

March 1, 2024

Initial _____

Initial _____

Attachment "A"

File No. PLP23-0026

175 & 245 Airport Boulevard, Santa Rosa

AESTHETICS

Mitigation Measure VIS-1:

Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review (by PRMD or Design Review Committee). Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.

Mitigation Monitoring VIS-1:

The Permit and Resource Management Department shall not issue the Building Permit until an exterior night lighting plan has been submitted that is consistent with the approved plans and County standards. The Permit and Resource Management Department shall not sign off final occupancy on the Building Permit until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions. If light and glare complaints are received, the Permit and Resource Management Department shall conduct a site inspection and require the property be brought into compliance or initiate procedures to revoke or modify the permit. (Ongoing)

AIR QUALITY:

Mitigation Measure AIR-1:

All development facilitated by the project on the Rezoning Sites (regardless of whether the development is under the jurisdiction of the NSCAPCD or the BAAQMD) shall be required to reduce construction emissions of reactive organic gases, nitrogen oxides, and particulate matter (PM10 and PM2.5) by implementing the BAAQMD's Basic Construction Mitigation Measures (described below) or equivalent, expanded, or modified measures based on project and site-specific conditions.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, with priority given to the use of recycled water for this activity.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power



March 1, 2024

Initial _____

Initial _____

vacuum street sweepers at least once per day. The use of dry power sweeping shall be prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. 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.

6. 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.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

8. A publicly visible sign shall be posted 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.

9. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.

10. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

11. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks shall have at maximum 50 percent air porosity.

13. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

14. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.

15. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

16. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel.

17. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.

18. Minimizing the idling time of diesel powered construction equipment to two minutes.



March 1, 2024

Initial _____

Initial _____

19. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.

20. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).

21. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.

22. Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.

Mitigation Monitoring AIR-1:

Permit Sonoma staff shall verify that the AIR-1 measures are noted on the subdivision map prior to recordation and on subsequent site alteration, grading, building, and subdivision improvement plans prior to issuance of permits.

BIOLOGICAL RESOURCES:

Mitigation Measure BIO-1 Special Status Plant Species Avoidance, Minimization, and Mitigation:

If federally and/or state-listed or CRPR 1B or 2 species are found during special status plant surveys (pursuant to Mitigation Measure BIO-2), and would be directly impacted, or there would be a population-level impact to non-listed sensitive species, then the project shall be re-designed to avoid impacting those plant species. Rare and listed plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm.

For projects on Rezoning Sites in BSAs located within the Santa Rosa Plain Area, protocol rare plant surveys shall be conducted, and impacts to suitable rare plant habitat mitigated, in accordance with the 2007 USFWS Santa Rosa Plain Programmatic Biological Opinion, as amended in 2020.

Mitigation Monitoring BIO-1:

Prior to building permit issuance Permit Sonoma shall verify that the project is designed to avoid impacting special status plant surveys, that protective fencing is in place to protect rare and listed plants located within 50 feet of disturbance limits, and that projects in the BSAs located within the Santa Rosa Plain Area have protocol rare plant surveys conducted on site.



March 1, 2024

Initial _____

Initial _____

Mitigation Measure BIO-2 Restoration and Monitoring, and Habitat Compensation:

Development and/or restoration activities shall be conducted in accordance with a site-specific Habitat Restoration Plan. If federally or state-listed plants or non-listed special status CRPR 1B and 2 plant populations cannot be avoided, and will be impacted by development, all impacts shall be mitigated by the applicant at a ratio not lower than 1:1 and to be determined by the County (in coordination with CDFW and USFWS as applicable) for each species as a component of habitat restoration, unless otherwise approved in writing by CDFW. For impacts to state-listed plants, habitat compensation at a minimum 1:1 mitigation to impact ratio shall be provided, which may include either the purchase of credits at a CDFW-approved mitigation or conservation bank or purchasing appropriate habitat and conserving it in perpetuity through a conservation easement and management plan, which shall be prepared, funded, and implemented by the Project in perpetuity, unless otherwise approved in writing by CDFW. A qualified biologist shall prepare and submit a restoration plan to the County and CDFW for review and approval. (Note: if a federally and/or state-listed plant species will be impacted, the restoration plan shall be submitted to the USFWS and/or CDFW for review, and federal and/or state take authorization will be obtained from these agencies.) The restoration plan shall include, at a minimum, the following components:

1. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type)
2. Goal(s) of the compensatory mitigation project (type[s] and area[s]) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved)
3. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions, and values)
4. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan)
5. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule)
6. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports)
7. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type or other industry standards as determined by a qualified restoration specialist
8. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria
9. Notification of completion of compensatory mitigation and agency confirmation



March 1, 2024

Initial _____

Initial _____

10. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism)

Mitigation Monitoring BIO-2:

Prior to building permit issuance Permit Sonoma shall review and approve a restoration plan prepared by a qualified biologist if federally or state-listed plants or non-listed special status CRPR 1B and 2 plant populations cannot be avoided, and will be impacted by development. The County shall verify that all impacts are mitigated by the applicant at a ratio not lower than 1:1.

Mitigation Measure BIO-3 Endangered/Threatened Animal Species Avoidance and Minimization:

The following measures shall be applied to aquatic and/or terrestrial animal species as determined by the project specific Biological Resources Screening and Assessment required under mitigation measure BIO-1.

1. Ground disturbance shall be limited to the minimum necessary to complete the project. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said areas and the limits of disturbance.
2. All projects occurring within/adjacent to sensitive habitats that may support federally and/or state listed endangered/threatened species shall have a CDFW and/or USFWS approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed said biologist shall conduct daily pre activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW, NMFS, and/or USFWS said biologists may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are fully implemented.
3. No endangered/threatened species shall be captured or and relocated without express permission from the CDFW NMFS and/or USFWS.
4. If at any time during project construction and endangered/threatened species enters the construction site or otherwise may be impacted by the project all project activities shall cease. A CDFW / USFWS approved biologist shall document the occurrence and consult with the CDFW and USFWS as appropriate to determine whether it was safe for project activities to resume.
5. For all projects occurring in areas where endangered/threatened species may be present and are at risk of entering the project site during construction, the applicant shall install exclusion fencing along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS approved biologist. This fence shall consist of solid silt fencing placed at a minimum of three feet above grade and two feet below grade as shall be attached to wooden stakes placed at intervals of not more than five feet. The applicant shall inspect the fence weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete.



March 1, 2024

Initial _____

Initial _____

6. At the end of each work day, excavation shall be secured with cover or a ramp provided to prevent wildlife and treatment.

7. All trenches pipes culverts or similar structures shall be inspected for animals prior to burying capping moving or filling.

Mitigation Monitoring BIO-3:

Prior to building permit issuance Permit Sonoma shall verify that avoidance and minimization measures are applied to sites that are determined to have aquatic and/or terrestrial animal species by the Biological Resources Screening and Assessment required under mitigation measure BIO-1.

Mitigation Measure BIO-4 Pre-Construction Surveys for Nesting Birds:

NOTE ON MAP: "If initial ground disturbance or vegetation removal occurs during the breeding season for nesting birds (February 1 through September 15), a qualified biologist shall conduct a breeding bird survey no more than 14 days prior to project activities to determine if any birds are nesting in underground burrows or dens, or in trees on or adjacent to the project sites and shall conduct additional surveys if there is a lapse of 14 days or more in construction activities. The surveys shall include the entire disturbance area plus at least a 500-foot buffer around the project site. If active nests are found close enough to the project site to affect breeding success, the biologist shall establish an appropriate exclusion zone around the nest. This exclusion zone may be modified depending on the species, nest location, and existing visual buffers, but typically would entail a minimum of 500 feet for raptor species and 300 feet for other migratory species. Once all young have become independent of the nest, vegetation removal and grading may take place in the former exclusion zone. If initial ground disturbance is delayed or there is a break in project activities of more than 14 days within the bird-nesting season, then a follow-up nesting bird survey shall be performed to ensure no nests have been established in the interim. If a burrowing owl or occupied burrow is found, CDFW will be contacted to determine the appropriate mitigation measure to avoid impacts on the species, which may include relocating the owl or burrow to a safe location."

