of the find.					
CULT-1b: In areas with known resources or are sensitive for archaeological resources, as determined through review by the NWIC, a qualified archaeologist with knowledge of prehistoric and historic-era archaeology shall prepare and carry out an Archaeological Testing, Monitoring, and Data Recovery Plan (ATMDRP) for the site prior to the issue of entitlements. This ATMDRP will emphasize the existing conditions of the proposed project area; examine the sensitivity for intact archaeological deposits in light of specific project designs; and provide treatment options in order to protect archaeological resources that meet the eligibility criteria of the CRHR. The scale and scope of the ATMDRP shall be appropriate to that of the project and its potential effects to cultural resources. The City, or their authorized qualified consultant, shall review the ATMDRP for adequacy. The ATMDRP may include some level of worker orientation program shall to be conducted prior to and during earth-disturbing activities in sensitive area. This type of program would summarize relevant laws and regulations that protect archaeological resources, and review applicable avoidance and minimization measures to protect archaeological resources. Other protective measures such as exclusionary plastic mesh fencing to prohibit the general public from disturbing sub-surface soils and	Applicant	Prior to approval of entitlements	City	Grading plan review, confirm that appropriate mitigation measure is followed	Grading plan approval and during construction

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
impacting possible archaeological deposits may also be included as monitoring tools in the ATMDRP.					
CULT-1c: The City shall initiate consultation with Native American tribes prior to the issuance of entitlement to ensure the respectful treatment of Native American sacred places. Consultation shall explicitly be initiated with the Federated Indians of Graton Rancheria and Dry Creek Rancheria Band of Pomo Indians in order to establish the likelihood and potential of any adverse impacts to Native American cultural or scared places, including human burials; and to establish the appropriate treatment of such resources. Consultation is defined as meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values, and, where feasible, seeking agreement. Specific mitigation of potential impacts shall be considered at the project specific level, and may include but are not limited to site avoidance, site capping, integration of the site into a recreation space, or data recovery excavations.	Applicant	Prior to approval of entitlements	City, Federated Indians of Graton Rancheria, Dry Creek Rancheria Band of Pomo Indians	Development Plan or Use Permit review	Grading plan approval and during construction
CULT-2a: Prior to the issuance of any entitlements, the City shall submit all projects to the Northwest Information Center (NWIC), which maintains and manages the California Historical Resources Information System for the California Office of Historic Preservation, to determine the likelihood of the proposed project adversely affecting any known or unknown cultural resources.	Applicant	Prior to approval of entitlements	City	Development Plan or Use Permit review	Grading plan approval and during construction

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
CULT-2b: Potential adverse impacts to the significance of a historical resource shall be evaluated on a project specific level in accordance with applicable local, State, and federal laws and regulations protecting these resources, including the environmental review process. Strategies such as restoration, rehabilitation, and adaptive reuse shall be encouraged. Photographic documentation is generally not adequate to mitigate a significant adverse impact to a historical resource and therefore large format camera Historic American Landscape Survey (HALS) Level II photographs accompanied by a report by a professional architectural historian shall not be considered a common and acceptable mitigation for demolition of a historical resource.	Applicant	Prior to approval of entitlements	City	Historic evaluation report	Grading plan approval and during construction
CULT-2c: Specific thoroughfare widening projects within the Specific Plan Area shall be designed so that projects do not detract from the character of the historic building or property.	Applicant	Prior to issuance of grading permits	City	Grading plan review	Grading plan approval and during construction
CUTL-2d: A worker orientation program shall be conducted prior to and during construction activities in sensitive areas as defined at the project specific level. The program shall summarize relevant laws and regulations that protect resources, and review applicable measures for minimizing impacts to historical resources.	Applicant	Prior to issuance of grading permits, note shall be placed on grading plan	City	Grading plan review	Once, at grading plan approval

