



Spring Lake Village Expansion and Annexation

Mitigation Monitoring and Reporting Program

July 21, 2010

State Clearinghouse #2008102019

MITIGATION MONITORING AND REPORTING PROGRAM

Spring Lake Village Expansion and Annexation

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
AIR QUALITY					
<p><u>AQ-1: Air Quality Protection</u></p> <p>The Applicant shall implement air quality protection measures recommended by the BAAQMD to reduce diesel particulate matter and PM_{2.5} from construction operations to ensure that short-term health impacts to nearby sensitive receptors are avoided.</p> <ul style="list-style-type: none"> • Water all active construction grading areas at least twice daily and more often during windy periods. Active areas adjacent to any residences, including the Skilled Nursing Facility, should be kept damp at all times. • Cover all hauling trucks or maintain at least two feet of freeboard. • Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas. • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas. Sweep streets daily (with water sweepers) if visible soil material is deposited onto adjacent roads. • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for 10 days or more). • Enclose, cover, water twice daily, or apply 	<p>Incorporate into project design and construction</p>	<p>Building Division</p>	<p>Verification of incorporation into design and construction prior to issuance of building permit.</p> <p>Monitor during regularly scheduled inspections.</p>	<p>Deny issuance of building permit.</p> <p>Stop construction until compliance.</p>	

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<p>(non-toxic) soil binders to exposed stockpiles.</p> <ul style="list-style-type: none"> • Limit traffic speeds on any unpaved roads to 15 mph. • Replant vegetation in disturbed areas within 10 days after the completion of construction. • If necessary, install wind breaks or temporary fences to avoid dust impacts to adjacent properties or the Skilled Nursing Facility. • Suspend construction activities that cause visible dust plumes that extend beyond the construction site. For construction at the Auditorium, visible dust plumes are not allowed on the construction site. • A Disturbance Coordinator will be assigned to the Project at least for the full duration of demolition activities, grading, excavation, and building construction. This coordinator will ensure that all air quality mitigation measures are enforced and that dust and equipment exhaust does not affect operations at the Skilled Nursing Facility. In addition, the Disturbance Coordinator will respond to complaints from the public regarding air quality issues (e.g., dust and odors) in a timely manner. The contact information for this Coordinator will be posted in plain view at the Project site. The Coordinator will also be responsible for notifying adjacent properties of the demolition schedules. • Opacity is an indicator of exhaust particulate 					

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<p>emissions from off-road diesel powered equipment. The Disturbance Coordinator shall ensure that emissions from all construction diesel powered equipment used on the Project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. Any equipment emitting dark smoke 3 minutes after start up is in violation of this measure.</p> <ul style="list-style-type: none"> • Properly tune and maintain equipment in accordance with manufacturer specifications. • Reduce combustion emissions during construction as required in the California Air Resources Board Off-Road Diesel Rule. The "no idling" rule for in-use off-road diesel-fueled vehicles limits idling for such vehicles to no more than five minutes. Signs shall be clearly posted at the construction sites indicating the idle times for construction-related equipment shall be minimized and noting that no diesel equipment shall idle for more than five minutes. Idling necessary to accomplish work for which a vehicle was designed (such as operating a crane) are exempt from the rule (see rule for additional exemptions). • During renovation and demolition activities, removal or disturbance of any materials containing asbestos, lead paint or other hazardous pollutants will be conducted in 					