Mitigation Monitoring BIO-4:

Prior to approval of the map for recordation, Permit Sonoma staff shall ensure the note is shown correctly on the map. Prior to issuance of grading or building permits, Permit Sonoma staff shall ensure that minimization measures are listed on all site alteration, grading, building or improvement plans. Prior to construction and through completion of initial site disturbance, Permit Sonoma staff shall verify that all surveys have been conducted according to applicable protocols and shall review the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive habitat or species and ensure compliance.

Mitigation Measure BIO-5

The project applicant will apply for a Nationwide Permit Program (NWP) from the Corps and a Section 401 Certification of water quality from the RWQCB. Proof of a Section 404 permit from the Corps and a Section 401 water quality certification (permit) from the RWQCB shall be provided to the County



March 1, 2024

Initial _____

Initial _____

prior to filling any wetlands or other waters on the project site. Any conditions or stipulations in the Section 404 and 401 permits issued for this project will become conditions of project approval.

Mitigation Monitoring BIO-5

Permit Sonoma shall not allow the tentative map to record prior to the NWP and Section 401 Certifications being submitted and accepted by Permit Sonoma.

Mitigation Measure BIO-6

Any impacts to the waters of U.S./State shall be mitigated for at a minimum 1:1 mitigation ratio or at a ratio stipulated in the agency permits. To mitigate impacts to waters of the U.S./State, wetland credits will be purchased from an agency-approved mitigation bank in accordance with all permits acquired that authorize impacts to jurisdictional waters (which includes wetlands). Proof of credit purchase must be submitted to the Corps and RWQCB prior to filling the waters/wetlands onsite.

Mitigation Monitoring BIO-6

Permit Sonoma shall not allow the tentative map to record prior until proof of purchase of wetland mitigation credits are provided to Permit Sonoma.

Mitigation Measure BIO-7

The applicant shall secure a Stream Bed Alteration Agreement (SBAA) from the CDFW if required for alterations to OW1 and OW2 and implement all measures identified in the SBAA including but not limited to the following:

- a. To avoid fuels, lubricants, soils and other pollutants from entering any portion of the onsite ditches to remain or any offsite water feature, wildlife friendly hay wattles (that is, no mono-filament netting) and silt fending shall be installed at the top of bank of the feature or in a strategic position to protect offsite water ways. The use of mulch, loose straw, or any other substitute that may enter into any waters shall be prohibited.
- b. Staging, operation and maintenance of heavy duty construction equipment shall be located open waterways at all times unless the equipment is needed to specifically work on the ditch for the project.
- c. To mitigate for any impacts to the ditch, the CDFW may allow the purchase of mitigation credits similar to the RWQCB or the CDFW may allow riparian enhancement/planting of offsite areas to be preserved in perpetuity.

Any further requirements set forth in the Streambed Alteration Agreement (SBAA) issued for the project from the CDFW, such as specific erosion control measures, shall also be implemented.

Mitigation Monitoring BIO-7

Permit Sonoma shall not allow the tentative map to record prior until proof of the SBAA has been accepted by Permit Sonoma.

Mitigation Measure BIO-8 Tree Removal:



March 1, 2024

Initial _____

Initial _____

The project shall comply with the County's Tree Protection Ordinance by mitigating the removal of protected trees through replanting. Documentation of tree removal mitigation shall be provided on the final landscape plans.

