

# City of Rohnert Park

## CENTRAL ROHNERT PARK PRIORITY DEVELOPMENT AREA PLAN Mitigation Monitoring and Reporting Program SCH # 2015102081

Prepared for:

City of Rohnert Park  
Development Services Department  
Planning Division

Prepared by:  
AECOM

February 2016





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**PRIORITY DEVELOPMENT AREA PLAN**  
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# MITIGATION MONITORING AND REPORTING PROGRAM

## INTRODUCTION

Where a CEQA document has identified significant environmental effects, Public Resources Code Section 21081.6 requires adoption of a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required for the Central Rohnert Park Priority Development Area (PDA) Plan, as set forth in the Final Environmental Impact Report (FEIR).

The City of Rohnert Park (City) is the Lead Agency that must adopt the MMRP for development and operation of the plan. This report will be kept on file with the City of Rohnert Park Development Services Department, 130 Avram Avenue, Rohnert Park, CA 94928.

The CEQA Statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of portion of the project, as identified in the EIR.

## PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. Additionally, for the purposes of public disclosure and to assist in monitoring compliance, the MMRP identifies actions necessary to comply with relevant regulatory requirements discussed in the EIR. The MMRP is intended to be used by City staff and others responsible for project implementation.

A lead agency may rely on compliance with applicable laws and regulations in determining that a proposed project will result in a less than significant impact. (See *San Francisco Tomorrow v. City and County of San Francisco* (2014) 229 Cal.App.4th 49, 525 [holding the city properly relied on compliance with building codes and related regulations in determining the proposed project would not result in potential safety hazards].) As a standard condition of approval, the City requires applicants comply with federal and state laws and regulations as well as standard City requirements that are applicable to a proposed project. Pursuant to CEQA Guidelines section 15091, subdivision (d), the mitigation monitoring and reporting program should identify both mitigation measures as well as “condition[s] of approval to avoid or substantially lessen significant environmental effects.” For this reason, in addition to identifying mitigation measures contained in the FEIR, this MMRP also contains relevant regulatory requirements that, as discussed in the FEIR, make up part of the basis for concluding one or more impacts identified in the FEIR are less than significant. As set forth below, the City will monitor compliance with these applicable laws and regulations in the same manner as for the mitigation measures set forth in the FEIR. The timing of implementation, the party/ies responsible for monitoring and enforcement, and a column to confirm implementation of the mitigation measures/standards/regulatory requirements is also included in Table 1, below. Mitigation measures are numbered in the same way they are numbered in the EIR. Existing regulations/standards are numbered according to the order in which they are referenced in each EIR section (often times existing

regulations apply to various impacts).

The timing is the point(s) at which the mitigation measure/standard/regulatory requirement must be monitored for compliance. In many cases, the first step in compliance will be to initiate compliance with the subject mitigation measure/standard/regulatory requirement.

## **ROLES AND RESPONSIBILITIES**

The project applicant is responsible for fully understanding and effectively implementing the mitigation measures/standards/regulatory requirements contained within the MMRP, as directed by the City. The City is responsible for overall administration/enforcement of the MMRP.

## **CHANGES TO MMRP**

Any substantive change in the MMRP shall be reported in writing. Modifications to the requirements of the MMRP may be made by the City subject to one of the following findings, documented by evidence included in the public record:

- The requirement included in the FEIR and the MMRP is no longer required because the significant environmental impact identified in the FEIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in environmental conditions, or other factors.

OR,

- The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the FEIR and the MMRP; and
- The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing bodies in their decisions on the FEIR and the proposed project; and,
- The modified or substitute mitigation measures are feasible, and the City or, where applicable, other public agencies, through measures included in the MMRP or applicable regulations, can ensure implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures, including a determination whether further environmental review is required, shall be maintained in the project file with this MMRP and shall be made available to the public upon request.

