Mitigation Monitoring and Reporting Program

Southeast Santa Rosa Area Plan

City of Santa Rosa
Department of Community Development
SOUTHEAST SANTA ROSA AREA PLAN

DRAFT
MITIGATION MONITORING AND REPORTING PROGRAM

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INTRODUCTION

BACKGROUND

Assembly Bill (AB) 3180 became law in California on January 1, 1989. This bill requires all public agencies to adopt mitigation monitoring or reporting programs when they approve projects with Environmental Impact Reports (EIRs) or Negative Declarations that identify significant environmental impacts. The reporting and monitoring program must be adopted when a public agency makes its findings under the California Environmental Quality Act (CEQA: Chapter 2.6 Section 21081.6) so that the program can be made a condition of project approval. The program must be designed to ensure project compliance with mitigation measures during project implementation. If certain project impacts extend beyond the project implementation phase, long-term mitigation monitoring should be provided in the monitoring program.

PURPOSE

The Southeast Santa Rosa Area Plan (SESR) mitigation monitoring program will ensure that all required mitigation measures are completed as part of project construction and maintained in a satisfactory manner during project implementation. This program is designed in a checklist format for ease of use by the responsible parties. The checklist identifies the individual mitigation measures and the time frame for implementation, and assigns a party responsible to implement, monitor, and confirm the implementation of the mitigation measure. The checklist will be used by the City of Santa Rosa to verify that all required mitigation measures are incorporated into the project(s) and will provide a convenient tool to determine whether required mitigation measures have been fulfilled.
MITIGATION MONITORING PROGRAM

MANAGEMENT

The Santa Rosa Department of Community Development will be responsible for overall implementation and administration of the Mitigation Monitoring Program for development of the Southeast Plan area. Duties would include the following:

- Conduct routine inspections, plan checking, and reporting activities.
- Serve as a liaison between the City and developer(s) regarding mitigation monitoring issues.
- Coordinate activities of consultants hired by the developer(s) when such expertise and qualifications are necessary to implement and monitor mitigation measures.
- Coordinate with agencies having mitigation monitoring responsibilities.
- Assure follow-up and response to citizens’ complaints.
- Complete forms and checklists for reporting. Maintain reports and other records and documents generated by the monitoring program.
- Coordinate and assure corrective actions or enforcement measures are taken, if necessary.

BASELINE DATA

The baseline data for each of the environmental impact mitigation measures to be monitored over the duration of the project is contained in the October 1993 Final EIR and the Southeast Area Plan as adopted by the Santa Rosa City Council.

ENFORCEMENT

The Mitigation Monitoring Program will be incorporated as a condition of project approval. Therefore, all mitigation measures must be complied with in order to fulfill the requirements of the approval. In addition, a number of the mitigation measures will be incorporated into project designs and implemented during the course of the development review process. These measures will be checked on plans, in reports, and in the field prior to granting of construction-related permits (i.e.
grading, building, and occupancy permits). If compliance is not found, these permits would not be granted. Most of the remaining mitigation measures will be implemented during the construction, or project implementation phase. If work is performed in violation of mitigation measures, stop work orders may be issued.

Other mitigation measures will be monitored over time in order to ensure long-term compliance. These mitigation measures include the success of wetland and habitat enhancement and wetland water quality protection. Community Development Department staff are to provide for revisions to mitigation measures if necessary to assure success. Mitigation measures and monitoring actions are provided in Checklists I and II. Checklist I addresses the Southeast Area Plan, inclusive of mitigation measures for the Farmers Lane Extension project and related infrastructure, while Checklist II addresses individual projects proposed for construction within the Southeast Plan Area. Mitigation measure numbers (i.e., 3.1.2-1) are the same as documented in the Southeast Area Plan EIR. In addition to identifying the monitoring and reporting actions, Checklists I and II provide specific penalties for non-compliance.

MONITORING AND REPORTING

The monitoring and reporting program identifies each mitigation measure for a significant environmental impact and specifies the following:

- monitoring action(s) required
- the criteria or performance standard established for each mitigation measure
- responsible party or agency to conduct the monitoring and reporting
- the frequency of monitoring
- the frequency of reporting the outcome of monitoring activities, and
- sanctions to be imposed for noncompliance with required mitigation measures

FUNDING

AB 3180 does not provide a specific funding mechanism for implementation of mitigation monitoring and reporting programs. However, public agencies have the authority to levy charges, fees or assessments to pay for the program, just as they currently do for the preparation of EIRs.
3.1.4 TRAFFIC AND CIRCULATION

Mitigation Measure 3.1.4-1

(a) Santa Rosa Avenue at Hearn Overcrossing of 101: Add a new NBL lane, to provide dual left turns at this intersection. This can be done only after the overcrossing (bridge) is widened to four lanes, since there need to be two lanes to "receive" the traffic. Add a second left turn lane on Hearn Avenue (eastbound), which may also require some additional width on the bridge. With the existing traffic control and future land uses, this intersection would operate at LOS "F" (64 seconds). With the proposed mitigations, it would operate at LOS "C" (24 seconds).

(b) Yolanda Avenue-Farmers Lane Extension at Petaluma Hill Road: Presently a STOP sign controlled intersection, it will need to be signalized in the future. The mitigated geometrics include two through lanes northbound, and two through lanes southbound, on Petaluma Hill Road; separate NBL and NBR lanes; on the eastbound approach, two EBT lanes and one EBR; a SBR lane; two WBT lanes, and a WBL lane. The northbound right and westbound left lanes are required because of the heavy turning movements coming from the area south of Santa Rosa along the Petaluma Hill Road corridor who wish to turn into or from Farmers Lane Extension. With the existing traffic control and future land uses, this intersection would operate at LOS "F" (delay not available). With the proposed mitigations, it would operate at LOS "E" (50 seconds).

(c) Yolanda Avenue at Santa Rosa Avenue: This is the location of the existing northbound 101 freeway ramp terminus. A WBL lane (from Yolanda into Santa Rosa Avenue) would be needed at this location. Without mitigations, the intersection operates at LOS "F" (delay >100 seconds). The proposed mitigation is a widening of the intersection approximately 500 feet north and south of the intersection to provide for three northbound through lanes (two are present today). With proposed mitigations, it would operate at LOS "E" (49 seconds). (Additional delay reduction is possible if Yolanda Avenue could be widened; however, this would require additional right-of-way and could be difficult and/or costly. An additional westbound thru lane on Yolanda could improve the intersection to "D"/38 seconds).

The signal should be coordinated with the intersection of Yolanda/Petaluma Hill Road, about 2,800' feet to the east. This would provide for less delay for traffic using the Farmers Lane Extension.

(d) Gordon Lane at Bennett Valley Road: This intersection would warrant signalization with future traffic volumes. The turning lane configuration would be unchanged. The signal should be coordinated (inter-connected) with the adjacent signals along Bennett Valley Road at Brookwood Avenue and Farmers Lane. With the existing traffic control and future land uses, this intersection would operate at LOS "E" (delay not available). With the proposed mitigations (including a traffic signal), it would operate at LOS "A/B" (5 seconds).
(e) Bennett Valley Road at Farmers Lane/Farmers Lane Extension: The Farmers Lane Extension would add a new northbound approach to the existing signalized intersection (i.e., a south leg). The mitigations suggested for turning lanes include: one NBL, two NB T, and one NBR lanes; two SBT on the existing southbound approach, along with a SBL; an additional WBT lane (two total, whereas one exists today). Comparison with a without mitigation situation is not meaningful because of the new approach. With mitigation, the intersection would operate at "D" (30 seconds).

(f) Colgan Avenue at Petaluma Hill Road: This intersection would need to be signalized. Assuming Petaluma Hill Road would be widened to four basic lanes, the only mitigation required to the intersection would be an eastbound left turn lane (the present configuration is a single lane shared by all movements—left, through, and right). With the existing traffic control and future land uses, this intersection would operate at LOS "F" (delay not available). With the proposed mitigations, it would operate at LOS "D" (27 seconds).

(g) Todd Road at Santa Rosa Avenue: The intersection should be widened (similar to Yolanda/Santa Rosa Avenue) to provide for three southbound through lanes. Additional delay reduction is possible if dual southbound left turn lanes are used here (the new proposed Todd Connector from Santa Rosa Avenue to Petaluma Hill Road adds turning traffic to this intersection). The additional left turn lane would probably require purchase of additional right-of-way at this intersection. With the existing traffic control and future land uses, this intersection would operate at LOS "F" (> 100 seconds). With the proposed mitigations, it would operate at LOS "E" (46 seconds).

(h) Kawana Springs Road at Petaluma Hill Road: This intersection warrants signalization with future traffic volumes. A northbound left turn lane on Petaluma Hill Road should be included in the proposed widening of Petaluma Hill Road (the City's capital improvement program includes widening Petaluma Hill Road in this area to a four lane arterial). The left turn lane is also needed for safety reasons, to reduce the potential of rear-end accidents with the heavy northbound movement on Petaluma Hill Road. With the existing traffic control and future land uses, this intersection would operate at LOS "F" (delay not available). With the proposed mitigations, it would operate at LOS "B" (14 seconds).

(i) Aston-Allen Way Extension/Farmers Lane Extension: The future traffic volume at this intersection warrant a traffic signal under signal warrant #2.

Monitoring Action
Preparation of intersection improvement plans and specifications.

Monitoring Evaluation Criteria/Performance Standards
Intersection improvements to maintain traffic volumes and levels of service, and to prevent unnecessary traffic increases on adjacent streets.

Phasing Plan
A first-cut phasing plan has been developed that divides the improvements into three phases of development, corresponding roughly to accommodating one-third of the project generation at each phase. Since these were based on professional judgment rather than model runs, there may be changes to the phasing plan in time, particularly if background volumes (non-
project traffic in the area) increase faster than anticipated. This will be established through periodic monitoring of traffic and level of service. Cost considerations have also dictated postponing some of the improvements to Phase III; if federal funds become available, or the City has funds to "loan" (for later payback), some of these projects may be advanced to earlier phases.

**Phase I**

- Wide Yolanda Avenue to 3 lanes (Santa Rosa Avenue to Petaluma Hill Road);
- Add eastbound through lane on 101 northbound off-ramp at Yolanda Avenue;
- Farmers Lane Extension - 2 lane roadway from Petaluma Hill Road to the eastside of the Kawana Meadows project (needed to serve this project);
- Add turn lanes at Santa Rosa Avenue/Hearn overcrossing (see Figure 3.1.4-10A);
- Signalize intersection of Petaluma Hill Road/Kawana Springs Drive;
- Add northbound right turn lane on Santa Rosa Avenue into Kawana Springs Road.

**Phase II**

- Farmers Lane Extension - 2 lane roadway to Aston-Allen Way Extension;
- Add lanes to intersection of Farmers Lane Extension-Yolanda Avenue at Petaluma Hill Road (see Figure 3.1.4-10a)
- Add lanes to Petaluma Hill Road/Kawana Springs Road intersection (Figure 3.1.4-10b);
- Signalize Petaluma Hill Road/Colgan Avenue intersection and add lanes (Figure 3.1.4-10b);
- Add westbound left turn lane on Yolanda Avenue at Santa Rosa Avenue.

**Phase III**

- Farmers Lane Extension:
  - Complete from Aston-Allen Way to Bennett Valley Road;
  - Widen to final width indicated in EIR;
  - Add lanes to Farmers Lane/Bennett Valley Road intersection (Figure 3.1.4-10b);
- Add thru lane on Santa Rosa Avenue (Figure 3.1.4-10a);
- Signalize Gordon Lane/Bennett Valley Road;
- Signalize Aston-Allen Way and Farmers Lane Extension;

The two lane section of Farmers Lane Extension may require left turn pockets in some locations. Some of the improvements to the Hearn Avenue (101) interchange are not shown since they are handled separately as part of the City’s Capital Improvement Program.

