

**Mitigation Monitoring and Reporting Program
Yolanda Industrial Project**

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring / Reporting Action and Schedule	Non-Compliance Sanction / Activity	MMRP Record Name / Date
AIR QUALITY					
<p>AQ-1: Include measures to control dust and exhaust during construction. During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. Additional measures are identified to reduce construction equipment exhaust emissions and fugitive dust. The contractor shall implement the following Best Management Practices that are required of all projects:</p> <ul style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 	<p>Incorporate into project design and print on construction documents (demolition, grading and building plans). Onsite observation.</p>	<p>Building Division; Project Applicant / Contractor</p>	<p>Verification of incorporation into project design and construction documents prior to issuance of grading permit. Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Deny issuance of grading permit. Stop work.</p>	

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<ul style="list-style-type: none"> • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 					

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<ul style="list-style-type: none"> • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points regarding this information. Most idling times are reduced to two minutes in Mitigation Measure AQ-2 below. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. 					

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<ul style="list-style-type: none"> Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. 					

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<p>AQ-2: The applicant/general contractor for the project shall maintain a list of all off-road equipment greater than 25 horsepower (hp) that would be operated for more than 20 hours over the entire duration of project construction, including equipment from subcontractors. This equipment list shall be made available upon request by the City for review and certification. The list shall include all information necessary to ensure the equipment meets the following requirement:</p>	<p>Incorporate into project design and print on construction documents (demolition, grading and building plans). Onsite observation.</p>	<p>Building Division; Project Applicant / Contractor</p>	<p>Verification of incorporation into project design and construction documents prior to issuance of grading permit. Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Deny issuance of grading permit. Stop work.</p>	

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<p>Be zero emissions, or 2) have engines that meet or exceed EPA Tier 2 off-road emission standards; and 3) have engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS), if one is available for the equipment being used. Equipment with engines that meet Tier 4 Interim or Tier 4 Final emission standards meet this requirement; therefore, a VDECS on Tier 4 engines is not required.</p> <ul style="list-style-type: none"> • Idling time of diesel-powered construction equipment and trucks shall be limited to no more than two minutes. Clear signage of this idling restriction shall be provided for construction workers at all access points. 					

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<p>All construction equipment shall be maintained and properly tuned in accordance with the manufacturers' specifications.</p> <p>The use of portable diesel generators for more than 100 hours shall be prohibited. Grid power electricity should be used to provide power at construction sites; or propane and natural gas generators may be used when grid power electricity is not feasible.</p>					
CULTURAL RESOURCES					

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<p>CUL-1: If cultural resources are discovered during the project construction (inadvertent discoveries), all construction activities within a 100-ft radius of the find shall cease, and a qualified archaeologist and representatives of the culturally affiliated tribe(s), if applicable, shall be retained by the project sponsor to investigate the find, and make recommendations as to treatment and mitigation of any impacts to those resources. Workers should avoid disturbing the materials until a qualified archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology and/or tribal representative has evaluated the situation. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction activities shall be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria by a qualified archeologist and assessed by the tribal representatives to</p>	<p>Incorporate into project design and print on construction documents (grading plans). Onsite observation.</p>	<p>Building and Planning Division; Project Applicant / Contractor; and Qualified Archaeologist</p>	<p>Prior to commencement of ground disturbing activities. During ground disturbance activities. Upon completion of construction.</p>	<p>Stop work. Deny issuance of grading permit.</p>	

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<p>determine whether the resource is a Tribal Cultural Resource under CEQA. If the resource is determined to be a Tribal Cultural Resource under PRC Section 21074(a), the City and tribal representatives shall further confer on appropriate treatment. If the resource is determined to be significant under CEQA, the City, tribal representatives and the qualified archaeologist shall meet and confer regarding the appropriate Mitigation Measures to be added for the resource. Such Mitigation Measures might include preservation in place or further analysis. Any report prepared regarding the find shall be submitted to the City of Santa Rosa, the Northwest Information Center, and the State Historic Preservation Office (SHPO), if required.</p>					

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<p>If the resource is determined to be a Tribal Cultural Resource under PRC Section 21074(a), the City and tribal representatives shall further confer on appropriate treatment. If the resource is determined to be significant under CEQA, the City, tribal representatives and the qualified archaeologist shall meet and confer regarding the appropriate Mitigation Measures to be added for the resource. Such Mitigation Measures might include preservation in place or further analysis. Any report prepared regarding the find shall be submitted to the City of Santa Rosa, the Northwest Information Center, and the State Historic Preservation Office (SHPO), if required.</p>					