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p><b>3.1 Air Quality</b></p> <p><b>Mitigation Measure 3.1-1: Implement BAAQMD Basic Construction Control Measures</b></p> <p>BAAQMD recommends that all projects, regardless of significance, implement the Basic Construction Control Measures during construction. Implementing the following measures would effectively minimize and control fugitive dust emissions from the proposed construction-related activities. All building or grading permits issued for projects within the plan area shall include the following Basic Construction Control Measures (BAAQMD, 2011) as a condition of the permit. All contractors selected to construct any component of the project shall implement the following measures:</p> <ul style="list-style-type: none"> <li>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>• 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.</li> <li>• All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.</li> <li>• Idling times shall be minimized either by shutting equipment off when not in use or by reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure, Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.</li> <li>• All construction equipment shall be maintained and properly tuned in accordance with manufacturer's</li> </ul>	<p>Inclusion of applicable Basic Construction Control Measures during construction, as a condition of all building or grading permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>specifications. All equipment shall be checked by a certified visible emissions evaluator.</p> <ul style="list-style-type: none"> <li>A publicly visible sign shall be posted at the soil transfer site within BAAQMD, with the telephone number and person at the City of Rohnert Park to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number also shall be visible, to ensure compliance with applicable regulations.</li> </ul>				
<p><b>Mitigation Measure 3.1-2: Assess Criteria Pollutant Emissions Associated with Site-Specific Construction and Alter Project Details and/or Construction Equipment as Needed</b></p> <p>As part of subsequent project-level CEQA analysis, the project applicant shall complete an evaluation of construction air pollutant emissions from individual projects in the plan area. The air pollutant emissions shall be compared to BAAQMD's thresholds of significance for project-level construction impacts to determine potential impacts. If potentially significant project-level construction-related impacts are found (i.e., construction-related emissions would exceed applicable thresholds of significance), additional mitigation measures (beyond those required for all projects by Mitigation Measure 3.1-1) shall be developed and implemented to reduce potential impacts to a less-than-significant level. Mitigation measures could include, but are not limited to the measures listed in Mitigation Measures 3.1-3, 3.1-4, and 3.1-5.</p>	<p>Submittal of documentation demonstrating construction air pollution emissions are below BAAQMD's thresholds of significance for project-level construction impacts or inclusion of additional mitigation measures to reduce potential impacts to a less-than-significant level, as a condition of all building or grading permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	
<p><b>Mitigation Measure 3.1-3: Implement Applicable Site-Specific BAAQMD Additional Construction Control Measures for Exhaust-Related Emissions</b></p> <p>BAAQMD has developed Additional Construction Mitigation Measures for those projects that will be located near sensitive receptors. Because the plan's construction-</p>	<p>Inclusion of applicable construction control measures for exhaust-related emissions during construction, as a condition of all</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	



Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>related pollutant of most concern is NO<sub>x</sub>, the following measures from BAAQMD's Additional Construction Measures with an emphasis on exhaust-related measures shall be implemented during construction if project-level impacts are found to be significant to reduce emissions to a less-than-significant level. Example additional measures that would help reduce exhaust-related NO<sub>x</sub> emissions are listed below; however, projects are not limited or confined to the following measures to reduce exhaust-related construction emissions.</p> <ul style="list-style-type: none"> <li>• The idling time of diesel-powered construction equipment shall be minimized to 2 minutes.</li> <li>• Low-volatile organic compound (i.e., ROG) coatings shall be used, beyond local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).</li> <li>• All contractors shall be required to use equipment that meets ARB's most recent certification standard for off-road heavy duty diesel engines.</li> <li>• All contractors shall be required to use a selected percentage of higher tier equipment (e.g., Tier 4) or equipment that through retrofits or repowering meet the exhaust emission standards of higher tier emission standards in order to reduce construction impacts to a less-than-significant level.</li> <li>• All contractors shall evaluate the feasibility of using alternatively fueled vehicles and equipment during construction activities. Alternatively fueled vehicles and equipment shall be used to the highest extent feasible and to reduce construction emissions to a less-than-significant level.</li> </ul> <p><b>Mitigation Measure 3.1-4: Implement Applicable Site Specific BAAQMD Additional Construction Control Measures for Fugitive Dust Emissions</b> BAAQMD has developed additional construction mitigation</p>	<p>building or grading permits for projects within the plan area.</p> <p>Inclusion of applicable construction control measures for fugitive dust emissions from</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>measures for those projects that will include extensive earth-moving activities or will be located near sensitive receptors. Because the plan would consist of infill development with potential sensitive receptors nearby, the following example fugitive dust-related measures shall be considered to minimize exposure to nearby receptors, as applicable, if project-level impacts are found to be significant. However, projects are not limited or confined to the following measures to reduce fugitive dust-related emissions.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 miles per hour.</li> <li>• 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.</li> <li>• Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and shall be watered appropriately until vegetation is established.</li> <li>• 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.</li> <li>• All trucks and equipment, including their tires, shall be washed off before leaving the site.</li> <li>• 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.</li> </ul>	<p>earth moving activities during construction, as a condition of all building or grading permits for projects within the plan area.</p>		<p>Department</p>	



Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than 1 percent.</p> <p><b>Mitigation Measure 3.1-5: Use BAAQMD Carl Moyer Program (CMP) to Offset Project-Specific Regional Emissions</b></p> <p>If any project-level air pollutant emissions (i.e., construction or operational) exceed the BAAQMD 2010 thresholds after implementation of applicable mitigation measures, the project applicant shall use BAAQMD's CMP to offset the remaining project-level air pollutant emissions that exceed the BAAQMD 2010 thresholds. The project applicant shall provide funding for emission reduction projects in an amount up to \$16,640 per ton of criteria air pollutants (NO<sub>x</sub> + ROG + [20*PM<sub>10</sub>]), which is the current cost-effectiveness limit for emission reduction projects set by the Air Resources Board for the CMP. The range of costs could be anywhere from approximately \$5,000 per weighted ton to the upper limit of \$16,640 per weighted ton. An administrative fee of 5 percent shall be paid by the project applicant to BAAQMD to implement the program. The range of costs could be anywhere from approximately \$5,000 per weighted ton to the upper limit of \$16,640 per weighted ton. An administrative fee of 5 percent shall be paid by the project applicant to BAAQMD to implement the program. The funding will be used for a combination of the following types of projects:</p> <ul style="list-style-type: none"> <li>• projects eligible for funding under the CMP guidelines that are real, surplus, quantifiable, and enforceable; and</li> <li>• projects to replace older, high-emitting construction equipment operating in the Bay Area with newer, cleaner, retrofitted, or more efficient equipment.</li> </ul>	<p>Provide offset for project level air pollutant emissions from construction or operation, using the BAAQMD Carl Moyer Program to offset project-related regional emissions that exceed the BAAQMD 2010 thresholds, after implementation of applicable mitigation measures and as a condition of all building or grading permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits</p>	<p>Rohnert Park Development Services, Planning Department</p>	
<p><b>Mitigation Measure 3.1-6: Assess Criteria Pollutant Emissions Associated with Site-Specific Operations and</b></p>	<p>Inclusion of applicable BAAQMD mitigation</p>	<p>Prior to Issuance of Grading/Construction</p>	<p>Rohnert Park Development</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p><b>Implement BAAQMD Operational Emissions Mitigation Measures</b></p> <p>As part of project-level CEQA analysis the operational impact from projects in the plan area shall be assessed by the project applicant in accordance with the State CEQA Guidelines Appendix G Checklist and compared to BAAQMD's thresholds of significance for project-level impacts. Project-specific mitigation measures for the proposed plan shall be implemented, based on the BAAQMD Mitigation Measures for Operational Emissions found in Appendix A, if necessary to reduce impacts to below a level of significance.</p>	<p>measures for operational emissions, as a condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits</p>	<p>Services, Planning Department</p>	
<p><b>Mitigation Measure 3.1-7: Assess Toxic Air Contaminant Emissions and Health Risks Associated with Site-Specific Construction.</b></p> <p>As part of any project-level CEQA analysis, the health risk impacts of construction PM<sub>2.5</sub> and TAC concentrations from individual projects within the plan area shall be assessed by the project applicant in accordance with BAAQMD's CEQA Guidelines and Recommended Methods for Screening and Modeling Local Risks and Hazards, as necessary. If health risk impacts are determined to exceed BAAQMD thresholds of significance, BAAQMD's exhaust-related additional construction Mitigation Measure 3.1-3 shall be implemented to reduce impacts to a less-than-significant level.</p>	<p>Inclusion of applicable BAAQMD exhaust-related mitigation measures, associated with health risk impacts of construction PM<sub>2.5</sub> and TAC emissions, in accordance with the BAAQMD's CEQA Guidelines and Recommended Methods for Screening and Modeling Local Risks and Hazards, as a condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department and Rohnert Park Public Safety Department</p>	