**Traffic Counts and Intersection Level of Service Monitoring**

Intersection traffic should be counted at least every two years. As the City’s Public Works Department has a limited budget available for this purpose, individual traffic studies should be responsible for supplementing counts that have not been taken in the past two years. Additional midblock machine traffic counts may also be required, which should be taken for a minimum 48-hour period to provide reliable estimates of daily traffic variations. Travel time/speed measurements may also be required; the City collects some of this information for the updates of the Congestion Management Program, but additional travel time runs may be required by the City Traffic Engineer.
Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon (1) City approval of plans and specifications for intersection improvements, and (2) upon completion of construction and City acceptance of specified improvements.

Reporting Frequency
Upon completion of construction and City acceptance of specified improvements.

Noncompliance Sanction
No approval of (1) improvement plan and specifications, and (2) non-acceptance of specified improvements.

3.1.5 VISUAL QUALITY AND COMMUNITY CHARACTER

Mitigation Measure 3.1.5-1
Planning and design procedures for buildout of the Area Plan should conform to the Goals, Objectives and Policies for Community Design as contained within the Community Design element of the Southeast Area Plan. Conformance review would occur during the City’s Design Review process prior to the issuance of grading and construction permits.

Monitoring Action
Preparation of project design plans.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Community Design element of the Southeast Area Plan.

Responsible Agency
City of Santa Rosa, Community Development Department and Design Review Board.

Monitoring Frequency
Upon City approval of individual project design plans.

Reporting Frequency
Upon City approval of individual project designs.

Noncompliance Sanction
No approval of design plans, or issuance of grading and construction permits.

Mitigation Measure 3.1.5-2
Planning and design procedures for the Farmers Lane Extension Project should conform to the Goals, Objectives and Policies for Community Design that specifically address the Extension as contained within the Community Design element of the Southeast Area Plan.

In addition, grading concepts to provide gradual transitions between existing slopes and graded slopes to retain a natural (undisturbed) ground form appearance should be developed during project plan
preparation. A design objective would be to minimize grading and to achieve a visual fit between the constructed roadway and existing terrain.

**Monitoring Action**
Preparation of Farmers Lane Extension project plan line/design plans.

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Community Design element of the Southeast Area Plan, and as specified in Mitigation Measure 3.1.5-2.

**Responsible Agency**
City of Santa Rosa, Community Development Department and Design Review Board.

**Monitoring Frequency**
Upon City approval of plan line/design plans.

**Reporting Frequency**
Upon City approval of plan line/design plans.

**Noncompliance Sanction**
No approval of plan line/design plans.

Mitigation Measure 3.1.5-3
Planning and design procedures for the Farmers Lane Extension Project should conform to the Goals, Objectives and Policies for Community Design that specifically address the Extension as contained within the Community Design element of the Southeast Area Plan (see also Mitigation Measure 3.1.5-2).

Site grading should be designed to the minimum acceptable, consistent with the need to provide road curvature and gradients conforming to safe vehicular speed. To reduce visual exposure of the roadway surface to surrounding areas, the facility should follow existing surface grades wherever possible. Surface curves should be designed to conform to the existing rolling topography to reduce grading requirements and visually conform with the existing hillside setting.

**Monitoring Action**
Preparation of Farmers Lane Extension project plan line/design plans.

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Community Design element of the Southeast Area Plan, and as specified in Mitigation Measure 3.1.5-3.

**Responsible Agency**
City of Santa Rosa, Community Development Department and Design Review Board.

**Monitoring Frequency**
Upon City approval of plan line/design plans.
Reporting Frequency
Upon City approval of plan line/design plans.

Noncompliance Sanction
No approval of plan line/design plans.

Mitigation Measure 3.1.5-4
Planning and design procedures for the Farmers Lane Extension Project should conform to the Goals, Objectives and Policies for Community Design that specifically address the Extension as contained within the Community Design element of the Southeast Area Plan. In addition, an oak tree replacement program should be developed to compensate for the loss of existing oaks.

Mitigation Measure 3.1.5-5
Mitigation Measure 3.1.5-4 would also apply to Impact 3.1.5-5. A tree replacement program should be developed along Yolanda Avenue in accordance with a landscape development program to enhance the Extension corridor and compensate for the loss of existing ornamental trees.

Monitoring Action
Preparation of Farmers Lane Extension project plan line/design plans and oak tree replacement program.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Community Design element of the Southeast Area Plan, and as specified in Mitigation Measure 3.1.5-4.

Responsible Agency
City of Santa Rosa, Community Development Department and Design Review Board.

Monitoring Frequency
Upon City approval of plan line/design plans and oak tree replacement program.

Reporting Frequency
Upon City approval of plan line/design plans and oak tree replacement program.

Noncompliance Sanction
No approval of plan line/design plans or oak tree replacement program.

3.1.7 PUBLIC SERVICES

Police Protection

Mitigation Measure 3.1.7-1
The City should agree to fund the 5 additional officers and 3 additional patrol vehicles at the time requested by the Santa Rosa Police Department during annual budget process. Timing of these additional resources would be keyed to population growth in the Southeast Area.
Monitoring Action
(Mitigation measure does not require monitoring or reporting. City public service and staffing issues are policy issues to be determined by City officials.)

Fire Protection

Mitigation Measure 3.1.7-2
The City should agree to fund, at the time requested by the Fire Department, construction of a new fire station on the site already dedicated for this purpose in the Southeast area, and to provide the funding necessary for the required new fire department personnel. This would reduce this impact to insignificant levels. (I)

Monitoring Action
(Mitigation measure does not require monitoring or reporting. City public service and staffing issues are policy issues to be determined by City officials.)

Schools

Mitigation Measure 3.1.7-3
Prior to issuing building permits for any housing development, the City shall require proof of payment of all statutory development fees imposed by the school districts that service the Southeast Santa Rosa area. The impacted school districts should use these funds to provide adequate new facilities to meet the needs of the additional school district enrollments. As established by current legislation, this mitigation would reduce the impact on schools to an insignificant level.

Monitoring Action
(Mitigation measure does not require monitoring or reporting. Public school services and necessary funds are as required by law.)

Parks and Recreation

Mitigation Measure 3.1.7-4
Prior to issuance of a building permit the City should require that each current or future project sponsor in the Southeast area provide adequate park land dedication in their project proposals and/or pay in-lieu Land Dedication Fees and Park Development Fees.

Monitoring Action
(Mitigation measure does not require monitoring or reporting. Public park services and/or funding issues are policy issues determined by City officials.)

3.1.8 HAZARDOUS MATERIAL

Mitigation Measure 3.1.8-1
I. Compliance with all applicable laws and regulations for proper handling and disposal of hazardous wastes would be necessary.
2. New development within the Plan area would be included as a participant of a Joint Powers Agency for the handling, collection and disposal of hazardous wastes.

**Monitoring Action**
(Mitigation monitoring and reporting is not required. Under an agreement between the Cities of Sonoma County and Sonoma County for a Joint Powers Agency (JPA), the County would provide sites free of charge at its Central Landfill Site for household hazardous waste collection and storage. Other provisions of the JPA would also apply.)

**3.1.9 CULTURAL RESOURCES**

**Mitigation Measure 3.1.9-1**
Those portions of the Plan area that have not been subjected to archaeological field investigations should be studied as part of any development plan and/or environmental review process prior to development plan approval. It is therefore recommended that no part of the Plan area that has not already been studied be exempt from comprehensive archaeological study. Mitigation would include avoidance, covering or retrieval.

**Monitoring Action**
(Mitigation monitoring and reporting not required. Archaeological resources review for individual development projects would be provided under the requirements of CEQA.)

**Mitigation Measure 3.1.9-2**
Potential historical resources (Irwin and Weaver homes) should be reviewed as part of future development plan considerations and environmental review processes. Mitigation would include avoidance, relocation or selective re-use. Also, additional historical structures and features may be present in the Plan area and cultural resources studies should consider whether a historic architectural survey is warranted.

**Monitoring Action**
(Mitigation monitoring and reporting not required. Historical resources review for individual development projects would be provided under the requirements of CEQA.)

**3.2.1 SOILS, GEOLOGY AND SEISMICITY**

**Mitigation Measure 3.2.1-1**
Require site-specific minimal grading concepts, stability analysis and stabilization procedures, and design criteria for cut-slopes and fill-slopes, as recommended by a California Certified Engineering Geologist and Geotechnical Engineer during the design phase for each site on slopes steeper than 10 percent.

A. During the design phase for each site where construction is to occur or where substantial amounts of cut and/or fill are to occur, the developer’s registered geotechnical engineering consultant shall provide documentation to the City that:
1. site-specific stability analyses has been conducted in the area proposed for grading to establish the design criteria for proposed cut or fill slopes, and

2. the recommended criteria have been incorporated in the design of cut and/or fill slopes.

B. During grading for these sites, the registered geotechnical professional shall be on the site:

1. to supervise the implementation of slope stability designs,

2. to observe areas of potential instability,

3. to supervise slope repairs, as necessary, and

4. to supervise compaction testing.

C. The registered geotechnical engineering consultant shall prepare an "as built" map, to be filed with the City, showing details of the site geology, the location of foundations, retaining walls, sub-drains and cleanouts, the results of stability analyses and compaction tests, and documenting the following requirements:

1. The CUBC Seismic Zone 4 standards shall be the minimum acceptable standards for stability of new or altered slopes.

2. Only the minimum amount of grading necessary for obtaining fill material, stabilizing slopes, and installing structures or access shall be performed in areas where slopes are steeper than 10 percent, to avoid the creation of potentially unstable slopes in borrow areas or at the construction sites.

3. Cut-slopes in alluvium, and fill-slopes shall be no steeper than 3:1 (horizontal to vertical) unless the design-level geotechnical investigation can demonstrate the satisfactory stability of a steeper configuration.

4. Cut-slopes in bedrock shall be no steeper than 2:1 (horizontal to vertical) unless the design-level geotechnical investigation can demonstrate the satisfactory stability of a steeper configuration.

5. Side-hill fills, if used, shall be keyed, provided with surface and/or subsurface drainage, and compacted according to the design specifications of the slope stability analyses for the site provided by the geotechnical professional.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.1-1.
Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications. Provide periodic site inspections during construction.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order during construction.

Mitigation Measure 3.2.1-2
Require an Erosion and Sediment Transport Control Plan, designed by an erosion control professional, or landscape architect or civil engineer specializing in erosion control, that would meet the following objectives for the grading and construction period of projects proposed for the Southeast Plan Area, and throughout the lifetime of each project.

A. The Erosion and Sediment Transport Control Plan shall be submitted, reviewed, implemented and inspected as part of the approval process for the grading plans for each project.

B. The Plan shall be designed by the developers' erosion control consultant, using concepts similar to those developed by the Association of Bay Area Governments, as appropriate, based on the specific erosion and sediment transport control needs of each area in which grading and construction is to occur. Those concepts include, but are not necessarily limited to the following items.

Confine grading and activities related to grading (demolition, construction, preparation and use of equipment and material storage areas (staging areas), preparation of access roads,) to the dry season, whenever possible.

If grading or activities related to grading need to be scheduled for the wet season, ensure that structural erosion and sediment transport control measures are ready for implementation prior to the onset of the first major storm of the season.

Locate staging areas outside major streams and drainage ways.

Keep the lengths and gradients of constructed slopes (cut or fill) as low as possible.

Discharge grading and construction runoff into small drainages at frequent intervals to avoid buildup of large potentially erosive flows.

Prevent runoff from flowing over unprotected slopes.
Keep disturbed areas (areas of grading and related activities) to the minimum necessary for demolition or construction.

Keep runoff away from disturbed areas during grading and related activities.

Stabilize disturbed areas as quickly as possible, either by vegetative or mechanical methods.

Direct runoff over vegetated areas prior to discharge into public storm drainage systems, whenever possible.