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<p>CUL-2: If human remains are encountered, all activity shall stop, and the Sonoma County Coroner must be notified immediately. All activity must cease within 100 ft of the find until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, shall notify the State Native American Heritage Commission if applicable, and shall determine if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely MLD of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.</p>	<p>Incorporate into project design and print on construction documents (grading plans). Onsite observation.</p>	<p>Building and Planning Division; Project Applicant / Contractor; and Qualified Archaeologist</p>	<p>Prior to commencement of ground disturbing activities. During ground disturbance activities. Upon completion of construction.</p>	<p>Stop work. Deny issuance of grading permit.</p>	

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<p>CUL-3: The Public Improvement Plans and Building Plans shall contain the following note: “In the event that any remains of prehistoric or historic human activities are encountered during project-related activities, work in the immediate vicinity of the finds shall halt and the contractor shall immediately notify the project superintendent and the City of Santa Rosa liaison. Work shall not resume until a qualified archaeologist or historic archaeologist, as appropriate, approved by the City of Santa Rosa, has evaluated the situation and made recommendations for treatment of the resource, which recommendations are carried out. If human burials are encountered, the contractor must also contact the Sonoma County Coroner.”</p>	<p>Incorporate into project design and print on construction documents (grading plans). Onsite observation.</p>	<p>Building and Planning Division; Project Applicant / Contractor; and Qualified Archaeologist</p>	<p>Prior to commencement of ground disturbing activities. During ground disturbance activities. Upon completion of construction.</p>	<p>Stop work. Deny issuance of grading permit.</p>	

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GEOLOGY AND SOILS					
<p>GEO-1: Foundation and structural design for buildings shall meet the Uniform Building Code regulations as well as state and local ordinances for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.). Construction plans shall be subject to review and approval by the Building Division prior to the issuance of a building permit.</p>	<p>Incorporate into project design and print on construction documents (demolition, grading and building plans)</p>	<p>Building Division; City Engineer; and Project Applicant / Contractor</p>	<p>Verification of incorporation into project design and construction documents prior to issuance of grading permit. Monitor during construction to verify that measures are in place.</p>	<p>Deny issuance of permits. Stop work.</p>	

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<p>GEO-2: In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of Santa Rosa for</p>	<p>Incorporate into project design and print on construction documents (grading plans). Onsite observation.</p>	<p>Building and Planning Division; Project Applicant / Contractor; and Qualified Paleontologist.</p>	<p>During ground disturbance activities.</p>	<p>Stop work</p>	

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review and approval prior to implementation, and the applicant shall adhere to the recommendations in the plan.					
GREENHOUSE GAS EMISSIONS					
The implementation of Mitigation Measures AQ-1 and AQ-2 (above) would reduce project greenhouse gas emission impacts to less than significant. Please see above.					

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HAZARD AND HAZARDOUS MATERIALS					
<p>HAZ-1: Follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction; avoid overtopping construction equipment fuel tanks; use tarps and adsorbent pads under vehicles when refueling to contain and capture any spilled fuel; during routine maintenance of construction equipment, properly contain and remove grease and oils; and properly dispose of discarded containers of fuels and other chemicals.</p>	<p>Incorporate into preliminary meetings (prior to onsite work) and daily safety meetings with onsite personnel; include in contracts. Onsite observation. Contact environmental consultant as needed.</p>	<p>Project Applicant / Contractor; Environmental Consultant as needed; and Building and Planning Division. Onsite observation.</p>	<p>During all phases of work. Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Stop work in the area; immediately report to environmental consultant and Sonoma County; immediately remediate any spills or other hazards under the supervision of a qualified environmental consultant or County employee.</p>	

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<p>HAZ-2: Prepare and implement a Soil and Groundwater Plan (SGMP) that specifies procedures in the event that TCE-impacted, or previously undetected contaminants are encountered. The SGMP shall address potential health and safety concerns and provide information and procedures for site workers performing subsurface work at the subject property. Provisions outlined in the plan will include immediately stopping work in the contaminated area and contacting appropriate resource agencies, including EC&A, upon discovery of subsurface hazardous materials. The plan shall include the phone numbers of local, regional, and State agencies and primary, secondary, and final cleanup procedures.</p>	<p>Incorporate into project design and print on construction documents. Include a copy of the SGMP in all contracts. Incorporate the SGMP into daily safety meetings with all onsite workers. Have multiple copies of the SGMP onsite.</p>	<p>Project Applicant / Contractor; Environmental Consultant; and Building and Planning Division. Sonoma County Environmental Health Department and the North Coast Regional Water Quality Control Board if / as needed.</p>	<p>During ground disturbance activities.</p>	<p>Depending on the extent of the impacted area, either stop work in that area until the environmental consultant collects soil and/or groundwater samples, receives and assesses laboratory analytical results, and has given the OK to resume work in that area. If the extent of the ground moving activity is limited in an impacted area (such as trenching),</p>	

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				and/or groundwater in a separate stockpile and/or container and confirm impacted material has been removed and properly disposed of.	