Mitigation Monitoring BIO-8: Prior to building permit issuance, the Design Review Committee and/or Permit Sonoma staff will ensure that the plans include adequate tree planting, consistent with the County Tree Protection Ordinance. Prior to building permit final, the planner will verify that tree plantings have been installed.

Mitigation Measure BIO-9 Worker Environmental Awareness Program:

If potential impacts to special status species are identified in the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1), prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend Worker Environmental Awareness Program training, conducted by a qualified biologist, to aid workers in recognizing special status resources that may occur in the BSAs for the project. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of projects. All employees shall sign a form documenting provided by the trainer indicating they have attended the Worker Environmental Awareness Program and understand the information presented to them. The form shall be submitted to the County to document compliance.

Mitigation Monitoring BIO-9:

Prior to building permit issuance Permit Sonoma shall receive and review a form signed by all personnel associated with project construction to verify that they have attended the Worker Environmental Awareness Program and understand the information presented to them.

Mitigation Measure BIO-10 Invasive Weed Prevention and Management Program:

Prior to start of construction a qualified biologist shall develop an Invasive Weed Prevention and Management Plan to prevent invasion of native habitat by non-native plant species. A list of target species shall be included, along with measures for early detection and eradication. All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six weeks since ground disturbing activities ceased. If exotic species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a qualified biologist and in accordance with the restoration plan. Landscape species shall not include noxious, invasive, and/or non-native plant species that are recognized on the federal Noxious Weed List,



March 1, 2024

Initial _____

Initial _____

California Noxious Weeds List, and/or California Invasive Plant Council Moderate and High-Risk Lists.

Mitigation Monitoring BIO-10:

Prior to building permit issuance Permit Sonoma shall verify that a qualified biologist has developed an Invasive Weed Prevention and Management Plan for projects which include activity that would occur within or adjacent to sensitive habitats, as determined by the project-specific Biological Resources Assessment.

GEOLOGY AND SOILS:

Mitigation GEO-1:

All earthwork, grading, trenching, backfilling and compaction operations shall be conducted in accordance with the County Subdivision Ordinance (Chapter 25, Sonoma County Code). All construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval of Permit Sonoma prior to the issuance of a building permit. All work shall be subject to inspection by Permit Sonoma and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.

Mitigation Monitoring GEO-1:

Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on applicable building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about code requirement.

Mitigation GEO-2:

The design of all earthwork, cuts and fills, drainage, pavements, utilities, foundations and structural components shall conform with the specifications and criteria contained in the project geotechnical report PJC & Associates, Inc. dated December 23, 2003 and updated on June 1, 2023. The geotechnical engineer shall submit an approval letter for the engineered grading plans prior to issuance of the grading permit. Prior to final of the grading permit the geotechnical engineer shall also inspect the construction work and shall certify to Permit Sonoma, prior to the acceptance of the improvements or issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications.

Mitigation Monitoring GEO-2:

Permit Sonoma Plan Check staff will ensure plans are in compliance with geotechnical requirements. Permit Sonoma inspectors will ensure construction is in compliance with geotechnical requirements.

Mitigation Measure GEO-3:



March 1, 2024

Initial _____

Initial _____

The project site will be inspected following the first heavy rain, during the middle of the rainy season and at the end of the rainy season following construction. During each visit, areas of significant erosion or erosion control device failure shall be noted and appropriate remedial actions taken.

Mitigation Monitoring GEO-3:

The project site shall be inspected by County staff after storm events that produce 1 inch of rain or greater within 24 hour period in the Santa Rosa area. During every inspection, areas of significant erosion or erosion control device failure shall be noted and appropriate remedial actions will be taken as soon as practical. If erosion control measures appear to be effective for three consecutive site inspections following 1-inch storm events, then site inspections will only be required following storm events that result in 2 inches of rain, or greater, within a 24-hour period in the Santa Rosa area.