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accordance with BAAQMD rules and regulations or other regulatory requirements.					
BIOLOGICAL RESOURCES					
<p><u>BIO-1a Avoid Impacts to the American Badger</u> Prior to the start of construction, the on-site construction manager shall be briefed on how to recognize a badger burrow by a qualified biologist. In the event that a suspected badger burrow is identified within the limits of construction prior to ground-disturbing construction activities (e.g., grading, excavation, trenching), the California Department of Fish and Game shall be contacted to determine if any setback requirements would be needed during Project construction or if active trapping and relocation is an option. If a suspected badger burrow is identified during construction, construction shall temporarily cease in the immediate area, until the California Department of Fish and Game has been contacted and has determined the appropriate mitigation. The applicant shall implement one of the actions identified above, upon recommendation from the Department.</p>	<p>Incorporate requirement for construction manager briefing into construction documents.</p> <p>Brief construction manager.</p>	<p>Building Division</p> <p>Planning Division (Qualified Biologist and Contractor)</p> <p>Building Division (Qualified Biologist and Contractor)</p>	<p>Verification of incorporation into design and construction prior to issuance of building permit.</p> <p>Verify briefing occurred.</p> <p>Ongoing monitoring for Badger and setbacks, if necessary, during construction</p>	<p>Deny issuance of building permit.</p> <p>Stop work until compliance.</p> <p>Stop work until compliance.</p>	

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<p>until a qualified biologist has determined that the young have fledged and are flying well enough to avoid Project construction zones. At the time the biologist determines that the young have fledged the nest and are no longer dependent upon the nesting tree, the Project may resume without any restrictions for nesting birds.</p>					
<p><u>BIO-1c Avoid Impacts to Pallid Bats</u> Preconstruction surveys for pallid bats shall be conducted before buildings or potential roost structures are impacted or removed within the Project site. A biologist with experience conducting bat surveys shall conduct this survey. If no pallid bats are found during the survey, structure demolition and tree removal work shall be conducted within one month of the survey. If a maternity colony is found during the surveys, no eviction/exclusion shall be allowed during the maternity season (typically between April 15 and July 30). If a non-reproductive group of pallid bats are found within a building or roost tree, they shall be evicted by a qualified biologist and excluded from the roost site prior to work activities during the appropriate time frame for bat eviction/exclusion (i.e., February 20 to April 14, and July 30 to October 15).</p>	<p>Preconstruction Surveys</p>	<p>Planning Division (Qualified Biologist)</p>	<p>Report of findings submitted to Planning Division prior to issuance of grading and demolition permits (for timing purposes two separate surveys may be conducted as related to buildings versus trees).</p>	<p>Deny issuance of grading permit and demolition permit.</p>	

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<p><u>BIO-5 Compensate for Loss of Protected and Heritage Trees</u></p> <p>In accordance with Santa Rosa City Code, Chapter 17-24, the Applicant shall apply for and obtain permit for alteration, removal or relocation, of heritage, protected, or street trees and shall comply with the mitigation ratio requirements for tree removal mandated by the City Code. Approval by the Director of the City’s Recreation and Parks Department shall be obtained, as required.</p> <p>The protective measures identified in the Individual Tree Analysis section of the 2009 Tree Preservation and Mitigation Report shall be implemented. These include some or all of the following measures. Appendix D of this EIR provides the specific mitigation measures that must be implemented for each of the removed or damaged protected or heritage trees.</p> <ol style="list-style-type: none"> 1) Install temporary protective fencing at the edge of the illustrated dripline or the edge of approved construction prior to grading the site. Maintain fencing in place for the duration of construction. 2) Maintain the existing grade within the fenced portion of the dripline. Route drainage swales and underground work outside the dripline, where possible. 3) Place a 4-inch layer of chipped bark mulch over the soil surface within the fenced dripline 	<p>Incorporate protection measures into project design and construction</p> <p>Obtain tree removal permit.</p>	<p>Building Division</p> <p>Planning Division/ Recreation & Parks Department</p>	<p>Building Division verifies incorporation into design and construction.</p> <p>Before issuance of grading permit.</p> <p>Ongoing monitoring of protection measures during construction.</p>	<p>Deny issuance of building permit.</p> <p>Deny issuance of grading permit.</p> <p>Stop work until compliance.</p>	

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<p>prior to installing temporary fencing. Suitable bark must contain bark “fines.” Maintain this layer of mulch throughout construction.</p> <p>4) Prune to clean and raise the canopy per International Society of Arboricultural pruning standards.</p> <p>5) Prune to remove ivy or wisteria.</p> <p>6) Prune to clear away from building footprint.</p>					