TABLE 1 **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
CULT-3a: The use of heavy bulldozers and other excessive vibration-causing equipment in construction zones shall be excluded within 25 feet of significant or potentially significant historical resources. A system of spot-check monitoring shall also be performed by an architectural historian at the critical times as defined at the project specific level.	Construction contractor	During construction	City, Architectural Historian	Confirm that appropriate procedures are followed	As needed
CULT-3b: The use of pile-driving equipment during construction activity shall be excluded within 200 feet of all eligible or potentially eligible historic resources; augers shall be used within 200 feet. A system of spot-check monitoring shall also be performed by an architectural historian at the critical times as defined at the project specific level.	Construction contractor	During construction	City, Architectural Historian	Confirm that appropriate procedures are followed	As needed
GEOLOGY AND SOILS					
GEO-1a: All structures in the Specific Plan Area shall be designed in accordance with currently adopted building codes and ordinances of the City of Santa Rosa, including the 2001 California Building Code. A Final Design Review shall be performed by a licensed civil/structural engineer for adherence to the seismic design criteria within the Specific Plan Area.	Applicant	Prior to issuance of building permit	City	Plan review	Once, at building permit approval
GEO-1b: A subsurface geotechnical investigation shall be performed to evaluate soils in the subsurface at each proposed development or redevelopment site. The investigation shall include the following elements. 1. The investigation shall be performed under the direction of a state licensed Geotechnical Engineer and/or a Certified	Applicant	Prior to issuance of building permit	City	Plan review	Once, at building permit approval

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
Engineering Geologist. 2. The subsurface investigation shall include drilling, logging and sampling of boreholes to a minimum depth of 25 feet below the ground surface to evaluate soils for their susceptibility to seismically induced ground failure. 3. If a seismically unstable subsurface material is encountered, the engineer shall identify specific measures to mitigate the impact of seismic ground shaking. Mitigation measures may include soil stabilization techniques such as pressure grouting, specific foundation design measures such as pile foundations, or other methods identified by the engineer. 4. A written report shall be prepared summarizing the methods used, results of the investigation and specific design measures recommended. 5. Results of the investigation shall be reviewed by the City, or by a qualified independent consultant retained by the City. **6.** The City shall require developers to incorporate the mitigation measures into new development.					
GEO-2: Development of sites within the Specific Plan Area shall require investigation of the potential for soil liquefaction during seismic ground shaking that could result in damage to structures, pavements and utilities. A subsurface geotechnical investigation shall be performed to evaluate soils in the subsurface at each proposed development or redevelopment site. The investigation shall include those elements outlined under Mitigation Measure GEO-1b. The City shall require developers to incorporate the	Applicant	Prior to issuance of building permit	City	Plan review	Once, at building permit approval

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
mitigation measures into new development.					
GEO-3: Any new structures planned within 50 feet from the top of the bank of Santa Rosa Creek shall complete a streambank stability analysis to examine the effect of a new structure on bank stability. Structures to be evaluated shall include paved parking areas, retaining walls, buildings and other site improvements. A licensed Civil Engineer or Certified Engineering Geologist shall complete the slope stability analysis. Analysis shall include the effect of increased or concentrated runoff on bank erosion, likelihood of foundation pressure causing bank failure and the impact of grading next to the creek bank in terms of future settlement and erosion. Recommendations from the analysis to be incorporated into development plans shall include use of energy dissipaters or other techniques to reduce outflow velocities of storm drains discharging into Santa Rosa Creek, building setback from the creek and stable grading setback from the creek.	Applicant	During entitlement process/ prior to issuance of grading permit	City	Plan review	Once, at building permit approval
GEO-4: A subsurface geotechnical investigation shall be performed to evaluate soils in the subsurface at each proposed development or redevelopment site. The investigation shall include those elements outlined under Mitigation Measure GEO-1b. The City shall require developers to incorporate the mitigation measures into new development.	Applicant	Prior to issuance of building permit	City	Plan review	Once, at building permit approval

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1a: Each sub-development in the Specific Plan Area shall be required to prepare and implement a post development Stormwater Pollution Prevention Plan (SWPPP) to prevent runoff from dumpsters, maintenance areas and other areas where potentially hazardous or hazardous materials are stored or used from discharging into site waterways and into Santa Rosa Creek. This plan shall be approved by the City in conjunction with design approval for the project. The SWPPP plan shall include, but not be limited to the following: 1. Location of dumpsters and the location of hazardous and potentially hazardous materials storage, including paints, cleaning agents, petrochemicals, and any other potentially hazardous materials storage facilities. The plan shall include details showing coverings and berms to prevent intrusion of rainwater and prevent escape of runoff. Location of signs prohibiting littering and illegal dumping, as well as signs detailing garbage collection services and emergency contacts in the event of a spill. 2. Maintenance and cleanup schedule. This shall include procedures and schedules for sweeping, protecting storm drain inlets from contaminated runoff, cleaning up spills, and eliminating the majority of litter and debris washing into storm drains that may enter local waterways. Regular sweeping is a simple and effective BMP aimed at reducing the amount of litter in storm drain inlets (to prevent clogging) and	Applicant	During entitlement process/ prior to issuance of grading permit	City	Plan review	Once, at grading plan approval