Trap sediment before it leaves the site with such techniques as check dams, sediment ponds, or siltation fences.

Make the contractor responsible for the removal and disposal of all sedimentation in off-site retention ponds, that is generated by grading and related activities of the project.

Use landscaping and grading methods that lower the potential for down-stream sedimentation. Modified drainage patterns, longer flow paths, encouraging infiltration into the ground, and slower storm-water conveyance velocities are examples of effective methods.

Control landscaping activities carefully with regard to the application of fertilizers, herbicides, pesticides or other hazardous substances. Provide proper instruction to all landscaping personnel on the construction team.

C. During the installation of the erosion and sediment transport control structures, the erosion control professional shall be on the site to supervise the implementation of the designs, and the maintenance of the facilities throughout the demolition, grading and construction period.

D. The erosion control professional shall prepare an "as built" erosion and sediment control facility map, to be filed with the City, showing details of the structural elements of the plan and providing an operating and maintenance schedule throughout the operational period of the project.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.1-2.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.
Monitoring Frequency
Upon City approval of project working drawings and construction specifications. Provide periodic site inspections during construction.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order during construction.

Mitigation Measure 3.2.1-3
Require site-specific soil suitability analysis and stabilization procedures, and design criteria for foundations, as recommended by a California-registered soil engineer during the design phase for each site where the existence of unsuitable soil conditions is known or suspected.

A. During the design phase for each site where the existence of unsuitable soil conditions is known or suspected, the developer's registered soil engineering consultant shall provide documentation to the City that:

1. site-specific soil suitability analyses has been conducted in the area of the proposed foundation to establish the design criteria for appropriate foundation type and support, and

2. the recommended criteria have been incorporated in the design of foundation.

B. During grading for these sites, the registered soils professional shall be on the site:

1. to observe areas of potential soil unsuitability,

2. to supervise the implementation of soil remediation programs, and

3. to verify final soil conditions prior to setting the foundations.

C. The registered soils engineering consultant shall prepare an "as built" map, to be filed with the City, showing details of the site soils, the location of foundations, sub-drains and cleanouts, the results of suitability analyses and compaction tests.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.1-3.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.
Monitoring Frequency
Upon City approval of project working drawings and construction specifications. Provide periodic site inspections during construction.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order during construction.

Mitigation Measure 3.2.1-4
In accordance with the Alquist-Priolo Special Studies Zone Act of 1972, require the recommendations of a site-specific fault trace location and activity level investigation, performed by a California Certified Engineering Geologist, a California-registered geologist or California-registered geotechnical engineer, to be incorporated in the land use design for portions of projects within the Special Studies Zone the crosses the Plan Area.

A. The minimum setback from an active fault trace should be 50 feet, unless the site-specific fault investigation can demonstrate satisfactory safety conditions closer to the trace.

B. Additional seismic-resistant earthwork and construction design criteria shall be incorporated in the project as necessary, based on the site-specific recommendations of a California Certified Engineering Geologist in cooperation with California-registered geotechnical and structural engineering professionals.

C. During site preparation, the registered geotechnical professional shall be on the site to supervise implementation of the recommended criteria.

D. The geotechnical consultant shall prepare an "as built" map/report, to be filed with the City, showing details of the site geology, the location and activity level of fault traces, and the type and location of seismic-restraints used in the project facilities.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.1-4.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.
Mitigation Monitoring Plan
Checklist I
Southeast Santa Rosa Area Plan

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.2.1-5
Require site-specific seismic-restraint criteria, as recommended by a California-registered geotechnical and/or structural engineer, to be incorporated in the design of slopes, foundations and structures for projects within the Plan Area.

A. The minimum seismic-resistant design standards for all proposed facilities shall conform to the CUBC Seismic Zone 4 Standards.

B. Additional seismic-resistant earthwork and construction design criteria shall be incorporated in the project as necessary, based on the site-specific recommendations of a California Certified Engineering Geologist in cooperation with California-registered geotechnical and structural engineering professionals.

C. During site preparation, the registered geotechnical professional shall be on the site to supervise implementation of the recommended criteria.

D. The California Certified Engineering Geologist consultant shall prepare an "as built" map/report, to be filed with the City, showing details of the site geology, the location and type of seismic-restraint facilities, and documenting the following requirements, as appropriate.

1. Engineering analyses shall demonstrate satisfactory performance of alluvium and fill where they form part or all of the support for structures.

2. Analysis of soil expansion potential and appropriate remediation (compaction, removal, etc.) shall be completed prior to using expansive soils for foundation support.

3. Roads, foundations and underground utilities in fill or alluvium shall be designed to accommodate settlement or compaction estimated by the site-specific investigations of the geotechnical consultant.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.1-5.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.
Mitigation Monitoring Plan
Checklist I
Southeast Santa Rosa Area Plan

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.2.1-6
All proposed modifications of each development site, and building of structures, roads and utilities shall be done in accordance with the recommendations of California-licensed geotechnical and/or engineering professionals, in compliance with the City's ordinances, and with the mitigation measures adopted from the EIR. This includes implementation of Mitigation Measures 3.2.1-1 through 5, plus the additional measure listed below.

The City should require that a brochure outlining geotechnical information about the property and the specific precautions taken at this site be made available to prospective home buyers prior to the construction or purchase of the proposed dwelling units.

Monitoring Action
Preparation of brochure as noted in the mitigation measure.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.1-6.

Responsible Agency
City of Santa Rosa, Community Development Department.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No issuance of occupancy permit.

Mitigation Measure 3.2.1-9
Require site-specific seismic-resistant features and techniques to be incorporated in the design and construction of the Farmers Lane Extension Project and its supporting structures within the Special Studies Zone that is crossed by the alignment.

A. Design and construct the alignment to cross the Special Studies Zone, and particularly the identified fault trace(s), at a right angle, as nearly as possible.

B. Seismic-resistant earthwork and construction design criteria shall be incorporated in the roadway, foundations, aerial structures, and fills based on the site-specific recommendations of a California Certified Engineering Geologist in cooperation with California-registered geotechnical and structural engineering professionals.
C. During site preparation, the registered geotechnical professional shall be on the site to supervise implementation of the recommended criteria.

D. The geotechnical consultant shall prepare an "as built" map/report, to be filed with the City, showing details of the site geology, the location the fault trace(s), and the type and location of seismic-restraints used in the construction of the road.

Monitoring Action
Preparation of Farmers Lane Extension working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.1-9.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.2.1-10
Implementation of Mitigation measures 3.2.1-1, 3.2.1-2 and 3.2.1-5 would reduce unstable slope conditions, erosion and groundshaking impacts to insignificant levels for the proposed and alternative water tank sites. No mitigation is needed for the loss of access to potential mineral resources.

Monitoring Action
Implement mitigation as described for Mitigation Measures 3.2.1-1, 3.2.1-2 and 3.2.1-5.

3.2.2 HYDROLOGY AND WATER QUALITY

Mitigation Measure 3.2.2-1
(a) The Colgan Creek channel west of U.S. 101 would be enlarged and modified if necessary for a length of 2,450 feet so that it can convey the design storm runoff from the Plan area. This improvement shall be undertaken under the direction of the Sonoma County Water Agency and be implemented as required prior to the completion of Area Plan buildout as determined by the Agency.

(b) Drainage improvements such as increased pipe size along Moraga Avenue or drainage diversions such as diversion of flow from the upstream contributing area to the Colgan Creek Channel shall be undertaken to remove the capacity problems at the Moraga drain. These improvements shall be included within the storm drainage design of individual projects which would contribute to this drainage conduit.
(c) Improvements which may be necessary to the natural drainages which cross the Southeast Area Plan shall be undertaken with the approval of the Sonoma County Water Agency and to the design standards specified in the Sonoma County Flood Control Design Manual. These improvements shall take the form of a naturalized channel to the specifications of the City of Santa Rosa. (See also Section 3.2.3, Vegetation and Wildlife, for additional information regarding stream modification.)

Monitoring Action
Preparation of project working drawings and construction specifications (excludes planned work by the Sonoma County Water Agency).

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-1.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division, Sonoma County Water Agency.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.2.2-2
(a) Construction shall be scheduled for the dry season.

(b) Any projects that result in grading of an area greater 5 acres shall be subject to an NPDES permit from the RWQCB. This permit requires that the applicant develop a Storm Water Pollution Prevention Plan. The permit requirements of the RWQCB shall be satisfied prior to granting of a building permit by the City of Santa Rosa.

(c) A soil erosion and sedimentation control plan shall be submitted to the City of Santa Rosa by the applicant for individual projects proposed under the Southeast Area Plan prior to grading. This plan may include, but not limited to, the following erosion control methods:

i. During construction, soil on graded slopes shall be revegetated as soon as possible following disruption

ii. Use of interceptor ditches or drainage swales to intercept storm runoff from transporting sediment into Colgan Creek and other drainages and to prevent sediment-laden runoff from leaving the disturbed area.

iii. Construction shall be restricted in the months of April through November.
iv. Silt fences shall be constructed to prevent sheet flow across the adjacent slopes and down slope into Colgan Creek and other drainages. These and further measures shall be designed through the use of the Universal Soil Loss Equation to calculate the proper storage capacity required of silt fences or gravel bags and shall be implemented by the contractor prior to mass grading and other soil disturbing construction activities onsite.

(d) Disturbed areas, that have been graded for construction, shall be replanted as soon as feasible after the completion of construction. Plantings shall be used on surfaces of cut and fill areas to collect surface runoff and reduce erosion.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-2.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications. Provide periodic site inspections during construction.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order during construction.

Mitigation Measure 3.2.2-4
Easily cleanable catch-basins, debris screens, and grease separators or similar water quality protection devices should be installed in the channels serving the Plan area. Maintenance of the facilities should be ensured through in-lieu fees paid to the City, or the establishment of homeowner associations.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-4.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.
Mitigation Monitoring Plan
Checklist I
Southeast Santa Rosa Area Plan

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measures 3.2.2-5
Projects proposed within the Southeast Santa Rosa Plan within areas of high ground water shall submit a geotechnical report which designates specific ground water conditions and subdrain requirements.

Monitoring Action
Preparation of project geotechnical report.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-5

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Prior to City approval of project working drawings and construction specifications.

Reporting Frequency
After City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.2.2-6
(a) The Farmers Lane Extension must include provision for passage of storm flows of the tributary of Matanzas Creek and Colgan Creek. The culverts must be designed by a registered engineer and approved by the City of Santa Rosa.

(b) Construction shall preferably be undertaken in the dry season however, if stream conditions are such that the channel contains some surface flow, flow diversion structures or culverts shall be placed such that flow continues and so that sediment is prevented from being washed downstream.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-6.

Responsible Agency
City of Santa Rosa, Department of Public Works.
Monitoring Frequency
Upon City approval of project working drawings and construction specifications. Provide periodic site inspections during construction.

Reporting Frequency
After City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order during construction.

Mitigation Measure 3.2.2-7
Encourage residents to connect to the City water supply as the system is installed in the Southeast Plan Area.

Monitoring Action
Mitigation Measure 3.2.2-7 is a City of Santa Rosa policy issue for which mitigation monitoring and reporting is not required.

3.2.3 VEGETATION AND WILDLIFE

Mitigation Measure 3.2.3-1a
Impacts to oaks should be avoided and groups of mature Valley Oaks should be preserved wherever possible. Compliance with the City of Santa Rosa Tree Ordinance should be established. To ensure long-term preservation of oaks within the Southeast Santa Rosa Area Plan, areas of natural oak regeneration should be protected. Recommended avoidance, compensation and enhancement measures would reduce the impacts to oaks to an insignificant level.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.3-1a.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications. Provide periodic site inspections during construction.