CULTURAL AND PALEONTOLOGICAL RESOURCES

<p><u>CR-1a Treatment of Archaeological Site CA-SON-</u></p> <p>Mitigation of Impacts to CA-SON-20 shall follow the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> in accordance with CEQA 15064.5 (b)(3).</p> <p>A. Definition of Site Boundaries</p> <p>Prior to initiating any Project-related ground disturbance, a qualified archaeologist shall develop and undertake a subsurface testing program to define the horizontal and vertical extent of archaeological site CA-SON-20 and to determine if subsurface archaeological materials are present within the proposed Spring Lake Village expansion area. The testing program shall consist of excavation of a series of archaeological test units and hand augur samples in the vicinity of the recorded boundaries of CA-SON-20 and within the expansion area. The number and location of the test units and augur samples is at</p>	<p>Conduct subsurface testing</p>	<p>Planning Division (Qualified Archaeologist)</p>	<p>Report results to Planning Division prior to issuance of building permit.</p>	<p>Deny issuance of building permit.</p>	
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<p>the discretion of the archaeologist, in consultation with a representative of the Federated Indians of Graton Rancheria (FIGR), but shall be limited to areas that would be disturbed by Project construction. The subsurface testing program shall be documented in a Subsurface Testing Program Plan for Archaeological Resources that must be approved by the City prior to its implementation. The plan shall include a discussion of the rationale for selecting the number and locations of the test units and augur samples and must identify the planned treatment and disposition of any recovered cultural materials. Copies of the plan must be provided to the FIGR and the Lytton Rancheria for comment prior to the beginning of the testing program.</p> <p>At the completion of the subsurface testing program, a report shall be prepared that documents the methods and results of the testing program. The report also shall include an update to the existing Archaeological Site Record (DPR 523C) for CA-SON-20.</p> <p>B. Protection of Identified Cultural Deposits, Pre-Construction Data Recovery, and/or Construction Monitoring</p> <p>If based upon the subsurface testing program, significant intact archaeological deposits are present and would be affected by the Project, the subsurface testing results shall be reported in an Archaeological Resources Treatment Plan. The treatment plan shall detail recommended</p>	<p>Prepare and Implement Archaeological Resources Treatment Plan</p>	<p>Planning Division (Graton Rancheria and Lytton Rancheria)</p>	<p>Verify preparation of Archaeological Resources Treatment Plan prior to issuance of building permit.</p> <p>Ongoing monitoring during construction.</p>	<p>Deny issuance of building permit.</p> <p>Stop work until compliance.</p>	

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<p>mitigations for Project impacts to CA-SON-20, and any other archaeological resources identified by subsurface testing. The treatment plan shall be prepared in consultation with representatives of the Graton and Lytton Rancherias. The treatment plan shall include a statement regarding the site's integrity and its potential for meeting the eligibility criteria for listing on the California Register of Historic Resources (CRHR), and shall specify the types of analysis that will be performed and shall specify the ultimate disposition of any cultural materials recovered. It also shall identify, in consultation with representatives of the FIGR and the Lytton Rancheria, the steps that shall be followed in the event of discovery of human remains, and must be in accordance with Health and Safety Code § 7050.5. The treatment plan shall be approved by the City prior to the start of Project construction. A copy of the plan shall be provided to the FIGR and to the Lytton Rancheria.</p> <p>Depending upon the results of the subsurface testing program, the treatment plan shall include one or more of the following mitigation strategies, which are described in detail below.</p> <ol style="list-style-type: none"> 1) Protection and Preservation, 2) Pre-construction data recovery, and 3) Construction Monitoring <p><i>Protection and Preservation</i></p> <p>If the testing program finds that intact</p>					