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
public waterways (for water quality). The project applicant shall enter into an agreement with the City of Santa Rosa to ensure this maintenance is completed.					
HAZ-1b: Registration and compliance with the Hazardous Materials Business Plan (HMBP), 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).	Applicant	During entitlement process/ prior to issuance of grading permit	City, DTSC	Site inspection	Ongoing
HAZ-2a: Developers shall be required to complete a Phase 1 environmental site assessment for each property to be redeveloped. Should the Phase 1 ESA determine a need for additional sampling and testing to determine the extent of any contamination then a Phase 2 shall be completed with sampling and testing of soil and groundwater if applicable. The Santa Rosa Fire Department shall review the Phase I ESA to determine if a Phase II ESA is required. All Phase II ESA investigations shall include the collection and testing of groundwater samples. All discharges to land or water shall be reported to the Santa Rosa Fire Department and the Regional Water Quality Control Board. Development plans for properties where discharges of contaminants have occurred or in close proximity to sites where discharges have occurred shall be reviewed by the Santa Rosa Fire Department and the Regional Water Quality Control Board. Should contamination be found at potentially harmful levels the developer shall complete site remediation in accordance with Mitigation Measure HAZ-2b. Sites containing significant contamination will also be required to	Applicant	Prior to issuance of grading permit	City	Confirm that remediation to appropriate standard is complete	Once, at grading plan approval

TABLE 1 **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
prepare a Soil and Groundwater Management Plan as discussed under Mitigation Measure HAZ-2b.					
HAZ-2b: Developers shall complete site remediation in accordance with OSHA Standards, Santa Rosa Fire Department, Sonoma County Environmental Health Department and Regional Water Quality Control Board Guidelines. Discharges must be characterized, defined and remediated in accordance with local and State laws, regulations and 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: 1. Documentation of the extent of previous environmental investigation and remediation at the site, including closure reports for Underground Storage Tanks (UST's) and contaminant concentrations. 2. A site specific Health and Safety Plan (HASP) to be prepared by all contractors at the project site, where applicable. This includes a HASP for all demolition, grading and excavation on the site, as well as for future subsurface maintenance work. The HASP shall include appropriate training, any required	Applicant	Prior to issuance of grading permit	City, Sonoma County Environmental Health Department, Regional Water Quality Control Board, DTSC	Confirm that remediation to appropriate standard is complete	Once, at grading plan approval

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
personal protective equipment, and monitoring of contaminants to determine exposure. The HASP will be reviewed and approved by a Certified Industrial Hygienist.					
3. 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.					
4. 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.					
5. Sampling and testing plan for excavated soils to determine suitability for reuse or acceptability for disposal at a State licensed landfill facility.					
6. 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.					
7. 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.					

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
8. A Site Soil and Groundwater Management Plant shall be required for all sites with significant soil and/or groundwater contamination. Soil impacts must be removed or effectively treated prior to development and property development must not interfere with groundwater investigations and cleanup projects.					
HAZ-3a: The Fire Department shall review construction plans for roadway modifications, and establish temporary alternative emergency routes necessary for the duration of the construction project. During design review the City shall ensure that roads and driveways are established that meet ordinance and uniform building code requirements for emergency access. The Fire Department shall also review building plans for compliance with the Fire Code and establish future inspection schedule for continuing compliance.	Applicant	Prior to issuance of grading permit	Santa Rosa Fire Department	Plan review	Once, at grading plan approval
HAZ-3b: The City shall revise the current City of Sonoma and County Emergency Services Plan to reflect new development. It is recommended that any adopted emergency response or evacuation plan include training provisions such as those adopted through the Community Emergency Response Team (CERT) program.	City	New development	City, Sonoma County	Revised emergency services plan	Once
HYDROLOGY AND WATER QUALITY					
HYDRO-1: Pursuant to the City of Santa Rosa Stormwater Management Plan (SWMP); grading, erosion control and stormwater ordinances; and National Pollutant Discharge Elimination System (NPDES) requirements, each developer shall	Applicant	Prior to issuance of grading permit	City	Review, approval, site inspections during	Once/weekly during construction