Reporting Frequency
After City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order during construction.
Mitigation Measure 3.2.3-1b
The City of Santa Rosa will apply best management practices during construction of the Southeast Area Plan to reduce impacts to Valley Oak and Coast Live Oaks. The areas that should be avoided and protected during construction include the grove of oaks and riparian vegetation along the unnamed tributary to Matanzas Creek near the northern portion of the Southeast Area Plan. It is this sensitive area which must be crossed by the Farmer's Lane Extension from Bennett Valley Road. The tree protection areas shall also include any mature valley or coast live oaks in the vicinity of the Farmer's Lane Extension or other Southeast Area Plan infrastructure developments. Compliance with the City of Santa Rosa Tree Ordinance should be established. Following best management practices during construction and development and implementation of an oak woodland management plan would reduce the impacts to oaks to an insignificant level.

Mitigation Measure 3.2.3-1c
The City of Santa Rosa will replace all lost Valley Oak and Coast Live Oak trees (tree for tree) at the ratio of prescribed in the Tree Ordinance.

Monitoring Action
Preparation of project working drawings and construction specifications to reflect Mitigation Measure 3.2.3-1b/1c. Provide site inspections during construction.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.3-1b/1c.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project working drawings construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications. After each project site inspection.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order as determined appropriate by the City.

Mitigation Measure 3.2.3-2a
Farmer's Lane Extension and infrastructure and/or individual housing project construction impacts to Valley-Foothill Riparian Woodland should be avoided. To ensure long-term preservation of this habitat and the valuable wildlife corridors it provides within the Southeast Area Plan, the following avoidance, compensation, and enhancement measures would be followed.

- Pre-construction consultations should be scheduled by the City of Santa Rosa with the CDFG and the USFWS regarding design, siting, and construction measures which will avoid impacts to Valley-Foothill Riparian Woodland and the development and implementation of a mitigation and monitoring plan.
A tree survey should be conducted by a qualified biologist or arborist which would quantify the number of trees to be removed and which would identify heritage trees. Understory should be listed in square footage. The exact size and number of replacement trees and understory should be determined by the CDFG and the reviewing City body.

When riparian vegetation is lost as a result of project work, the CDFG recommends a 5:1 replacement ratio for all trees lost, using appropriately sized trees. For riparian understory vegetation a 1:1 replacement rate is generally required by area.

A comprehensive mitigation and monitoring plan should be developed in consultation with a biologist. The revegetation plan should specify that replacement trees and understory plants originate from local sources.

To further protect riparian habitat, the CDFG recommends that project design observe a 100 foot setback from creek banks or the outer limit of existing riparian woodland for all construction.

Where oaks or other protected or heritage trees are present in riparian woodland, mitigation measures outlined in the City of Santa Rosa Tree Ordinance, discussed above, should be followed.

A qualified biologist should monitor trees during construction and the following spring, and should monitor the growth and survival of the newly planted trees. Revegetation plans should require monitoring newly transplanted trees for at least five years, and the replacement of all transplanted trees that die during the period. There should be a 90 percent success rate at the end of the five-year period.

Mitigation Measure 3.2.3-2b
The City of Santa Rosa will apply best management practices during construction of the Southeast Area Plan to reduce impacts to Valley-Foothill Riparian Habitat. The areas that should be avoided and protected during construction include the riparian vegetation along the un-named tributary to Matanzas Creek near the northern portion of the Southeast Area Plan and along Colgan Creek. It is these sensitive areas which must be crossed by the Farmer's Lane Extension from Bennett Avenue southward to Yolanda Avenue. Strict adherence to best management practices and successful implementation of a comprehensive mitigation and monitoring plan would be necessary.

Monitoring Action
Preparation of project working drawings and construction specifications to reflect Mitigation Measure 3.2.3-2a/2b. Provide site inspections prior to and during construction.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.3-2a/2b.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project working drawings construction specifications.
Reporting Frequency
Upon City approval of project working drawings and construction specifications. After each project site inspection.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order as determined appropriate by the City.

Mitigation Measure 3.2.3-3(a)
The crossing of the tributary to Matanzas Creek by the Farmers Lane Extension project near the northern portion of the Dauenhauer Ranch could be accomplished with a minimum of long-term impacts to vegetation and wildlife through the construction of a bridge rather than filling and culverting the drainage. Supports for the elevated portion of the roadway should be placed outside of seasonal drainage. The supports themselves would not result in large wetland or riparian vegetation losses, but construction of the supports would. Some of these impacts could be avoided in the design and construction of the bridge structure following best management practices listed in mitigation measure 3.2.3-1b.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-3(a).

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.

Reporting Frequency
After City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.2.3-3b
For wetland impacts that cannot be avoided or minimized for City sponsored project (i.e., Farmers Lane Extension), the City of Santa Rosa will (1) prepare a mitigation and monitoring plan in consultation with USFWS and CDFG to replace or restore lost wetland according to Corps guidelines, and (2) obtain a Section 404 permit to place fill in wetlands from the U.S. Army Corps of Engineers.

Monitoring Action
Conduct wetland delineation in accordance with U.S. Army Corps of Engineers criteria and standards, conduct field investigations with U.S. Fish and Wildlife and California Department of Fish and Game representatives.
Mitigation Monitoring Plan
Checklist 1
Southeast Santa Rosa Area Plan

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-3 b.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon Corps approval and acceptance of mitigation plan. Conduct field inspections as determined in the mitigation plan.

Reporting Frequency
After Corps approval and acceptance of mitigation plan, and after each field inspection as called for in the mitigation plan.

Noncompliance Sanction
No approval of mitigation plan. Conduct remedial wetland restoration work to ensure mitigation compliance in accordance with the provisions of the mitigation plan.

Mitigation Measure 3.2.3-4
Schedule demolition and construction activities so that no activities take place while raptor species are nesting or rearing young, and conduct construction activities so that individual hawks are not harmed.

Monitoring Action
Preparation of project construction specifications. Conduct field inspections prior to construction to locate raptor nests.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-4.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project construction specifications; completion of field inspections.

Reporting Frequency
After City approval of construction specifications, and after pre-construction site inspections.

Noncompliance Sanction
No issuance of grading permit.

Mitigation Measure 3.2.3-5
Establish setbacks and buffers from riparian corridors to minimize disturbance to wildlife, and replacement and enhancement of any disturbed riparian corridor habitat (see mitigation measures 3.2.3-1b/1c)
Monitoring Action
Preparation of project working drawings and construction specifications to reflect Mitigation Measure 3.2.3-5. Provide site inspections during construction.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.3-5.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications. After each project site inspection.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order as determined appropriate by the City.

3.2.4 AIR QUALITY

Mitigation Measure 3.2.4-1
Each project proponent is responsible for ensuring that the contractor reduces particulate, ROC, NOx, and CO emissions by complying with the air pollution control strategies developed by the Bay Area AQMD. The developer should include in construction contracts the following requirements:

(1) The contractor shall water on a continuous as-needed basis all earth surfaces during clearing, grading, earthmoving, and other site preparation activities.

(2) The contractor shall use tarpaulins or other effective covers for haul trucks that travel on public streets.

(3) The contractor shall sweep streets adjacent to the project at the end of the day.

(4) The contractor shall schedule clearing, grading, and earthmoving activities during periods of low wind speeds and restrict those construction activities during high wind conditions with wind speeds greater than 20 mph average during an hour.

(5) The contractor shall control construction and site vehicle speed to 15 mph on unpaved roads.

(6) The contractor shall minimize open burning of wood/vegetative waste materials from both construction and operation of the project. No open burning shall occur unless it can be demonstrated to the Bay Area AQMD that alternatives have been explored. These alternatives may include, but are not limited to, chipping, mulching, and conversion to biomass
fuel. For any open burning, an AQMD permit must be obtained and done in conformance with AQMD regulations.

Monitoring Action
Preparation of project construction specifications to reflect Mitigation Measure 3.2.4-1. Provide site inspections during construction.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.4-1.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project construction specifications.

Reporting Frequency
Upon City approval of project construction specifications. After each project site inspection and securing of AQMD permit as necessary.

Noncompliance Sanction
No approval of construction specifications. Stop work order as determined appropriate by the City.

Mitigation Measure 3.2.4-3
Each developer is responsible prior to construction plan approval for developing aggressive tree planting programs, improving the thermal integrity of buildings, and reducing the thermal load with automated time clocks or occupant sensors, and landscaping with native drought-resistant species to reduce water consumption and to provide passive solar benefits. The developer shall install in those homes to have gas-burning fireplaces with the appropriate decorative non-burning logs or other devices.

Monitoring Action
Preparation of project working drawings and construction specifications to reflect Mitigation Measure 3.2.4-3.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.4-3.

Responsible Agency
City of Santa Rosa, Community Development Department, Planning and Engineering Divisions.

Monitoring Frequency
Upon City approval of project working drawings construction specifications.
Reporting Frequency
Upon City approval of project working drawings and construction specifications; completion of field inspections.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.2.4-4
The potential air quality impacts from toxic air containment emissions from construction equipment and operations would be reduced with compliance with the Bay Area Air Quality Management District air pollution control strategies. Construction firms would be contracted to post signs of possible health risk during construction. The developer is responsible for compliance with the Bay Area AQMD rule regarding cutback and emulsified asphalt paving materials.

Monitoring Action
Preparation of project construction specifications to reflect Mitigation Measure 3.2.4-4. Provide site inspections during construction.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.4-4.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project construction specifications.

Reporting Frequency
Upon City approval of project construction specifications. After each project site inspection as determined necessary by the City.

Noncompliance Sanction
No approval of construction specifications. Stop work order as determined appropriate by the City.

3.2.5 NOISE

Mitigation Measure 3.2.5-1
(a) To minimize the noise impacts of nearby residents during noise-sensitive periods, construction within 1,600 feet of residents should be limited to between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends. For construction areas less than 1,600 feet from residents, work may only occur outside the designated hours by special permit from the City of Santa Rosa stating the compelling environmental reasons for construction during those hours.

(b) Construction equipment should be properly outfitted and maintained with noise reduction devices to minimize construction-generated noise.
The contractor should locate stationary noise sources away from residents and developed areas, and require use of acoustic shielding with such equipment when feasible and appropriate.

**Monitoring Action**
Preparation of project construction specifications to reflect Mitigation Measure 3.2.5-1. Provide site inspections during construction.

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Mitigation Measure 3.2.5-1.

**Responsible Agency**
City of Santa Rosa, Community Development Department, Engineering Division.

**Monitoring Frequency**
Upon City approval of project construction specifications.

**Reporting Frequency**
Upon City approval of project construction specifications. After each project site inspection as determined necessary by the City.

**Noncompliance Sanction**
No approval of construction specifications. Stop work order as determined appropriate by the City.

**Mitigation Measure 3.2.5-2**
The project developers should construct sound walls and/or berms and/or setbacks acceptable to the City of Santa Rosa within the Southeast Area Plan along Farmers Lane Extension, along the east side of Petaluma Hill Road between the southwest corner of the Area Plan Boundary and the northwest corner of Project #8, along Kawana Springs Road between Petaluma Hill Road and Farmers Lane Extension, along Meda Avenue, along Eaton Avenue, along Gordon Lane, and along Allan Way between Farmers Lane and Gordon Lane to reduce year 2010 exterior noise levels at existing and proposed residents to 60 $L_{dn}$ or below.

**Monitoring Action**
Preparation of project working drawings and construction specifications to reflect Mitigation Measure 3.2.5-2. Reference Table 3.2.5-5 on page 3.2.5-15 of the Southeast Santa Rosa Area Plan EIR (October, 1993).

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Mitigation Measure 3.2.5-2.

**Responsible Agency**
City of Santa Rosa, Community Development Department, Engineering Division.

**Monitoring Frequency**
Upon City approval of project working drawings construction specifications.
Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.2.5-3
(a) If blasting occurs, it should be performed in accordance with the City of Santa Rosa’s imposed conditions. Property owners within a minimum of one-quarter-mile radius should be notified in advance as to the time and location of the blasting, and all reasonable recognized precautions to minimize impacts to surrounding properties should be used in accordance with City standards.