At the end of the rainy season, County staff shall re-inspect the site and evaluate the effectiveness of the erosion control measures that were used. If there were problem areas at the site, recommendations will be made to improve methods used in subsequent projects.

Mitigation Measure GEO-4:

The applicant shall submit an Erosion and Sediment Control Plan prepared by a registered professional engineer as an integral part of the grading plan. The Erosion and Sediment Control Plan shall be subject to review and approval of the Permit Sonoma prior to the issuance of a grading permit. The Plan shall include temporary erosion control measures to be used during construction of cut and fill slopes, excavation for foundations, and other grading operations at the site to prevent discharge of sediment and contaminants into the drainage system. The Erosion and Sediment Control Plan shall include the following measures as applicable:

- a. Throughout the construction process, ground disturbance shall be minimized and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes.
- b. All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff through the use of silt fences, diversion berms and check dams. Fill slopes shall be compacted to stabilize. All exposed surface areas shall be mulched and reseeded and all cut and fill slopes shall be protected with hay mulch and /or erosion control blankets as appropriate.
- c. All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season, but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement.

Mitigation Monitoring GEO-4:



March 1, 2024

Initial _____

Initial _____

Building and grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on applicable building, grading and improvement plans.

Mitigation Measure GEO-5:

For projects with proposed ground-disturbing activity, the project applicant shall retain a Qualified Professional Paleontologist to review proposed ground disturbance associated with development to:

1. Assess if the project will require paleontological monitoring;
2. If monitoring is required, to develop a project-specific Paleontological Resource Mitigation and Monitoring Program (PRMMP) as outlined in Mitigation Measure GEO-2 from the Final EIR of the Housing Element Update (State Clearinghouse #2022060323);
3. Draft the Paleontological Worker Environmental Awareness Program as outlined in Mitigation Measure GEO-3 from the Final EIR of the Housing Element Update (State Clearinghouse #2022060323); and
4. Define within a project specific PRMMP under what specific ground disturbing activity paleontological monitoring will be required and the procedures for collection and curation of recovered fossils, as described in Mitigation Measures GEO-4, GEO-5, and GEO-6 from the Final EIR of the Housing Element Update (State Clearinghouse #2022060323).

The Qualified Paleontologist shall base the assessment of monitoring requirements on the location and depth of ground disturbing activity in the context of the paleontological potential and potential impacts outlined in this section. A qualified professional paleontologist is defined by the SVP standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010). The County shall review and approve the assessment before grading permits are issued.

Mitigation Monitoring GEO-5:

Prior to issuance or grading permits Permit Sonoma shall review and approve an assessment of monitoring requirements prepared by a Qualified Professional Paleontologist.

NOISE:

Mitigation Measure NOISE-1 HVAC:

For any individual project on a Rezoning Site that would place one or more HVAC unit(s) within 30 feet of an existing noise- sensitive receiver, the County shall, concurrently with design review and prior to the approval of building permits, require a project-specific design plan demonstrating that the noise level from operation of the HVAC unit(s) shall not contribute to a cumulative exceedance of the County noise standards at receiving noise-sensitive land uses, listed in Table 4.13 4. The analysis shall be completed in accordance with the County's current Guidelines for the Preparation of Noise



March 1, 2024

Initial _____

Initial _____

Analysis. Noise control measures shall include, but are not limited to, the selection of quiet equipment, equipment setbacks, enclosures, silencers, and/or acoustical louvers.

Mitigation Monitoring NOISE-1:

The Design Plan shall be submitted concurrently with final Design Review and prior to the approval of building permits. The Design Plan shall demonstrate that the noise level from the operation of the HVAC units shall not contribute to a cumulative exceedance of the County noise standards at receiving noise-sensitive land uses for HVAC units placed within 30 feet of an existing noise-sensitive receiver.