<p><b>Mitigation Measure 3.1-8: Assess Toxic Air Contaminant Emissions and Health Risks Associated with State-Specific Operations and Implement Applicable</b></p>	<p>Inclusion of applicable BAAQMD health risk mitigation measures, associated with PM<sub>2.5</sub></p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p><b>BAAQMD Health Risk Mitigation Measures</b></p> <p>As part of any project-level CEQA analysis, PM<sub>2.5</sub> and TAC emission impacts of operational activities from individual projects in the plan area shall be assessed by the project applicant in accordance with BAAQMD's CEQA Guidelines and Recommended Methods for Screening and Modeling Local Risks and Hazards as necessary. If health risks are determined to exceed BAAQMD thresholds of significance, project-specific mitigation measures shall be implemented to reduce health risks to a less-than-significant level. Possible mitigation measures could include but are not limited to change in project land use orientation to locate them farther away from existing sensitive receptors, purchase of retrofits of ventilation systems for existing sensitive receptors, and change in land use type to develop a more compatible land use (i.e., non-TAC source). Mitigation measures shall be developed and implemented for significant operational impacts of PM and TAC emissions. Additional BAAQMD mitigation measures can be found in Appendix A.</p>	<p>and TAC emissions from operational activities, as part of project-level CEQA analysis, in accordance with BAAQMD's CEQA Guidelines and Recommended Methods for Screening and Modeling Local Risks and Hazards, as a condition of grading and building permits for projects within the plan area.</p>		<p>Department and Rohnert Park Public Safety Department</p>	
<p><b>Mitigation Measure 3.1-9: Assess Local and Community Hazard Risks Associated with Project-Specific Operation and Implement Applicable BAAQMD Community Risk and Hazard Mitigation</b></p> <p>As part of any project-level CEQA analysis, health impacts of siting new receptors from individual projects within the plan area shall be assessed by the project applicant in accordance with BAAQMD's CEQA Guidelines and Recommended Methods for Screening and Modeling Local Risks and Hazards, as necessary. Once exact distances are known between new receptors and existing sources, the BAAQMD Health Risk Screening Tools and Distance Multipliers can be more accurately used to determine cancer risks and PM<sub>2.5</sub> concentrations. If health risks are determined to exceed BAAQMD thresholds of significance, project-specific mitigation measures shall be implemented to reduce</p>	<p>Inclusion of applicable BAAQMD community risk and hazard mitigation measures, associated with project specific operation, as part of project-level CEQA analysis, in accordance with BAAQMD's CEQA Guidelines and Recommended Methods for Screening and Modeling Local Risks and Hazards, as a condition of grading</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department and Rohnert Park Public Safety Department</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>health risks to a less-than-significant level. Possible mitigation measures could include but are not limited to change in sensitive land use orientation to locate them farther away from TAC sources; increased ventilation system requirements for sensitive-receptor heating, ventilation, and air conditioning systems; and change in land use type to develop a more compatible land use (i.e., nonsensitive receptor). Appendix A provides a list of BAAQMD PM<sub>2.5</sub>/TAC mitigation measures.</p> <p><b>Mitigation Measure 3.1-10: Assess Odors Associated with Project-Specific Operation and Implement Applicable BAAQMD Odor Mitigation Measures</b></p> <p>As part of any project-level CEQA analysis, odor impacts from individual projects within the plan area shall be assessed by the project applicant in accordance with BAAQMD's CEQA Guidelines as necessary. Significant odor impacts shall be mitigated using best management practices and odor control technology to less than significant when feasible. The most likely odor sources to be sited within the plan area are restaurants and food services. BAAQMD odor mitigation for food service includes:</p> <ul style="list-style-type: none"> <li>• integral grease filtration system or grease removal system,</li> <li>• baffle filters,</li> <li>• electrostatic precipitator,</li> <li>• water cooling/cleaning unit,</li> <li>• disposable pleated or bag filters,</li> <li>• activated carbon filters,</li> <li>• oxidizing pellet beds,</li> <li>• incineration,</li> <li>• catalytic conversion,</li> <li>• proper packaging and frequency of food waste disposal,</li> </ul>	<p>and building permits for projects within the plan area.