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
develop and implement a Storm Water Pollution Prevention Plan(s) (SWPPP) for each individual development or redevelopment project site to protect water quality during and after construction. The Project SWPPP shall include the following mitigation measures for the construction period: ♦ Erosion control/soil stabilization techniques such as straw mulching, erosion control blankets, erosion control matting, and hydro-seeding, shall be utilized, in accordance with the regulations and recommendations outlined in the Santa Rosa Area Standard Urban Storm Water Mitigation Plan (SUSMP) adopted by the City of Santa Rosa, Sonoma County, and the Sonoma County Water Agency. Silt fences used in combination with fiber rolls shall be installed down slope of all graded slopes. Fiber rolls shall be installed in the flow path of graded areas receiving concentrated flows and around storm drain inlets. ♦ "Best management practices" (BMPs) shall be implemented for preventing the discharge of other construction-related NPDES pollutants beside sediment (i.e. paint, concrete, etc) to downstream waters. ♦ After construction is completed, all drainage facilities shall be inspected for accumulated sediment, and these drainage structures shall be cleared of debris and sediment. Long-term mitigation measures to be included in the Project SWPPP shall include, but are not limited to, the following: ♦ Description of potential sources of erosion and sediment at the				construction	

TABLE 1 **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
proposed project site. Industrial activities and significant materials and chemicals that could be used at the project site should be described. This will include a thorough assessment of existing and potential pollutant sources. ♦ Identification of BMPs to be implemented at the project site based on identified industrial activities and potential pollutant sources. Emphasis shall be placed on source control BMPs, with treatment controls used as needed. ♦ Development of a monitoring and implementation plan. Maintenance requirements and frequency shall be carefully described including vector control, clearing of clogged or obstructed inlet or outlet structures, vegetation/landscape maintenance, replacement of media filters, regular sweeping of parking lots and other paced areas, etc. Wastes removed from BMPs may be hazardous, therefore, maintenance costs should be budgeted to include disposal at a proper site. Parking lot areas shall be cleared of debris that may enter the storm drain system on a daily basis. ♦ The monitoring and maintenance program shall be conducted at the frequency agreed upon by the RWQCB and/or City of Santa Rosa. Monitoring and maintenance shall be recorded and submitted annually to the SWRCB. The SWPPP shall be adjusted, as necessary, to address any inadequacies of the BMPs. ♦ The applicant shall prepare informational literature and guidance on industrial and commercial BMPs to minimize					

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
pollutant contributions from the proposed development. This information shall be distributed to all employees at the project site. At a minimum the information shall cover: a) proper disposal of commercial cleaning chemicals; b) proper use of landscaping chemicals; c) clean-up and appropriate disposal of hazardous materials and chemicals; and d) prohibition of any washing and dumping of materials and chemicals into storm drains.					
HYDRO-2: Developers will be required to prepare and implement a Specific Plan Area Storm Water Pollution Prevention Program (SWPPP), pursuant to NPDES requirements, as detailed in Mitigation Measure HYDRO-1.	Applicant	Prior to issuance of grading permit	City	Review, approval, site inspections during construction	Once/weekly during construction
HYDRO-3: In accordance with the Santa Rosa Area Standard Urban Storm Water Mitigation Plan (SUSMP) and Sonoma County Water Agency flood control criteria, developers shall develop a Storm Drain Master Plan for individual projects that includes design drawings and calculations of the capacity of the proposed storm drain system for the project. SUSMP-recommended BMPs such as on-site storm water detention, storm drain line upgrades, or infiltration areas shall be incorporated into the project design, as well as storm water treatment controls such as catch basins, storm water separators, and or/other SUSMP-recommended treatment BMPs. The Storm Drain Plan shall also include a hydraulic analysis prepared consistent with Sonoma County Water Agency flood control design criteria to establish whether the existing municipal system has capacity to	Applicant	Prior to issuance of grading permit	City, Sonoma County Water Agency	Review, approval, site inspections during construction	Once, during site review, and site inspections to verify implement-ation of BMPs

TABLE 1 **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
accommodate any increased flows resulting from the proposed project. The analysis shall include Rational Method calculations of pre- and post-development 10-year peak flows and shall take into account drainpipe slope and elevations, drainpipe size(s), and system head losses. The Storm Drain Plan shall be submitted to the City of Santa Rosa and the Sonoma County Water Agency for review prior to approval. The Storm Drain Plan should be consistent with the City's SUSMP, SCWA flood control criteria, and General Plan Policies.					
LAND USE					
The Specific Plan would not result in significant impacts related to land use; therefore, no mitigation measures are required.					
NOISE					
NOI-1: Developers shall ensure that construction equipment be well maintained and used judiciously to be as quiet as practical. The following measures, when applicable, will be required from developers to reduce noise from construction activities: ♦ Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. ♦ Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. ♦ Locate stationary noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.	Applicant/ Construction contractor	During construction	City	Confirm that appropriate procedures are followed	As needed

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
♦ Prohibit unnecessary idling of internal combustion engines. ♦ Pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. ♦ Construct solid plywood fences around construction sites adjacent to operational business, residences or noise-sensitive land uses. ♦ A temporary noise control blanket barrier shall be erected, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected. ♦ Route construction-related traffic along major roadways and as far as feasible from sensitive receptors. ♦ Ensure that construction activities (including the loading and unloading of materials and truck movements) are limited to the hours of 7:00 a.m. to 7:00 p.m. ♦ Businesses, residences or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing. Designate a "construction liaison" that will be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.					