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NOISE					
<p>NOI-1: Mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the City's requirements prior to the issuance of building permits. A qualified acoustical consultant may be retained to review mechanical noise as the equipment systems are selected in order to determine specific noise reduction measures necessary to reduce noise to comply with the City's noise limits at shared property lines. These noise reduction measures could include, but are not limited to, selection of equipment that emits low noise levels and/or installation of noise barriers such as enclosures and parapet walls to block the line of sight between the noise source and the nearest receptors.</p>	<p>Incorporate into project design and print on construction documents (building plans).</p>	<p>Building and Planning Division; Project Applicant / Contractor; and Qualified Acoustical Specialist</p>	<p>Verification of incorporation into design prior to building permit issuance.</p>	<p>Deny issuance of building permit.</p>	

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<p>NOI-2: Implementation of the following would reduce site construction noise levels, limit construction hours and minimize disruption and annoyance:</p> <ul style="list-style-type: none"> Limit construction activities to weekdays, during the hours of 7:00 AM to 6:00 PM. Prohibit construction during weekends and holidays. 	<p>Incorporate into project design and print on construction documents (building plans). Identify a disturbance coordinator to respond to complaints and address noise concerns as they arise. Onsite observation.</p>	<p>Building and Planning Division; Project Applicant / Contractor; and Disturbance Coordinator</p>	<p>Verification of incorporation into design and construction documents prior to issuance of grading and building permits. Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Deny issuance of grading and building permit. Stop work.</p>	

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<ul style="list-style-type: none"> • Limit use of construction equipment which can generate noise levels of 90 dBA or more at 50 ft, such as concrete saws, hoe rams, or others, to a distance of 50 ft or greater from residences where feasible. Construct temporary noise barriers to screen stationary noise-generating equipment, such as concrete saws and generators, when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA or more. • Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • Prohibit unnecessary idling of internal combustion engines. 					

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<ul style="list-style-type: none"> • Locate stationary noise-generating equipment such as air compressors and portable generators as far as possible from sensitive receptors. • Utilize “quiet” air compressors and other stationary noise sources where technology exists. • Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site. • Notify in writing all adjacent businesses, residences and other noise-sensitive land uses of the construction schedule and provide a written schedule of “noisy” construction activities to the adjacent land uses and nearby residences. 					

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<ul style="list-style-type: none"> Designate a coordinator who would be responsible for responding to any complaints about construction noise. The coordinator will determine the source of the noise complaint and will require that reasonable measures be implemented to correct the problem. Post a telephone number for the coordinator in a conspicuous place and include it in the notice sent to neighbors regarding the construction schedule. 					
TRIBAL CULTURAL RESOURCES					
To protect any burried Tribal Cultural Resources that may be encountered during construction activities, the project shall implement Mitigation Measures CUL-1, CUL-2 and CUL-3 above.	See Cultural Resources above	See Cultural Resources above	See Cultural Resources above	See Cultural Resources above	

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MANDATORY FINDINGS OF SIGNIFICANCE					
<p>Potentially significant site-specific and cumulative impacts to air quality, previously undiscovered historical or cultural resources, geology and soils, hazardous materials and noise would be mitigated to less than significant levels with the implementation of Mitigation Measures AQ-1, AQ-2, CUL-1, CUL-2, CUL-3, GEO-1, GEO-2, HAZ-1, HAZ-2 and NOI-1 listed above. Overall, with implementation of these Mitigation Measures, the project would not substantially degrade the quality of the environment and associated impacts would be less than significant. Other projects constructed within the City of Santa Rosa would be required to demonstrate regulatory compliance and implement similar Mitigation Measures as needed.</p>	<p>Incorporate into construction timing and coordinate with the City for any delays or changes.</p>	<p>Building and Planning Division; Project Applicant / Contractor</p>	<p>Prior to submittal of construction documents.</p>	<p>Deny issuance of permits.</p>	