(b) Implement Mitigation Measures 3.2.5-1(a), 3.2.5-1(b), and 3.2.5-1(c).

Monitoring Action
Preparation of project construction specifications to reflect Mitigation Measure 3.2.5-3. Provide site inspections during construction.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.5-3.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project construction specifications.

Reporting Frequency
Upon City approval of project construction specifications. After each project site inspection as determined necessary by the City.

Noncompliance Sanction
No approval of construction specifications. Stop work order as determined appropriate by the City.

Mitigation Measure 3.2.5-4
The project developers should construct sound walls and/or berms and/or setbacks acceptable to the City of Santa Rosa within the Southeast Area Plan along the east side of Petaluma Hill Road between the southwest corner of the Area Plan Boundary and Kawana Springs Road and near the Sonoma County Fairgrounds to reduce existing and future potential noise from industrial land uses and the fairgrounds for existing and proposed Area Plan residents to 60 $L_{dn}$ or below.

Monitoring Action
Preparation of project working drawings and construction specifications to reflect Mitigation Measure 3.2.5-4. Reference Tables 3.2.5-5 and Table 3.2.5-6 on pages 3.2.5-15 and 3.2.5-17 of the Southeast Santa Rosa Area Plan EIR (October, 1993).
Mitigation Monitoring Plan
Checklist I
Southeast Santa Rosa Area Plan

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.5-4.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project working drawings construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.
Mitigation Measures

Project 1. 1815 Meda Avenue
This project would generate approximately 644 trips per day. There are two proposed access points off of Meda, with a passenger drop-off area along Meda. A left turn pocket may be required on Meda for northbound traffic turning left into the project.

Project 2. 2307 Linwood Avenue
This project generates about 140 trips/day. The proposed street access on Eaton Avenue may be too close to Linwood Avenue.

Project 3. 2555 Linwood Avenue
There are 50 trips/day from this project. Street or pedestrian connections should be considered with other adjacent developments (such as #4 and #5).

Project 4. 2549 Linwood Avenue
140 trips/day would be generated by this project. Access is achieved using two cul-de-sac "bulbs" off of Eaton and Linwood. Half of one of the bulb streets is on adjacent property (#3). These projects need to coordinate with each other. East/west pedestrian/bicycle access is not provided for in this project.

Project 10. Kawana Meadows
With 9,000 daily vehicle-trips, this is the largest project in the Southeast Plan Area. The large trip generation is primarily the result of proposed commercial/retail development (110,000 square feet) along Petaluma Hill Road. The project would access the major street system from Farmers Lane Extension and Kawana Springs Road. A north-south collector street is also proposed that provides a block length of only about 300 with of Petaluma Hill Road. It would be desirable to provide at least a 400 foot spacing (block length) from the intersection of Petaluma Hill Road/Farmers Lane Extension to the north-south collector.

Project 11. McIntosh Subdivision
This project generates about 640 trips/day. Proposed access is from Linwood Avenue and Farmers Lane Extension. The principal traffic issues and impacts for this subdivision relate to how Farmers Lane Extension would be incorporated in the project. The two access points along the Extension could create traffic conflicts and unwanted side friction of this important roadway. Furthermore, the location of the side street access is on a curve, which would mean that the curve could not be superelevated. The curve appears to meet standards for 35 MPH, but it should be carefully checked during review by the City's Public Works Department. It is recommended that one of the access points be eliminated. Since the more southerly of the two access points shown in the site plan (no date) does not serve any traffic except this development, it is suggested that this access be closed. The southern access is also closer to the center of the curve. The alignment of Farmers Lane Extension in the drawing also appears to show only 100 feet of tangent (straight) road between reversing curves. Such "broken back" curves are both unsightly and accident prone. The roadway
alignment should be reconsidered to provide a longer tangent section between curves, or possibly eliminate the reverse curves. A northbound left turn pocket is probably required at Linwood and Farmers Lane Extension, and possibly at the access point to this subdivision.

**Monitoring Action**
Preparation of project Tentative and Final Maps to reflect the recommended mitigation measures as required by/approved by the City.

**Monitoring Evaluation Criteria/Performance Standards**
Intersection and roadway improvements to maintain traffic volumes and levels of service, to maintain safety and to prevent unnecessary traffic increases on adjacent streets.

**Responsible Agency**
City of Santa Rosa, Department of Public Works.

**Monitoring Frequency**
Upon City approval of Tentative and Final Maps for each project.

**Reporting Frequency**
Upon City approval of Tentative and Final Maps for each project.

**Noncompliance Sanction**
No approval of (1) Tentative Map, and (2) Final Map.

### 3.1.5 VISUAL QUALITY AND COMMUNITY CHARACTER

#### Project #6, Dauenhauer Ranch @ 96 acres:

**Mitigation Measure 3.1.5-7**
Oak replantings should occur to compensate for the loss of specimen trees at the ratio prescribed in the City’s tree ordinance (for additional information on oak tree replacement, see Section 3.2.3, Vegetation and Wildlife).

**Monitoring Action**
Preparation of project working drawings and construction specifications.

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Mitigation Measure 3.1.5-7.

**Responsible Agency**
City of Santa Rosa, Community Development Department, Engineering Division.

**Monitoring Frequency**
Upon City approval of project working drawings and construction specifications.

**Reporting Frequency**
Upon City approval of project working drawings and construction specifications.
Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.1.5-8
Grading concepts to provide gradual transitions between existing slopes and graded slopes to retain a natural (undisturbed) ground form appearance should be developed during project plan preparation.

Planning and design for the project should conform to the Goals, Objectives and Policies for Community Design as contained within the Community Design Element of the Southeast Area Plan. Conformance review would occur during the City's Design Review process prior to the issuance of grading and construction permits.

Monitoring Action
Preparation of project design plans.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Community Design element of the Southeast Area Plan.

Responsible Agency
City of Santa Rosa, Community Development Department and Design Review Board.

Monitoring Frequency
Upon City approval of individual project design plans.

Reporting Frequency
Upon City approval of individual project designs.

Noncompliance Sanction
No approval of design plans, or issuance of grading and construction permits.

Project #8, Willow Creek @ 140 acres:

Mitigation Measure 3.1.5-9
Oak replantings should occur to compensate for the loss of specimen trees at the ratio prescribed in the City's tree ordinance.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.1.5-8.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.
Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.1.5-10
Grading concepts to provide gradual transitions between existing slopes and graded slopes to retain a natural (undisturbed) ground form appearance should be developed during project plan preparation.

Planning and design for the proposed projects should conform to the Goals, Objectives and Policies for Community Design as contained within the Community Design Element of the Southeast Area Plan. Conformance review would occur during the City's Design Review process prior to the issuance of grading and construction permits.

Monitoring Action
Preparation of project design plans.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Community Design element of the Southeast Area Plan.

Responsible Agency
City of Santa Rosa, Community Development Department and Design Review Board.

Monitoring Frequency
Upon City approval of individual project design plans.

Reporting Frequency
Upon City approval of individual project designs.

Noncompliance Sanction
No approval of design plans, or issuance of grading and construction permits.

Project #9, Ellsworth Site @ 4 acres:

Mitigation Measure 3.1.5-11
Planning and design for the individually proposed projects should conform to the Goals, Objectives and Policies for Community Design as contained within the Community Design Element of the Southeast Area Plan. Conformance review would occur during the City's Design Review process prior to the issuance of grading and construction permits.

Monitoring Action
Preparation of project design plans.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Community Design element of the Southeast Area Plan.
Responsible Agency
City of Santa Rosa, Community Development Department and Design Review Board.

Monitoring Frequency
Upon City approval of individual project design plans.

Reporting Frequency
Upon City approval of individual project designs.

Noncompliance Sanction
No approval of design plans, or issuance of grading and construction permits.

Project #10, Kawana Meadows @ 49 acres:

Mitigation Measure 3.1.5-12
Oak replantings should occur to compensate for the loss of specimen trees at the ratio prescribed in the City's tree ordinance (for additional information on oak tree replacement, see Section 3.2.3, Vegetation and Wildlife).

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.1.5-12.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.1.5-13
Grading concepts to minimize grading and provide gradual transitions between existing slopes and graded slopes to retain a natural (undisturbed) ground form appearance should be developed during project plan preparation. (I)

Planning and design for the individually proposed projects should conform to the Goals, Objectives and Policies for Community Design as contained within the Community Design Element of the Southeast Area Plan. Conformance review would occur during the City's Design Review process prior to the issuance of grading and construction permits. (I)
Mitigation Monitoring Plan
Checklist II
Southeast Santa Rosa Proposed Projects

Monitoring Action
Preparation of project design plans.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Community Design element of the Southeast Area Plan.

Responsible Agency
City of Santa Rosa, Community Development Department and Design Review Board.

Monitoring Frequency
Upon City approval of individual project design plans.

Reporting Frequency
Upon City approval of individual project designs.

Noncompliance Sanction
No approval of design plans, or issuance of grading and construction permits.

Project #11, McIntosh Subdivision @ 15 acres:

Mitigation Measure 3.1.5-14
Grading concepts should be developed to minimize needed grading and provide gradual transitions between existing slopes and graded slopes to retain a natural (undisturbed) ground form appearance should be developed during project plan preparation.

Planning and design for the proposed project should conform to the Goals, Objectives and Policies for Community Design as contained within the Community Design Element of the Southeast Area Plan. Conformance review would occur during the City's Design Review process prior to the issuance of grading and construction permits.

Monitoring Action
Preparation of project design plans.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Community Design element of the Southeast Area Plan.

Responsible Agency
City of Santa Rosa, Community Development Department and Design Review Board.

Monitoring Frequency
Upon City approval of individual project design plans.

Reporting Frequency
Upon City approval of individual project designs.

Noncompliance Sanction
No approval of design plans, or issuance of grading and construction permits.
3.1.8 HAZARDOUS MATERIAL

Project #3: 2555 Linwood Avenue Site

Mitigation Measure 3.1.8-2
A Hazardous Waste Manifest which details the hauling of the material from the site and its disposal must be filed, should asbestos materials be discovered prior to disturbance and removal of the existing residence. The contractor and hauler of the demolition material must be registered with CAL/OSHA. Implementation of the applicable regulatory procedures regarding asbestos would result in an insignificant public health impact.

Monitoring Action
Preparation of project construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.1.8-2.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of construction specifications.

Reporting Frequency
Upon City approval of construction specifications.

Noncompliance Sanction
No approval of construction specifications or issuance of demolition permit.

3.1.9 CULTURAL RESOURCES

Project #4: 2549 Linwood Avenue

Mitigation Measure 3.1.9-3
Testing procedures should be designed to specifically determine the boundaries of Son-2100, the depositional integrity and the cultural importance of the resource. The investigations should be conducted by a qualified professional knowledgeable in regional prehistory. The testing program should be conducted within the context of achievable research considerations and should result in a detailed technical report that defines the site boundaries in relation to the proposed development. Mitigation would include avoidance, covering or retrieval.

Note: Refer to Mitigation Measure 3.1.9-10 which describes monitoring actions applicable to Mitigation Measures 3.1.9-3 through 3.1.9-10
Project #6: Dauenhauer Ranch Site on Allan Way

Mitigation Measure 3.1.9-4
It is recommended that prior to development the area be re-examined when the ground surface is not obscured by dense green grass (during the dry season). Should archaeological deposits be discovered at that time, then similar subsurface testing procedures presented for Project #4 could be recommended to determine the importance of the finds, whether they be prehistoric or historic in nature. Mitigation could include avoidance, covering or retrieval.