Mitigation Measure NOISE-2 Construction:

Construction activities for this project shall be restricted as follows:

All plans and specifications or construction plans shall include the following notes:

- a) All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
- b) Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 5:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. (same note as above) on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.
- c) There will be no start up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 5:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 5:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer- and contractors mobile phone number for public contact 24 hours a day or during the hours outside of the restricted hours.
- d) Pile driving activities shall be limited to 7:30 a.m. to 5:00 p.m. weekdays only.
- e) Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
- f) The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Managers 24-hour mobile phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.



March 1, 2024

Initial _____

Initial _____

Mitigation Monitoring NOISE-2:

PRMD Project Review Division staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits. PRMD staff shall inspect the site prior to construction to assure that the signs are in place and the applicable phone numbers are correct. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder, or may require a noise consultant to evaluate the problem and recommend corrective actions, and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing)

Mitigation Measure NOISE-3:

To ensure exterior noise levels at the private residential yards of homes facing Old Redwood Highway and Airport Boulevard meet the County's adjusted limit of 65 dBA Ldn, a noise barrier wall with a minimum height of 6-feet is required. For residences on Lots 22 and 34, a minimum height of 8 feet is required for the private yards. This wall should be built without cracks or gaps in the face or large or continuous gaps at the base and have a minimum surface weight of 3 lbs. per sq. ft. No mitigation is needed for other outdoor community areas.

Mitigation Monitoring NOISE-3:

Permit Sonoma Project Review staff shall ensure that the noise barriers are shown on the building plans in the referenced locations.

Mitigation Measure NOISE-4:

To ensure interior noise levels within all homes in the residential development are maintained below 45 dBA Ldn, residences adjacent to roadways should follow the recommended STC rating for doors and windows as per Table 6 of the Illignsworth and Rodkin June 30, 2023 Noise Assessment. For these residences, forced-air mechanical ventilation shall be provided to allow residents of these homes to keep their windows closed for the purpose of noise control. In our experience a standard central air conditioning system or a central heating system equipped with a 'summer switch' which allows the fan to circulate air without furnace operation will provide a habitable interior environment with closed windows.

Mitigation Monitoring NOISE-4:

Permit Sonoma Project Review staff shall ensure that a forced air ventilation system is shown on the building plans applicable residential units.

Mitigation Measure NOISE-5:

Standard building construction materials can be used for all other residences that are located in the interior of the site plan which are not directly adjacent to the roadways. These residences would benefit from shielding due to residences located on the outer side of the site plan. Forced-air mechanical ventilation would not be needed for these homes.

March 1, 2024

Initial _____

Initial _____

Mitigation Monitoring NOISE-5:

Permit Sonoma Project Review staff shall ensure building construction materials are shown on the building plans for all residential units.

TRIBAL CULTURAL RESOURCES:

Mitigation Measure TCR-1:

All building and/or grading permits shall have the following note printed on grading or earthwork plan sheets:

NOTE ON MAP/PLANS: "If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (Permit Sonoma) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to Permit Sonoma. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify Permit Sonoma and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code."

Mitigation Monitoring TCR-1:

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the above note is printed on the subdivision improvement plans, the recorded subdivision map, and future building/grading permit plans on the project site.

Mitigation Measure TCR-2: If archaeological resources are encountered during ground-disturbing activities, work within 60 feet shall be halted and the project applicant shall retain an archaeologist meeting the SOI's PQS for archaeology (National Park Service 1983) immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of CCR Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery



File No. PLP23-0026

March 1, 2024

Initial _____

Initial _____

excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the County for review and approval. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.

Mitigation Monitoring TCR-2:

In the event of accidental discovery, Permit Sonoma shall review and approve any reports required to document and/or evaluate unanticipated discoveries and verify that recommendations contained in are implemented throughout the remainder of ground disturbance activities.

I/We, _____, the property owner(s), hereby agree to the above listed Mitigation Measures as conditions for the project approval of File No.

Signed: _____
Property Owner
Date

Signed: _____
Property Owner
Date