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<p>archaeological deposits would be affected by the Project, the preferred treatment of the resource is protection and preservation. Protection can be achieved in two ways. The most direct means would be by avoidance (not developing the sensitive area). This may be possible in areas proposed for utilities, where there is some flexibility in the selection of routing, or such amenities as the resident community garden, where other on-site locations might be feasible. However, for other Project elements, such as replacement of the auditorium or renovations to the Village Center, avoidance through relocation would not be feasible. Protection may be possible in the proposed chapel garden area, resident outdoor activity area, entry, and parking areas.</p> <p>Another method to protect intact archaeological deposits is by placement of sufficient fill over the deposit to protect it during and after construction. This approach may be feasible for elements of the Project that require minor grading and landscaping or paving, such as the proposed resident outdoor activity area, chapel garden, entry upgrades, and new parking areas.</p> <p><i>Pre-Construction Data Recovery</i></p> <p>If the testing program finds that intact archaeological deposits would be affected by the Project, and protection and preservation is not possible, then data recovery within the sensitive area to be affected by the Project is an option. Data recovery must be performed by qualified</p>					

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<p>archaeologists using standard archaeological techniques. Data recovery must include processing and analysis of recovered cultural materials using appropriate archaeological methods, and preparation of the recovered materials for permanent disposition.</p> <p><i>Construction Monitoring</i></p> <p>A program of archaeological monitoring shall be instituted for all ground-disturbing activities that take place within the archaeological site boundaries. Monitoring must be performed by a qualified archaeologist and may also include a Native American monitor and will consist of directly watching the excavation, grading, trenching, and other earth moving processes. Monitoring will occur during the entire workday, and continue on a daily basis until the depth of excavation has been reached at which resources could not be present. This will be determined by the monitoring archaeologist based on observed soil conditions.</p> <p>In the event that significant archaeological deposits (e.g. deposits that could contribute valuable information about the prehistoric use of the site) are encountered, the piece of equipment that encounters the suspected materials must be stopped, and the find inspected by the monitoring archaeologist. If the deposit contains significant archaeological material, all work must be stopped in the immediate vicinity and the archaeologist would undertake data recovery of the deposit</p>					

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<p>unless the Project can be modified to allow the materials to be left in place. Data recovery efforts must follow standard archaeological methods.</p>					
<p><u>CR-1b Identify and Avoid or Minimize Impacts to Unknown Cultural Resources</u> Subsurface testing in the vicinity of CA-SON-20 and within the proposed expansion area required under mitigation measure CR-1a would reduce the potential for unknown subsurface cultural resources to be encountered during construction. However, because of the archaeological sensitivity of this area in general, spot monitoring by a qualified archaeologist should occur during grading for the following Project elements:</p> <ol style="list-style-type: none"> 1) The connector addition between Buildings L and K 2) The new fountain and parking area and 3) The resident community garden <p>Should archaeological materials be encountered within these and any other construction activities, the piece of equipment that encounters the materials would be stopped, and the find inspected by a qualified archaeologist, and by the Native American monitor, if one has been retained. If the deposit contains significant archaeological material, all work must be stopped in the immediate vicinity and the archaeologist would undertake data recovery of the deposit unless the Project can be modified to allow the materials to be left in place. Data recovery efforts must follow</p>	<p>On-site observation</p>	<p>Building Division (Qualified Archeologist)</p>	<p>During Construction</p>	<p>Stop work</p>	

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<p>standard archaeological methods, and be consistent with excavation methods, types of analysis, and disposition of any cultural materials outlined in the Subsurface Archaeological Testing Program Plan, or the Archaeological Resources Treatment Plan if such a plan was prepared under Mitigation Measure CR-1a.</p>					
<p><u>CR-2 Treatment of Human Remains, Associated Grave Goods, or Items of Cultural Patrimony</u> Should human remains, associated grave goods, or items of cultural patrimony be encountered during Project construction, the following procedures shall be followed as required by Public Resources Code § 5097.9 and Health and Safety Code § 7050.5.</p> <p>If human remains are encountered, no further excavation or disturbance of the site or any nearby area shall occur until the Sonoma County Coroner has made the necessary findings as to origin, in accordance with Health and Safety Code 7050.5. In accordance with Public Resources Code 5097.98 if the coroner believes the human remains to be those of a Native American, he or she shall contact, by telephone, within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission shall immediately notify the Most Likely Descendent (MLD) or Descendants. The Descendent shall inspect the site of the discovery and may recommend the means for treating or disposing, with appropriate dignity, the human remains and</p>	<p>On-site observation</p>	<p>Building Division (Contractor)</p>	<p>During Construction.</p>	<p>Stop work.</p>	