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
NOI-2a: In areas where new residential development would be exposed to an L_{dn} of greater than 60 dB, site-specific noise studies shall be conducted to determine the area of impact and to present appropriate mitigation measures to reduce noise levels to within established allowable levels, which may include the following: ♦ Utilize site planning to minimize noise in shared residential outdoor activity areas by locating the areas behind the buildings, in courtyards, or orienting the terraces to alleyways rather than streets, whenever possible. ♦ Mechanical ventilation satisfactory to the City of Santa Rosa should be provided in all units so that windows can remain closed at the choice of the occupants to maintain interior noise levels below 45 dBA L_{dn}. ♦ Sound rated windows and construction methods necessary to provide the requisite noise control for residential units proposed along Highway 101, Highway 12 and NWPR tracks where noise levels could exceed 70 dBA L_{dn}. ♦ Adopt a policy to limit typical instantaneous maximum noise levels caused by railroad trains to 55 dBA L_{max} inside new housing units proposed along the NWPR tracks. ♦ New development shall incorporate the identified mitigation measures contained in the noise study, as approved by the City.	Applicant	During entitlement process	City	Review and approval of study	Once, at building permit approval

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
NOISE-2b: Avoid locating noise sensitive outdoor commercial areas (i.e., outdoor dining, childcare facilities, etc.) adjacent to Highway 101, Highway 12 or major arterial roadways unless they are shielded by sound barriers or structures. Mechanical ventilation should be provided in all noise sensitive commercial uses (i.e., offices, childcare, art galleries, libraries, etc) adjoining Highway 101, Highway 12 or major arterial roadways. Sound rated windows and construction methods may also be necessary.	Applicant	During entitlement process	City	Site design and architectural review	Once, at building permit approval
NOI-3a: Developers shall reduce vibration from construction activities by implementing the following during construction: ♦ Avoid impact pile driving where possible and use drilled piles when possible since drilled piles causes lower vibration levels where geological conditions permit their use. ♦ Avoid using vibratory rollers and tampers near sensitive areas.	Applicant/ Construction contractor	During construction	City	Confirm that appropriate procedures are followed	As needed
NOI-3b: In areas where project construction is anticipated to include vibration-generating activities, such as pile driving, in close proximity to existing structures, site-specific vibration studies shall be conducted to determine the area of impact and to present appropriate mitigation measures that may include the following: ♦ Identification of sites which would include vibration compaction activities, such as pile driving, and have the potential to generate groundborne vibration, while considering the sensitivity of nearby structures to groundborne vibration. Vibration limits shall be applied to all vibration-sensitive structures located within 200 feet of the project. This task shall be conducted by a qualified structural	Applicant/ Construction contractor	During construction	City	Confirm that appropriate procedures are followed	As needed

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
engineer. ♦ Development of a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits and address the need to conduct photo, elevation and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approached the limits. ♦ At a minimum, vibration monitoring shall be conducted during initial demolition activities and during pile driving activities. Monitoring results may indicate the need for more or less intensive measurements. ♦ When vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures. ♦ Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities. Appropriate mitigation shall be approved and required by the City prior to commencement of construction.					
POPULATION AND HOUSING					
The Specific Plan would not result in significant impacts related to population and housing; therefore, no mitigation measures are required.					

TABLE I **MITIGATION MONITORING PROGRAM** (CONTINUED)

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
PUBLIC SERVICES AND RECREATION					
The Specific Plan would not result in significant impacts related to public services and recreation; therefore, no mitigation measures are required.					
TRANSPORTATION AND CIRCULATION					
TRANS-1: There are no known freeway capacity projects that would result in acceptable operation in the future, and correspondingly no means for fair-share payments for impacts to Highway 101 to be collected.			City		
UTILITIES AND INFRASTRUCTURE					
The Specific Plan would not result in significant impacts related to utilities and infrastructure; therefore, no mitigation measures are required.					