Project #7: 2375 Linwood Avenue

Mitigation Measure 3.1.9-5
It is recommended that archaeological monitoring take place during preconstruction vegetation removal and grading. Should prehistoric cultural deposits be discovered at that time, then subsurface testing procedures would likely be appropriate for determining the boundaries, integrity and importance of the cultural deposits. Mitigation could include avoidance, covering or retrieval. (I)

Project #8: Willow Creek Site on Kawana Springs Road

Mitigation Measure 3.1.9-6
(a) A limited subsurface testing program should be conducted to determine the boundaries of the site and the nature of the cultural deposits. If the site is determined to be an important resource and it is verified that it is entirely within lands not subject to land alteration associated with the proposed development, then preservation would be appropriate.

(a) The site should then be capped with fill to protect it from cumulative impacts resulting from increased public access to the area. Archaeological monitoring during filling and landscaping would be recommended. (I)

Mitigation Measure 3.1.9-7
The knoll area should be re-inspected at a time prior to construction or grading when grass cover is less severe and a thorough examination of the ground surface can be made. If additional cultural materials are discovered at that time, then subsurface testing procedures would likely be appropriate for determining the boundaries, integrity and importance of the cultural deposits. Mitigation could include avoidance, covering or retrieval.

Project #9: Ellsworth Site on Allan Way

Mitigation Measure 3.1.9-8
Testing procedures should be designed to specifically determine the boundaries of Son-1019, the depositional integrity and the cultural importance of the resource, as per CEQA Appendix K criteria. The investigations should be conducted by a qualified professional knowledgeable in regional prehistory. The testing program should be conducted within the context of achievable research considerations and should result in a detailed technical report. Mitigation could include avoidance, covering or retrieval.
Project #10: Kawana Meadows Subdivision on Kawana Springs Road

Mitigation Measure 3.1.9-9
Alternatives for archeological site mitigation include:

(1) avoidance and protection; (2) scientifically supervised excavation with full mitigation in mind. Because the site can be entirely within a lot, the easiest solution would be to set that lot aside as an open space easement. The easement should specify no development, grading or trenching over the actual site area, and it may be that the city of Santa Rosa will require some kind of cover to protect the midden. If the excluded area is planted and maintained (grass or shrubbery), it is doubtful that any serious damage would occur. On the other hand, if a soil cover is required, six inches of compacted, non-cultural soil should be ample, and this cover should be feathered toward the site margins which would greatly reduce the amount of material needed. The second option would call for additional excavation, analysis and preservation of findings. This approach would probably require the excavation of no less than a 10 percent sample of the remaining cultural deposit under the supervision of a qualified professional archaeologist ... (True 1988). (I)

Mitigation Measure 3.1.9-10
Prior to construction, the area be re-examined when the ground surface is better exposed. Should archaeological deposits be discovered at that time, then similar subsurface testing procedures presented for Project #4 would likely be recommended to determine the importance of the finds. Mitigation could include avoidance, covering or retrieval as defined previously above.

Monitoring Action
Conduct archaeological investigations as recommended in Mitigation Measures 3.1.9-3 through 3.1.9-10.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measures 3.1.9-3 through 3.1.9-10.

Responsible Agency
City of Santa Rosa, Community Development Department.

Monitoring Frequency
Prior to construction activities.

Reporting Frequency
Prior to approval of site development permits.

Noncompliance Sanction
No approval of permits.
3.2.1 SOILS, GEOLOGY AND SEISMICITY

Project #1 through Project #11

Mitigation Measure 3.2.1-11
Implementation of Mitigation Measures 3.2.1-1, -2, -3, -5, and -6 would reduce unstable slope conditions, erosion, unsuitable foundation conditions, ground shaking, and seismic risk to population impacts to insignificant levels as follows.

Mitigation Measure 3.2.1-1
Require site-specific minimal grading concepts, stability analysis and stabilization procedures, and design criteria for cut-slopes and fill-slopes, as recommended by a California Certified Engineering Geologist and Geotechnical Engineer during the design phase for each site on slopes steeper than 10 percent.

A. During the design phase for each site where construction is to occur or where substantial amounts of cut and/or fill are to occur, the developer's registered geotechnical engineering consultant shall provide documentation to the City that:

1. site-specific stability analyses has been conducted in the area proposed for grading to establish the design criteria for proposed cut or fill slopes, and
2. the recommended criteria have been incorporated in the design of cut and/or fill slopes.

B. During grading for these sites, the registered geotechnical professional shall be on the site:

1. to supervise the implementation of slope stability designs,
2. to observe areas of potential instability,
3. to supervise slope repairs, as necessary, and
4. to supervise compaction testing.

C. The registered geotechnical engineering consultant shall prepare an "as built" map, to be filed with the City, showing details of the site geology, the location of foundations, retaining walls, sub-drains and cleanouts, the results of stability analyses and compaction tests, and documenting the following requirements.

1. The CUBC Seismic Zone 4 standards shall be the minimum acceptable standards for stability of new or altered slopes.
2. Only the minimum amount of grading necessary for obtaining fill material, stabilizing slopes, and installing structures or access shall be performed in areas where slopes are steeper than 10 percent, to avoid the creation of potentially unstable slopes in borrow areas or at the construction sites.
3. Cut-slopes in alluvium, and fill-slopes shall be no steeper than 3:1 (horizontal to vertical) unless the design-level geotechnical investigation can demonstrate the satisfactory stability of a steeper configuration.

4. Cut-slopes in bedrock shall be no steeper than 2:1 (horizontal to vertical) unless the design-level geotechnical investigation can demonstrate the satisfactory stability of a steeper configuration.

5. Side-hill fills, if used, shall be keyed, provided with surface and/or subsurface drainage, and compacted according to the design specifications of the slope stability analyses for the site provided by the geotechnical professional.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.1-1.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications. Provide periodic site inspections during construction.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order during construction.

Mitigation Measure 3.2.1-2
Require an Erosion and Sediment Transport Control Plan, designed by an erosion control professional, or landscape architect or civil engineer specializing in erosion control, that would meet the following objectives for the grading and construction period of projects proposed for the Southeast Plan Area, and throughout the lifetime of each project.

A. The Erosion and Sediment Transport Control Plan shall be submitted, reviewed, implemented and inspected as part of the approval process for the grading plans for each project.

B. The Plan shall be designed by the developers' erosion control consultant, using concepts similar to those developed by the Association of Bay Area Governments, as appropriate, based on the specific erosion and sediment transport control needs of each area in which grading and construction is to occur. Those concepts include, but are not necessarily limited to the following items.
Mitigation Monitoring Plan  
Checklist II  
Southeast Santa Rosa Proposed Projects

Confine grading and activities related to grading (demolition, construction, preparation and use of equipment and material storage areas (staging areas), preparation of access roads,) to the dry season, whenever possible.

If grading or activities related to grading need to be scheduled for the wet season, ensure that structural erosion and sediment transport control measures are ready for implementation prior to the onset of the first major storm of the season.

Locate staging areas outside major streams and drainage ways.

Keep the lengths and gradients of constructed slopes (cut or fill) as low as possible.

Discharge grading and construction runoff into small drainages at frequent intervals to avoid buildup of large potentially erosive flows.

Prevent runoff from flowing over unprotected slopes.

Keep disturbed areas (areas of grading and related activities) to the minimum necessary for demolition or construction.

Keep runoff away from disturbed areas during grading and related activities.

Stabilize disturbed areas as quickly as possible, either by vegetative or mechanical methods.

Direct runoff over vegetated areas prior to discharge into public storm drainage systems, whenever possible.

Trap sediment before it leaves the site with such techniques as check dams, sediment ponds, or siltation fences.

Make the contractor responsible for the removal and disposal of all sedimentation in off-site retention ponds, that is generated by grading and related activities of the project.

Use landscaping and grading methods that lower the potential for down-stream sedimentation. Modified drainage patterns, longer flow paths, encouraging infiltration into the ground, and slower storm-water conveyance velocities are examples of effective methods.

Control landscaping activities carefully with regard to the application of fertilizers, herbicides, pesticides or other hazardous substances. Provide proper instruction to all landscaping personnel on the construction team.

C. During the installation of the erosion and sediment transport control structures, the erosion control professional shall be on the site to supervise the implementation of the designs, and the maintenance of the facilities throughout the demolition, grading and construction period.
D. The erosion control professional shall prepare an "as built" erosion and sediment control facility map, to be filed with the City, showing details of the structural elements of the plan and providing an operating and maintenance schedule throughout the operational period of the project.

**Monitoring Action**
Preparation of project working drawings and construction specifications.

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Mitigation Measure 3.2.1-2.

**Responsible Agency**
City of Santa Rosa, Community Development Department, Engineering Division.

**Monitoring Frequency**
Upon City approval of project working drawings and construction specifications. Provide periodic site inspections during construction.

**Reporting Frequency**
Upon City approval of project working drawings and construction specifications.

**Noncompliance Sanction**
No approval of working drawings and construction specifications. Stop work order during construction.

**Mitigation Measure 3.2.1-3**
Require site-specific soil suitability analysis and stabilization procedures, and design criteria for foundations, as recommended by a California-registered soil engineer during the design phase for each site where the existence of unsuitable soil conditions is known or suspected.

**A.** During the design phase for each site where the existence of unsuitable soil conditions is known or suspected, the developer's registered soil engineering consultant shall provide documentation to the City that:

1. site-specific soil suitability analyses has been conducted in the area of the proposed foundation to establish the design criteria for appropriate foundation type and support, and

2. the recommended criteria have been incorporated in the design of foundation.

**B.** During grading for these sites, the registered soils professional shall be on the site:

1. to observe areas of potential soil unsuitability,

2. to supervise the implementation of soil remediation programs, and

3. to verify final soil conditions prior to setting the foundations.
C. The registered soils engineering consultant shall prepare an "as built" map, to be filed with the City, showing details of the site soils, the location of foundations, sub-drains and cleanouts, the results of suitability analyses and compaction tests.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.1-3.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications. Provide periodic site inspections during construction.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order during construction.

Mitigation Measure 3.2.1-5
Require site-specific seismic-restraint criteria, as recommended by a California-registered geotechnical and/or structural engineer, to be incorporated in the design of slopes, foundations and structures for projects within the Plan Area.

A. The minimum seismic-resistant design standards for all proposed facilities shall conform to the CUBC Seismic Zone 4 Standards.

B. Additional seismic-resistant earthwork and construction design criteria shall be incorporated in the project as necessary, based on the site-specific recommendations of a California Certified Engineering Geologist in cooperation with California-registered geotechnical and structural engineering professionals.

C. During site preparation, the registered geotechnical professional shall be on the site to supervise implementation of the recommended criteria.

D. The California Certified Engineering Geologist consultant shall prepare an "as built" map/report, to be filed with the City, showing details of the site geology, the location and type of seismic-restraint facilities, and documenting the following requirements, as appropriate.

1. Engineering analyses shall demonstrate satisfactory performance of alluvium and fill where they form part or all of the support for structures.
2. Analysis of soil expansion potential and appropriate remediation (compaction, removal, etc.) shall be completed prior to using expansive soils for foundation support.

3. Roads, foundations and underground utilities in fill or alluvium shall be designed to accommodate settlement or compaction estimated by the site-specific investigations of the geotechnical consultant.

**Monitoring Action**
Preparation of project working drawings and construction specifications.

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Mitigation Measure 3.2.1-5.

**Responsible Agency**
City of Santa Rosa, Community Development Department, Engineering Division.

**Monitoring Frequency**
Upon City approval of project working drawings and construction specifications.

**Reporting Frequency**
Upon City approval of project working drawings and construction specifications.

**Noncompliance Sanction**
No approval of working drawings and construction specifications.

**Mitigation Measure 3.2.1-6**
All proposed modifications of each development site, and building of structures, roads and utilities shall be done in accordance with the recommendations of California-licensed geotechnical and/or engineering professionals, in compliance with the City's ordinances, and with the mitigation measures adopted from the EIR. This includes implementation of Mitigation Measures 3.2.1-1 through 5, plus the additional measure listed below.