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any associated grave goods. The Descendents shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The remains shall not be damaged or disturbed by further development until the landowner has discussed and conferred with the MLD regarding their recommendations.					
<u>CR-3 Evaluation and Treatment of Paleontological Resources</u> If paleontological resources (e.g., vertebrate bones, teeth, or abundant and well-preserved invertebrates or plants), are encountered during construction, work in the immediate vicinity shall be diverted away from the find until a professional paleontologist assesses and salvages the find, if necessary.	On-site observation	Building Division (Contractor)	During Construction	Stop work	

GEOLOGY AND SOILS

<u>GEO-1 Seismic Design to Resist Ground Shaking</u> In accordance with General Plan NS-C-2, the City has required the applicant to provide comprehensive geotechnical investigations for evaluation and mitigation of seismic hazards, including ground shaking. The City of Santa Rosa requires all new structures to comply with California Building Code (CBC) standards, which include design requirements for seismic safety. The Project shall be designed and constructed in strict adherence with current CBC standards for earthquake resistant construction. The seismic	Incorporate into project design and construction.	Building Division	Building Division verifies incorporation into design and construction prior to issuance of building permit.	Deny issuance of building permit.	
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<p>design parameters presented on page 3 of Addendum No. 1 Geotechnical Study (RGH 2008) shall be used for design. The parameters are based on Section 1613 of the 2007 CBC. Based on CBC Table 1613.5.2, the Addendum No. 1 Geotechnical Study recommends a Site Class D should be used for the subject site and the following seismic design criteria should be used for structures at the site:</p> <p>Maximum Considered Earthquake Spectral Response Acceleration:</p> <p>S_{MS} (0.2 seconds period) = 1.624 g S_{M1} (1 second period) = 0.921 g</p> <p>Design Spectral Response Acceleration (5% damped):</p> <p>S_{DS} (0.2 seconds period) = 1.082 g S_{D1} (1 second period) = 0.614 g</p>					
<p><u>GEO-3 Design and Construction</u> In accordance with General Plan NS-C-2, the City has required the applicant to provide comprehensive geotechnical investigations for evaluation and mitigation of liquefaction potential. The geotechnical reports contain specific conclusions and recommendations for Project design and construction. The Project shall be designed and constructed in conformance with the specific recommendations contained in the Project geotechnical reports, including recommendations for grading, ground improvement, and foundation support. The</p>	<p>Incorporate into project design and construction.</p>	<p>Building Division</p>	<p>Building Division verifies incorporation into design and construction prior to issuance of building permit.</p>	<p>Deny issuance of building permit.</p>	

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<p>applicant shall retain a qualified registered geotechnical firm to review Project plans and specifications for conformance with geotechnical conditions and recommendations of the geotechnical reports prepared for the Project, and to provide periodic observations during construction to verify conformance and consistency of exposed subsurface conditions with the findings of the geotechnical reports.</p>					
<p><u>GEO-4 Engineering Methods for Expansive Soils</u> Grading shall be performed in accordance with the expansive soil grading recommendations presented on pages 21 through 25 of the Project-level Geotechnical Investigation (RGH 2007). Measures may include:</p> <ul style="list-style-type: none"> • Pre-swelling the expansive soils and covering them with a moisture fixing and confining blanket of properly compact select fill; • Excavation of expansive surface soils within building areas to depths specified in the Project-level Geotechnical Investigation; and • Soil stabilization, such as lime treatment to alter soil properties to reduce shrink-swell potential to an acceptable level. 	<p>Incorporate into project design and construction</p>	<p>Building Division</p>	<p>Verify incorporation into design and construction prior to issuance of building permit.</p>	<p>Deny issuance of building permit.</p>	
HYDROLOGICAL AND WATER QUALITY					
<p><u>HWQ-1a Storm Water Pollution Prevention Plan</u> This measure requires compliance with the state-wide general permit for construction activities (General Construction Permit). Measures shall be</p>	<p>Prepare Storm Water Pollution Prevention Plan</p>	<p>Building Division</p>	<p>Verify requirement to prepare SWPPP is included in construction documents.</p>	<p>Deny issuance of building permit.</p>	