</p> <p>Inclusion of applicable BAAQMD odor mitigation measures, associated with project specific operation, as part of project-level CEQA analysis, in accordance with BAAQMD's CEQA Guidelines, as a condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>and</p> <ul style="list-style-type: none"> <li>exhaust stack and vent location with respect to receptors</li> </ul> <p><b>3.2 Biological Resources</b></p> <p><b>Mitigation Measure 3.2-1: Conduct Site-Specific Botanical Surveys and Implement Protective Actions if Rare Plants are Identified</b></p> <p>During the appropriate phenological periods, preconstruction rare plant surveys shall be conducted in areas where special-status plants have the potential to occur in construction areas. Developed areas will not be required to be surveyed, because of the lack of suitable habitat for rare plant species. Before the start of construction, the location of special-status plants shall be identified, then shall be marked or flagged for avoidance; or as appropriate, the limits of construction shall be marked between the plants and the construction area. If impacts on rare plants cannot be avoided, a qualified botanist shall oversee the collection of the upper 4 inches of topsoil in the areas where any identified special-status plant species would be affected. Once construction has been completed, the topsoil shall be stockpiled separately and restored to the general area of disturbance.</p>	<p>Submittal of pre-construction rare plant surveys, where special status plants have the potential to occur in construction areas and identification and employment of protective actions should special status plants be found in the construction area, as a condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	
<p><b>Mitigation Measure 3.2-2: Conduct Site-Specific Preconstruction Nesting Bird Surveys and Implement Protective Actions if Active Nests Are Detected</b></p> <p>A preconstruction survey shall be conducted by a qualified biologist for nesting raptors and other special-status bird species a maximum of 2 weeks before the start of any new construction activities (i.e., ground clearing and grading, staging of equipment, ground disturbance) during the breeding season (February 1–August 31) so that no nesting migratory birds are within or adjacent to the construction area. If active nests are found during the preconstruction survey, a no-disturbance buffer zone shall be created around</p>	<p>Submittal of pre-construction nesting bird survey results or confirmation from a qualified project biologist during the breeding season (February 1<sup>st</sup>-August 31<sup>st</sup>) that no migratory birds are within or adjacent to the construction area or if</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>active nests during the breeding season or until a qualified biologist has determined that the young have fledged. The no-disturbance buffer zone shall be a minimum of 250 feet from active raptor nests, 100 feet from special-status species, and 50 feet from non-special-status nesting bird species until the chicks have fledged. Reductions in the size of the buffer zones and or allowances of limited types of construction activities within the buffer zone shall be determined by a qualified biologist and shall be based on existing noise and human disturbance levels in the plan area and observed evidence of disturbance to birds.</p>	<p>active nests are found, implement protective actions, including confirmation from the project biologist that the nesting cycle has been completed, as a condition of grading and building permits for projects within the plan area.</p>			
<p><b>Mitigation Measure 3.2-3: Implement Site-Specific Natural Erosion Control Materials to Reduce the Potential for Entrapment of Special-Status Species</b></p> <p>Plastic monofilament netting (e.g., erosion control matting or wattles) shall not be used in special-status species habitat, because wildlife can become trapped in the netting and it leaves plastic particles in the soil and water as it degrades. Appropriate fiber netting or similar natural materials (e.g., coconut coir matting) shall be used for erosion control or other purposes in sensitive areas, to reduce the potential for entrapping wildlife.</p>	<p>Identification of materials to be used for erosion control on construction drawings, as a condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	



Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p><b>Mitigation Measure 3.2-4: Conduct Site-Specific Preconstruction Surveys and Implement Protective Actions if Special-Status Species Are Identified</b></p> <p>Preconstruction surveys for special-status species shall be conducted at active construction areas by a qualified biologist. However, construction areas that have a developed land cover type—including urban, residential, paved, or gravel areas—shall be surveyed at the discretion of a qualified biologist based on the potential for biological resources to be affected. In the event that a special-status species is encountered, all construction activities will stop within 50 feet of the individual. Construction activities will not resume until the individual has left the project area of its own volition. If a special-status species becomes trapped in a construction area, or does not leave the project area of its own volition, the appropriate resource agencies will be contacted to determine a course of action for species relocation.</p>	<p>Submittal of pre-construction survey for special status species within or adjacent to the construction area and if special status species are encountered, implement protective actions, including ceasing construction activities until the species has left the project area, as a condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p><b>Mitigation Measure 3.2-5: Prepare and Implement Site-Specific Tree Mitigation and Replacement Plans</b></p> <p>Project applicants seeking to remove protected trees shall prepare a tree mitigation and replacement plan, in accordance with Division D5, "Resource Management," of the City of Rohnert Park Zoning Ordinance. The plan shall include all of the following elements:</p> <ol style="list-style-type: none"> <li>(1) An inventory of trees planned for removal and any work planned within the dripline of protected trees;</li> <li>(2) Replacement of trees at a ratio agreed on with the City of Rohnert Park and in accordance with the tree protection ordinance;</li> <li>(3) The specific locations of the tree planting, including a map and planting plan;</li> <li>(4) Schedules and methodologies for maintaining and monitoring the success of the plan; and</li> <li>(5) Performance standards.</li> </ol> <p>This plan shall be reviewed and approved by the City before issuance of a site development permit, and the plan shall be implemented throughout project construction.</p>	<p>Issuance of a site development permit upon approval of a tree mitigation and replacement plan, required for projects seeking to remove protective trees, as addressed in the City's Zoning Ordinance, as a condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	
<p><b>3.3 Cultural Resources</b></p> <p><b>Mitigation Measure 3.3-1: Implement Site-Specific Procedures for Inadvertent Discovery of Cultural Resources</b></p> <p>All appropriate federal, state, and local regulations regarding cultural resources shall be closely adhered to; these regulations contain measures that safeguard against significant impacts on cultural resources. Because of surface conditions, archaeological pedestrian surveys would be ineffective in most areas. If cultural resources are encountered during project implementation, the applicant shall notify the City of Rohnert Park and all activity within</p>	<p>Compliance with federal, State, and local regulations regarding cultural resources and approved mitigation plan for inadvertent discovery of cultural resources, as a condition of grading and building permits for projects within the</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>100 feet of the find shall halt until it can be evaluated by a qualified archaeologist. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (midden) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wens or privies; and deposits of metal, glass, and/or ceramic refuse. If the resource is Native American in origin and the archaeologist and a Native American representative determine that the resources may be significant and cannot be avoided, they shall notify the City of Rohnert Park and an appropriate treatment plan for the resources shall be developed by the applicant, in consultation with the City of Rohnert Park and the archaeologist. Measures in the treatment plan could include preservation in place (capping) and/or data recovery. The archaeologist shall consult with Native American representatives in determining appropriate treatment for prehistoric or Native American cultural resources. Ground disturbance shall not resume within 100 feet of the find until an agreement has been reached as to the appropriate treatment of the find.</p>	<p>plan area.</p>			
<p><b>Mitigation Measure 3.3-2: Implement Site-Specific Procedures for Inadvertent Discovery of Human Remains</b></p> <p>If human remains, including disarticulated or cremated remains, are encountered during construction, all ground-disturbing activities within 100 feet of the discovery must immediately cease. PRC Section 5097.98, and Section 7050.5 of California Health and Safety Code require that the County Coroner be immediately notified when human remains are identified. The project proponent and</p>	<p>Verification of inclusion of requirement in general notes on grading plan and approved mitigation plan for inadvertent discovery of human remains, as a condition of grading and building permits for projects within the</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>City of Rohnert Park also must be immediately notified. If the County Coroner determines that the remains are Native American, the NAHC must be contacted within 24 hours, pursuant to Subdivision (c) of §7050.5 of the Health and Safety Code. The City of Rohnert Park shall consult with the Most Likely Descendent, if any, identified by the NAHC regarding excavation and removal of the human remains. The project proponent and appropriate agency should be responsible for approval of any recommended investigation and action, taking into account state law as presented in State CEQA Guidelines 15064.5(e) and PRC 5097.98. Before resumption of ground-disturbing activities within 100 feet of the human remains, all mitigation regarding the human remains shall be implemented. If removal of human remains is determined to be the appropriate mitigation, it shall be conducted by a qualified archaeologist with Native American burial experience.</p>	<p>plan area.</p>			
<p><b>3.4 Geology, Soils, and Paleontology</b></p>				