The City should require that a brochure outlining geotechnical information about the property and the specific precautions taken at this site be made available to prospective home buyers prior to the construction or purchase of the proposed dwelling units.

**Monitoring Action**
Preparation of brochure as noted in the mitigation measure.

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Mitigation Measure 3.2.1-6.

**Responsible Agency**
City of Santa Rosa, Community Development Department.

**Monitoring Frequency**
Upon City approval of project working drawings and construction specifications.
Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No issuance of occupancy permit.

Project #6

Mitigation Measure 3.2.1-12
Implementation of Mitigation Measure 3.2.1-4 would reduce the impacts of fault rupture to insignificant levels.

Mitigation Measure 3.2.1-4
In accordance with the Alquist-Priolo Special Studies Zone Act of 1972, require the recommendations of a site-specific fault trace location and activity level investigation, performed by a California Certified Engineering Geologist, a California-registered geologist or California-registered geotechnical engineer, to be incorporated in the land use design for portions of projects within the Special Studies Zone the crosses the Plan Area.

A. The minimum setback from an active fault trace should be 50 feet, unless the site-specific fault investigation can demonstrate satisfactory safety conditions closer to the trace.

B. Additional seismic-resistant earthwork and construction design criteria shall be incorporated in the project as necessary, based on the site-specific recommendations of a California Certified Engineering Geologist in cooperation with California-registered geotechnical and structural engineering professionals.

C. During site preparation, the registered geotechnical professional shall be on the site to supervise implementation of the recommended criteria.

D. The geotechnical consultant shall prepare an "as built" map/report, to be filed with the City, showing details of the site geology, the location and activity level of fault traces, and the type and location of seismic-restraints used in the project facilities.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.1-4.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.
Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

3.2.2 HYDROLOGY AND WATER QUALITY

Proposed Projects #1 to 11

Mitigation Measure 3.2.2-7
Implementation of Mitigation Measures 3.2.2-1 and 3.2.2-2.

Mitigation Measure 3.2.2-1
(a) The Colgan Creek channel west of U.S. 101 would be enlarged and modified if necessary for a length of 2,450 feet so that it can convey the design storm runoff from the Plan area. This improvement shall be undertaken under the direction of the Sonoma County Water Agency and be implemented as required prior to the completion of Area Plan buildout as determined by the Agency.

(b) Drainage improvements such as increased pipe size along Moraga Avenue or drainage diversions such as diversion of flow from the upstream contributing area to the Colgan Creek Channel shall be undertaken to remove the capacity problems at the Moraga drain. These improvements shall be included within the storm drainage design of individual projects which would contribute to this drainage conduit.

(c) Improvements which may be necessary to the natural drainages which cross the Southeast Area Plan shall be undertaken with the approval of the Sonoma County Water Agency and to the design standards specified in the Sonoma County Flood Control Design Manual. These improvements shall take the form of a naturalized channel to the specifications of the City of Santa Rosa. (See also Section 3.2.3, Vegetation and Wildlife, for additional information regarding stream modification.)

Monitoring Action
Preparation of project working drawings and construction specifications (excludes planned work by the Sonoma County Water Agency).

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-1.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division, Sonoma County Water Agency.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.
Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.2.2-2
(a) Construction shall be scheduled for the dry season.

(b) Any projects that result in grading of an area greater 5 acres shall be subject to an NPDES permit from the RWQCB. This permit requires that the applicant develop a Storm Water Pollution Prevention Plan. The permit requirements of the RWQCB shall be satisfied prior to granting of a building permit by the City of Santa Rosa.

(c) A soil erosion and sedimentation control plan shall be submitted to the City of Santa Rosa by the applicant for individual projects proposed under the Southeast Area Plan prior to grading. This plan may include, but not limited to, the following erosion control methods:

i. During construction, soil on graded slopes shall be revegetated as soon as possible following disruption

ii. Use of interceptor ditches or drainage swales to intercept storm runoff from transporting sediment into Colgan Creek and other drainages and to prevent sediment-laden runoff from leaving the disturbed area.

iii. Construction shall be restricted in the months of April through November.

iv. Silt fences shall be constructed to prevent sheet flow across the adjacent slopes and down slope into Colgan Creek and other drainages. These and further measures shall be designed through the use of the Universal Soil Loss Equation to calculate the proper storage capacity required of silt fences or gravel bags and shall be implemented by the contractor prior to mass grading and other soil disturbing construction activities onsite.

(d) Disturbed areas, that have been graded for construction, shall be replanted as soon as feasible after the completion of construction. Plantings shall be used on surfaces of cut and fill areas to collect surface runoff and reduce erosion.

Monitoring Action
Preparation of project working drawings and construction specifications.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.1-2.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.
Monitoring Frequency
Upon City approval of project working drawings and construction specifications. Provide periodic site inspections during construction.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order during construction.

Project #6 and Project #10

Mitigation Measure 3.2.2-8
Implementation of Mitigation Measure 3.2.2-5

Mitigation Measures 3.2.2-5
Projects proposed within the Southeast Santa Rosa Plan within areas of high ground water shall submit a geotechnical report which designates specific ground water conditions and subdrain requirements.

Monitoring Action
Preparation of project geotechnical report.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-5

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Prior to City approval of project working drawings and construction specifications.

Reporting Frequency
After City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications.

Project #6 and Project #8

Mitigation Measure 3.2.2-9
Implementation of Mitigation Measure 3.2.2-1(c).

Mitigation Measure 3.2.2-1
(c) Improvements which may be necessary to the natural drainages which cross the Southeast Area Plan shall be undertaken with the approval of the Sonoma County Water Agency and
to the design standards specified in the Sonoma County Flood Control Design Manual. These improvements shall take the form of a naturalized channel to the specifications of the City of Santa Rosa. (See also Section 3.2.3, Vegetation and Wildlife, for additional information regarding stream modification.)

**Monitoring Action**
Preparation of project working drawings and construction specifications (excludes planned work by the Sonoma County Water Agency).

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Mitigation Measure 3.2.2-1.

**Responsible Agency**
City of Santa Rosa, Community Development Department, Engineering Division, Sonoma County Water Agency.

**Monitoring Frequency**
Upon City approval of project working drawings and construction specifications.

**Reporting Frequency**
Upon City approval of project working drawings and construction specifications.

**Noncompliance Sanction**
No approval of working drawings and construction specifications.

### 3.2.3 VEGETATION AND WILDLIFE

**Mitigation Measure 3.2.3-10**
Implement Mitigation Measure 3.2.3-1a, b, c for Projects #6, #8 and #10.

**Mitigation Measure 3.2.3-1a**
Impacts to oaks should be avoided and groups of mature Valley Oaks should be preserved wherever possible. To ensure long-term preservation of oaks within the Southeast Area Plan, areas of natural oak regeneration should be protected. Recommended avoidance, compensation, and enhancement measures would reduce this impact to insignificant.

**Monitoring Action**
Preparation of project working drawings and construction specifications.

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Mitigation Measure 3.2.2-1a.

**Responsible Agency**
City of Santa Rosa, Department of Public Works.
Monitoring Frequency
Upon City approval of project working drawings and construction specifications. Provide periodic site inspections during construction.

Reporting Frequency
After City approval of project working drawings and construction specifications.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order during construction.

Mitigation Measure 3.2.3-1b
The City of Santa Rosa will apply best management practices during construction of the Southeast Area Plan to reduce impacts to Valley Oak and Coast Live Oaks. The areas that should be avoided and protected during construction include the grove of oaks and riparian vegetation along the unnamed tributary to Matanzas Creek near the northern portion of the Southeast Area Plan. It is this sensitive area which must be crossed by the Farmer's Lane Extension from Bennett Valley Road. The tree protection areas shall also include any mature valley or coast live oaks in the vicinity of the Farmer's Lane Extension or other Southeast Area Plan infrastructure developments.

Mitigation Measure 3.2.3-1c
The City of Santa Rosa will replace all lost Valley Oak and Coast Live Oak trees (tree for tree) at the ratio of prescribed in the Tree Ordinance.

Monitoring Action
Preparation of project working drawings and construction specifications to reflect Mitigation Measure 3.2.3-1b/1c. Provide site inspections during construction.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.3-1b/1c.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project working drawings construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications. After each project site inspection.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order as determined appropriate by the City.

Mitigation 3.2.3-11
Implement Mitigation Measures 3.2.3-2a and 2b for Projects #6 and #8.
Mitigation Measure 3.2.3-2a
Farmers Lane Extension and infrastructure and/or individual housing project construction impacts to Valley-Foothill Riparian Woodland should be avoided. To ensure long-term preservation of this habitat and the valuable wildlife corridors it provides within the Southeast Area Plan, the following avoidance, compensation, and enhancement measures would be followed.

- Pre-construction consultations should be scheduled by the City of Santa Rosa with the CDFG and the USFWS regarding design, siting, and construction measures which will avoid impacts to Valley-Foothill Riparian Woodland and the development and implementation of a mitigation and monitoring plan.

- A tree survey should be conducted by a qualified biologist or arborist which would quantify the number of trees to be removed and which would identify heritage trees. Understory should be listed in square footage. The exact size and number of replacement trees and understory should be determined by the CDFG and the reviewing City body.

- When riparian vegetation is lost as a result of project work, the CDFG recommends a 5:1 replacement ratio for all trees lost, using appropriately sized trees. For riparian understory vegetation a 1:1 replacement rate is generally required by area.

- A comprehensive mitigation and monitoring plan should be developed in consultation with a biologist. The revegetation plan should specify that replacement trees and understory plants originate from local sources.

- To further protect riparian habitat, the CDFG recommends that project design observe a 100 foot setback from creek banks or the outer limit of existing riparian woodland for all construction.

- Where oaks or other protected or heritage trees are present in riparian woodland, mitigation measures outlined in the City of Santa Rosa Tree Ordinance, discussed above, should be followed.

- A qualified biologist should monitor trees during construction and the following spring, and should monitor the growth and survival of the newly planted trees. Revegetation plans should require monitoring newly transplanted trees for at least five years, and the replacement of all transplanted trees that die during the period. There should be a 90 percent success rate at the end of the five-year period.

Mitigation Measure 3.2.3-2b
The City of Santa Rosa will apply best management practices during construction of the Southeast Area Plan to reduce impacts to Valley-Foothill Riparian Habitat. The areas that should be avoided and protected during construction include the riparian vegetation along the un-named tributary to Matanzas Creek near the northern portion of the Southeast Area Plan and along Colgan Creek. It is these sensitive areas which must be crossed by the Farmer's Lane Extension from Bennett Avenue southward to Yolanda Avenue. Strict adherence to best management practices and successful implementation of a comprehensive mitigation and monitoring plan would be necessary.
Mitigation Monitoring Plan
Checklist II
Southeast Santa Rosa Proposed Projects

Monitoring Action
Preparation of project working drawings and construction specifications to reflect Mitigation Measure 3.2.3-2a/2b. Provide site inspections prior to and during construction.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.3-2a/2b.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project working drawings and construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications. After each project site inspection.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order as determined appropriate by the City.

Mitigation 3.2.3-12
For Project #6 ensure project design which would avoid loss of wetlands or impacts to hydrology and implement mitigation measure 3.2.3-3b in combination with mitigation measures that would ensure no net loss of wetlands.

Mitigation Measure 3.2.3-3b
For wetland impacts that cannot be avoided or minimized, the project sponsor will (1) prepare a mitigation and monitoring plan in consultation with USFWS and CDFG to replace or restore lost wetland according to Corps guidelines, and (2) obtain a Section 404 permit to place fill in wetlands from the U.S. Army Corps of Engineers.