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<p>defined and implemented in conformance with the General Construction Permit and governed by a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall list the best management practices (BMPs) developed for the Project to minimize soil disturbance after grading or construction, and the measures to prevent soil erosion and sedimentation during construction.</p>					
<p><u>HWQ-1b Construction Dewatering Reduction or Elimination</u></p> <p>To the extent feasible the applicant shall sequence construction of the underground garage to avoid or minimize excavation between November and April. By scheduling the excavation during the late spring to early fall, construction would coincide with the period of the lowest groundwater levels at the site and the timeframe with the least chance for rainfall. This could eliminate the need for dewatering completely.</p> <p>In the event that excavation activities carry into the wet months when groundwater levels rise, the applicant shall evaluate reasonable alternatives for dewatering management. The following management options shall be considered:</p> <ul style="list-style-type: none"> • Reuse the water on site for dust control, compaction, or irrigation. • Retain the water on site in a grassy or porous area to allow infiltration/evaporation. • Discharge (by permit) to a sanitary sewer (this option may require a temporary method 	<p>Incorporate into project design and construction.</p>	<p>Building Division</p>	<p>Building Division verifies incorporation into design and construction prior to issuance of building permit.</p>	<p>Deny issuance of building permit.</p>	

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<p>to filter sediment-laden water prior to discharge).</p> <p>If discharge to a storm drain is the only feasible option, then the applicant shall comply with the NCRWQCB permit for construction dewatering. Measures would include characterizing the discharge and receiving waters and developing a Best Management Practices Plan that includes filtering methods and monitoring and reporting requirements in accordance with permit provisions.</p>					
NOISE					
<p><u>N-1: Construction Noise Control Measures.</u> Construction Scheduling. Limit construction hours to between 8:00 a.m. and 4:00 p.m. Monday through Friday. Prohibit construction on weekends and all holidays recognized by the City of Santa Rosa.</p> <p>Do not allow machinery to be cleaned past 6:00 p.m. or serviced past 6:45 p.m. Monday through Friday.</p> <p>Limit the allowable hours for the delivery of materials or equipment to the site and truck traffic coming to and from the site for any purpose to weekdays (Monday through Friday) between 8 a.m. and 5:00 p.m.</p> <p>Control noise from construction workers' radios so as not to disturb residents and staff.</p> <p>Construction Plan. Prepare and implement a</p>	<p>Incorporate into design and construction.</p>	<p>Building Division</p>	<p>Verify incorporation into design and construction prior to issuance of building permit.</p>	<p>Deny issuance of building permit.</p>	

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<p>detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with the adjacent noise sensitive facilities so that construction activities can be scheduled to minimize noise disturbance.</p> <p>Noise Barrier. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Consider draping affected noise residential building facades with noise control blankets to provide additional indoor noise attenuation. Acceptable noise control blankets include SPL Services STC-25 Acoustical Blankets, and Environmental Noise Control STC-27 Acoustical Barrier/Absorber Blankets, or equivalent.</p> <p>Construction Equipment. Properly muffle and maintain all construction equipment powered by internal combustion engines.</p> <p>Idling Prohibitions. Prohibit unnecessary idling of internal combustion engines. Equipment should be turned off when not in use.</p> <p>Equipment Location. Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other noise-sensitive land uses.</p> <p>Equipment Selection. Select quiet construction equipment, particularly air compressors, whenever possible.</p>					

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<p>working days before demolition commences. If lead-based paint is identified, then federal and state construction worker health and safety regulations shall be followed during demolition activities. If loose or peeling lead-based paint is identified, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations.</p>					
<p><u>PHS -1b Septic Tank Destruction</u> Prior to removal of the abandoned septic tank, the applicant shall obtain a septic tank destruction permit from the Sonoma County Permit and Resource Management Department (PRMD). The permit will contain requirements regarding the safe removal and disposal of the septic tank.</p>	<p>Incorporate requirement into construction documents /obtain permit</p>	<p>Building Division (Sonoma County PRMD)</p>	<p>Verify incorporation into construction documents prior to issuance of building permit. Verify permit has been obtained.</p>	<p>Deny issuance of building permit. Stop work until compliance.</p>	
<p><u>PHS-1c Proper Disposal of Hazardous Materials</u> The applicant shall retain a certified contractor to identify and properly dispose of all containerized liquids, 55-gallon drums of hazardous materials, and debris piles. The materials and waste shall be evaluated in the context of applicable local, state and federal regulations and/or guidelines governing hazardous waste. All materials deemed to be hazardous shall be remediated and/or disposed of following applicable regulatory agency regulations and/or guidelines. All evaluation, remediation, treatment, and/or disposal of hazardous waste shall be supervised and documented by qualified hazardous waste</p>	<p>Incorporate requirement into construction documents</p>	<p>Building Division Fire Department (Certified Contractor)</p>	<p>Verify incorporation into construction documents prior to issuance of building permit. Certified Contractor to report to Fire Department on findings and how disposal will occur</p>	<p>Deny issuance of building permit. Stop work until compliance.</p>	

MITIGATION MONITORING AND REPORTING PROGRAM

Spring Lake Village Expansion and Annexation

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
personnel.					
PUBLIC SERVICES AND UTILITIES					
<u>PS-1 Onsite Emergency Medical Personnel and Equipment Plan</u> The Applicant shall prepare and submit an Onsite Emergency Medical Personnel and Equipment Plan for approval by the Fire Chief. The Plan will address the provision of an Emergency Medical Technician or equivalent qualified personnel 24 hours a day to respond to non-medical emergency calls within the community care facility. The Plan also will address the provision and maintenance of Automatic External Defibrillators, as well as training of medical staff to use the defibrillators.	Prepare Onsite Emergency Medical Personnel and Equipment Plan	Fire Department	Verify and approve plan prior to issuance of certificate of occupation.	Deny issuance of certificate of occupancy.	
<u>PS-2 Participate in Special Tax District 2006-1</u> The Project shall participate in the City's Special Tax District 2006-1, to provide the ongoing resources needed to serve the development and address cumulative development impact to response times.	Participate in Special Tax District	Community Development Department	Verify record of establishment prior to issuances of certificate of occupation.	Deny issuance of certificate of occupancy.	
TRANSPORTATION					
<u>TR-2 Traffic Control Procedures</u> The Contractor shall adopt standard traffic control procedures to minimize traffic hazards and congestion during construction. Construction flagging and signage, use of plates, and other safety measures shall be in conformance with Caltrans 2003 Manual on Uniform Traffic Control	Prepare traffic control procedures.	Public Works Department	Submit to Public Works Department.	Deny issuance of encroachment permit.	

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Spring Lake Village Expansion and Annexation

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<p>Devices. Other measures shall include:</p> <ul style="list-style-type: none"> • The Contractor shall obtain an encroachment permit from the City of Santa Rosa and comply with permit conditions. • If temporary lane or street closures are required, the applicant shall contact emergency response providers (hospitals, police, fire, and ambulance) on a weekly basis to provide information on the timing, location, and duration of construction in the right-of-way. • The applicant shall maintain pedestrian and vehicular access to public facilities and residences along the street during commute hours and shall minimize the closure of pedestrian and vehicular access at other times. Peak commute hours are between 7:00 AM and 9:00 PM and between 4:00 PM and 6:00 PM. • The Contractor shall notify the impacted residents adjacent to the construction activities and along Brey Road in writing prior to initiating traffic control measures. • If temporary lane or street closures are required the Contractor shall notify local bicycle groups, such as the Sonoma County Bicycle Coalition and Santa Rosa Cycling Club, prior to initiating traffic control measures. 					