Monitoring Action
Conduct wetland delineation in accordance with U.S. Army Corps of Engineers criteria and standards, conduct field investigations with U.S. Fish and Wildlife and California Department of Fish and Game representatives.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-3 b.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon Corps approval and acceptance of mitigation plan. Conduct field inspections as determined in the mitigation plan.
Reporting Frequency
After Corps approval and acceptance of mitigation plan, and after each field inspection as called for in the mitigation plan.

Noncompliance Sanction
No approval of mitigation plan. Conduct remedial wetland restoration work to ensure mitigation compliance in accordance with the provisions of the mitigation plan.

Mitigation Measure 3.2.3-13
Implement Mitigation Measure 3.2.3-4 for Projects #6, #8 and #10.

Mitigation Measure 3.2.3-4
Schedule demolition and construction activities so that no activities take place while raptor species are nesting or rearing young, and conduct construction activities so that individual hawks are not harmed.

Monitoring Action
Preparation of project construction specifications. Conduct field inspections prior to construction to locate raptor nests.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.2-4.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project construction specifications.

Reporting Frequency
After City approval of construction specifications, and after pre-construction site inspections.

Noncompliance Sanction
No issuance of grading permit.

Mitigation 3.2.3-14
For Projects #6 and #8, project design and construction should be conducted to avoid or minimize impacts to riparian habitat and associated wildlife. Implement Mitigation Measure 3.2.3-5.

Mitigation Measure 3.2.3-5
Establish setbacks and buffers from riparian corridors to minimize disturbance to wildlife, and replacement and enhancement of any disturbed riparian corridor habitat (see mitigation measures 3.2.3-1b/1c)

Monitoring Action
Preparation of project working drawings and construction specifications to reflect Mitigation Measure 3.2.3-5. Provide site inspections during construction.
Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.3-5.

Responsible Agency
City of Santa Rosa, Department of Public Works.

Monitoring Frequency
Upon City approval of project working drawings construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications. After each project site inspection.

Noncompliance Sanction
No approval of working drawings and construction specifications. Stop work order as determined appropriate by the City.

3.2.4 AIR QUALITY

Mitigation Measure 3.2.4-6
Implement Mitigation Measure 3.2.4-1 for Projects #1 through #11.

Mitigation Measure 3.2.4-1
Each project proponent is responsible for ensuring that the contractor reduces particulate, ROC, NOx and CO emissions by complying with the air pollution control strategies developed by the Bay Area AQMD. The developer should include in construction contracts the following requirements:

(1) The contractor shall water on a continuous as-needed basis all earth surfaces during clearing, grading, earthmoving, and other site preparation activities.

(2) The contractor shall use tarpaulins or other effective covers for haul trucks that travel on public streets.

(3) The contractor shall sweep streets adjacent to the project at the end of the day.

(4) The contractor shall schedule clearing, grading, and earthmoving activities during periods of low wind speeds and restrict those construction activities during high wind conditions with wind speeds greater than 20 mph average during an hour.

(5) The contractor shall control construction and site vehicle speed to 15 mph on unpaved roads.

(6) The contractor shall minimize open burning of wood/vegetative waste materials from both construction and operation of the project. No open burning shall occur unless it can be demonstrated to the Bay Area AQMD that alternatives have been explored. These alternatives may include, but are not limited to, chipping, mulching, and conversion to biomass fuel. For any open burning, an AQMD permit must be obtained and done in conformance with AQMD regulations.
Mitigation Monitoring Plan
Checklist II
Southeast Santa Rosa Proposed Projects

Monitoring Action
Preparation of project construction specifications to reflect Mitigation Measure 3.2.4-1.
Provide site inspections during construction.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.4-1.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project construction specifications.

Reporting Frequency
Upon City approval of project construction specifications. After each project site inspection
and securing of AQMD permit as necessary.

Noncompliance Sanction
No approval of construction specifications. Stop work order as determined appropriate by
the City.

Mitigation Measure 3.2.4-8
Implement Mitigation Measure 3.2.4-3 for projects #1 through #11.

Mitigation Measure 3.2.4-3
Each developer is responsible prior to construction plan approval for developing aggressive tree
planting programs, improving the thermal integrity of buildings, and reducing the thermal load with
automated time clocks or occupant sensors, and landscaping with native drought-resistant species to
reduce water consumption and to provide passive solar benefits. The developer shall install in those
homes to have gas-burning fireplaces with the appropriate decorative non-burning logs or other
devices.

Monitoring Action
Preparation of project working drawings and construction specifications to reflect Mitigation
Measure 3.2.4-3.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.4-3.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project working drawings construction specifications.

Reporting Frequency
Upon City approval of project working drawings and construction specifications.
Noncompliance Sanction
No approval of working drawings and construction specifications.

Mitigation Measure 3.2.4-9
Implement Mitigation Measure 3.2.4-4 for Projects #1 through #11.

Mitigation Measure 3.2.4-4
The potential air quality impacts from toxic air containsments emissions from construction equipment and operations would be reduced with compliance with the Bay Area Air Quality Management District air pollution control strategies. Construction firms would be contracted to post signs of possible health risk during construction. The developer is responsible for compliance with the Bay Area AQMD rule regarding cutback and emulsified asphalt paving materials.

Monitoring Action
Preparation of project construction specifications to reflect Mitigation Measure 3.2.4-4. Provide site inspections during construction.

Monitoring Evaluation Criteria/Performance Standards
Conformance with Mitigation Measure 3.2.4-4.

Responsible Agency
City of Santa Rosa, Community Development Department, Engineering Division.

Monitoring Frequency
Upon City approval of project construction specifications.

Reporting Frequency
Upon City approval of project construction specifications. After each project site inspection as determined necessary by the City.

Noncompliance Sanction
No approval of construction specifications. Stop work order as determined appropriate by the City.

3.2.5 NOISE

Mitigation Measure 3.2.5-5
Implement Mitigation Measures 3.2.5-1(a), 3.2.5-1(b), and 3.2.5-1(c) for projects #1 through #11.

Mitigation Measure 3.2.5-1
(a) To minimize the noise impacts of nearby residents during noise-sensitive periods, construction within 1,600 feet of residents should be limited to between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends. For construction areas less than 1,600 feet from residents, work may only occur outside the designated hours by special permit from the City of Santa Rosa stating the compelling environmental reasons for construction during those hours.
(b) Construction equipment should be properly outfitted and maintained with noise reduction devices to minimize construction-generated noise.

(c) The contractor should locate stationary noise sources away from residents and developed areas, and require use of acoustic shielding with such equipment when feasible and appropriate.

**Monitoring Action**
Preparation of project construction specifications to reflect Mitigation Measure 3.2.5-1. Provide site inspections during construction.

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Mitigation Measure 3.2.5-1.

**Responsible Agency**
City of Santa Rosa, Community Development Department, Engineering Division.

**Monitoring Frequency**
Upon City approval of project construction specifications.

**Reporting Frequency**
Upon City approval of project construction specifications. After each project site inspection as determined necessary by the City.

**Noncompliance Sanction**
No approval of construction specifications. Stop work order as determined appropriate by the City.

**Mitigation Measure 3.2.5-6**
Implement Mitigation Measure 3.2.5-2 for Projects #6, #8, #9, #10 and #11 with the Farmers Lane Extension project, and projects #2 and #4 through #10 without the Farmers Lane Extension project.

**Monitoring Action**
Preparation of project working drawings and construction specifications to reflect Mitigation Measure 3.2.5-2 and 3.2.5-4. Reference Tables 3.2.5-5 and Table 3.2.5-6 on pages 3.2.5-15 and 3.2.5-17 of the Southeast Santa Rosa Area Plan EIR (October, 1993).

**Monitoring Evaluation Criteria/Performance Standards**
Conformance with Mitigation Measure 3.2.5-2 and 3.2.5-4.

**Responsible Agency**
City of Santa Rosa, Community Development Department, Engineering Division.

**Monitoring Frequency**
Upon City approval of project working drawings construction specifications.

**Reporting Frequency**
Upon City approval of project working drawings and construction specifications.
Noncompliance Sanction
No approval of working drawings and construction specifications.
REPORTING

PROCEDURE

The suggested forms on the following pages are provided to establish a system of mitigation monitoring and reporting. The forms are developed for the following purposes:

(1) To allow for transferring mitigation measures as established in the Program above in recognition of subsequent stages of project planning and construction activities.

(2) To track each mitigation measure throughout the construction process to insure implementation.

(3) To document each mitigation measure conformance with program objectives upon the completion of construction.

(4) To tailor the mitigation monitoring program to the requirements of the project. To avoid over-simplifying or over-complicating the monitoring effort.

(5) To evaluate the effectiveness of in-place mitigation measures and implement revisions as appropriate to insure the ongoing effectiveness of each mitigation measure.

(6) To develop remedial actions as required to insure mitigation effectiveness.

(7) To maintain complete records where substantiation of mitigation monitoring is warranted.

MITIGATION MONITORING REPORT

The Mitigation Monitoring Report form serves as a cover sheet for a project mitigation report. This form identifies the project, project sponsor and provides a checklist of the subject areas where mitigation monitoring and reporting is required for a project. This form provides an overview of the general aspects of the monitoring program.

MITIGATION MONITORING COMPLIANCE

The Mitigation Monitoring Compliance Report form identifies whether the mitigation is derived from an EIR or Negative Declaration. This form also provides space for the statement of a mitigation
measure, the performance standards for mitigation compliance, details about site inspections and whether the mitigation measure when implemented is acceptable or unacceptable. The form also allows for specifying who is responsible for determining compliance and the timing (scheduling) for compliance determination.

A separate form is used for each mitigation measure. If the implemented mitigation measure is not achieving its intended purpose, or was not successfully implemented, the specific actions required for compliance may be noted on the form.

MITIGATION MONITORING VERIFICATION

The Mitigation Monitoring Verification form provides for a statement of findings that a previously unacceptable mitigation attempt when modified through further action, is in fact, acceptable as modified or altered. This form is filled out after the specific actions for mitigation compliance have been completed and are found acceptable. The completed package with a memorandum may then be submitted for City approval at the conclusion of the mitigation monitoring and reporting program for the project.
### Mitigation Monitoring Summary

<table>
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<tr>
<th>Subject</th>
<th>Mitigation Required</th>
<th>Mitigation Completed and Acceptable</th>
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<tbody>
<tr>
<td>Land Use</td>
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<td>Traffic / Parking</td>
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<td>Cultural Resources</td>
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<td>Soils, Geology</td>
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<td>Noise</td>
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<td>Other (Specify)</td>
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* See Compliance Report, Sheet ______.
## Southeast Santa Rosa Area Plan Projects
### Mitigation Monitoring Compliance Report

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<th>Project:</th>
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<th>Type of Mitigation:</th>
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<th>Cumulative</th>
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### Mitigation Statement:

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<th>Mitigation Performance Standard:</th>
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### Responsibility to Implement Mitigation:

<table>
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<th>Responsibility to Assess Compliance:</th>
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### Date of Inspection:

<table>
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<th>By:</th>
<th>Consultant</th>
<th>City</th>
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### Compliance:

- [ ] Acceptable
- [ ] Unacceptable

*(Further Action Required - see below)*

### Action Required for Compliance (Describe):

<table>
<thead>
<tr>
<th>(Attach Mitigation Monitoring Verification Report)</th>
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### Responsibility for Compliance Determination:

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<th>Timing for Compliance Determination:</th>
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### Signed:

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**SE SANTA ROSA AREA PLAN PROJECTS**

**MITIGATION MONITORING VERIFICATION**

**File Date:**

**Project:** _______________  **A.P. No.** _______________

**Subject Category:**

<table>
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<tbody>
<tr>
<td><strong>By:</strong></td>
<td><strong>Consultant</strong></td>
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Verification of Findings (To be filled out after Action Required for Compliance is completed).

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<th>Date:</th>
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Attach to Sheet No. ______________