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<p><u>TR-3a Adequate Sight Distance</u> The Applicant shall retain a qualified transportation consultant to identify specific trees and brush that need to be trimmed or removed within a 150-foot section of Montgomery Drive frontage, immediately east of the new crosswalk. The purpose of this vegetation removal is to increase pedestrian sight distance from the new crosswalk to the trail. The applicant shall develop a maintenance plan to ensure that pedestrian sight distance to the east remains adequate over time. Other required measures include the following:</p> <ul style="list-style-type: none"> • Restrict parking along the north side of Montgomery Drive, west of the main Spring Lake Village entrance to the western property line to provide adequate site distance for the pedestrian crosswalk. • Restrict parking along the north side of Montgomery Drive for 100 feet to the east of the main Spring Lake Village entrance to provide adequate site distance at the main entrance. • Restrict parking along the north side of Montgomery Drive for 150 feet to the west of the private driveway east of the Spring Lake Village to provide adequate site distance at the private driveway. • Clear brush to gain a minimum of 300 feet site distance in each direction at the driveway to 5435 Montgomery Drive or provide flaggers 	<p>Prepare site vegetation removal evaluation.</p> <p>Prepare parking restrictions details.</p>	<p>Public Works Department (if trees or in public right-of-way)/Building Division (if trees are on private property).</p> <p>Public Works Department</p>	<p>Submit evaluation to Public Works Department/Building Division prior to issuance of encroachment permit.</p> <p>Submit parking restriction details to Public Works Department prior to issuance of encroachment permit.</p>	<p>Deny issuance of encroachment permit.</p> <p>Deny issuance of encroachment permit.</p>	

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when vehicles are exiting the site to provide adequate site distance at the 5435 Montgomery Drive driveway during construction.					
<u>TR-3b Off-Site Roadway Improvements</u> The Applicant shall install either a traffic island or a roundabout at the intersection of Montgomery Drive and Melita Road. The purpose of the traffic island or roundabout will be to provide a safe turn around location to support the on-street parking proposed along the north side of Montgomery Drive adjacent to Spring Lake Village.	Prepare details for traffic island.	Public Works Department	Submit details for traffic island prior to issuance of encroachment permit.	Deny issuance of encroachment permit.	
<u>TR-4 Construction-Related Parking</u> The Applicant shall reduce the need for construction-related parking and provide additional staff and visitor parking during construction. Satellite parking at an off-site location shall be utilized, with shuttles provided to and from the site for transporting the majority of construction workers. The Applicant also shall develop a management strategy to utilize unused spaces, such as temporarily re-assigning existing parking to provide more staff and visitor parking during the construction period.	Prepare construction worker parking plan.	Planning Division	Submit to Planning Division for approval.	Deny issuance of building permit.	

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VISUAL RESOURCES					
<p><u>VR-2: Reconfigure Massing of Three-Story Villas in Expansion Area</u></p> <p>The applicant shall design the villas to be compatible with their surroundings with respect to building scale and mass.</p> <ul style="list-style-type: none"> Reduction of the three-story buildings to two-stories and/or shifting building placement shall be used to help mitigate the impact of differing building scales and intensities. Increased building heights toward the north of the site may be acceptable, in order to allow corresponding reductions in massing near Brey road neighbors and Montgomery Drive, where reduced overall height is desirable to enhance neighborhood compatibility. Units clustered into one structure shall have variety in color, architectural detail and landscaping to avoid a monotonous institutional appearance. Improve massing by variation in roofline, balcony placement, or windows that will add to the rhythm of the façade. 	<p>Incorporate design change project. (implementation of Alternative 1 also suffices for the first bullet)</p>	<p>Community Development Department</p>	<p>Verify incorporation into design and construction documents prior to issuance of building permit.</p>	<p>Deny issuance of building permit.</p>	