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p><b>Mitigation Measure 3.4-1: Prepare, Submit, and Implement Site-Specific Geotechnical Reports</b></p> <p>As part of any project-level CEQA analysis within the plan area, the project applicant(s) of each site-specific project shall retain a licensed geotechnical engineer to prepare a final geotechnical report per California Building Standards Code and City requirements for the proposed facilities that shall be submitted for review and approval to the City of Rohnert Park. The final geotechnical engineering report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> <li>• seismic design parameters;</li> <li>• seismic ground shaking;</li> <li>• liquefaction;</li> <li>• expansive/unstable soils;</li> <li>• site preparation;</li> <li>• soil bearing capacity;</li> <li>• structural foundations, including retaining-wall design;</li> <li>• grading practices; and</li> <li>• soil corrosion of concrete and steel.</li> </ul> <p>In addition to the recommendations for the conditions listed above, the geotechnical investigation shall include subsurface testing of soil and groundwater conditions (as appropriate), and shall determine appropriate foundation designs that are consistent with the version of the CBC that is applicable at the time building and grading permits are applied for. All recommendations contained in the final geotechnical engineering report shall be implemented by the project applicant(s) of each site-specific project. Design and construction of all new project development shall be in accordance with the CBC. The project applicant(s) shall provide for engineering inspection and certification by a qualified geotechnical or civil engineer that earthwork has been performed in conformity with recommendations</p>	<p>Approved final geotechnical report, with site and building plans prepared in accordance with report recommendations, as a condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department and Rohnert Park Public Safety Department</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
contained in the geotechnical report.				
<b>3.5 Greenhouse Gas Emissions</b>				
<p><b>Mitigation Measure 3.5-1: Assess GHG Emissions Associated with Project-Specific Construction and Alter Project Details and/or Construction Equipment as Needed</b></p> <p>As part of any project-level CEQA analysis, project applicants are responsible for and shall assess and compare GHG emission impacts related to the construction of individual projects in the plan area with BAAQMD's thresholds of significance for project-level impacts. Potentially significant GHG impacts shall be mitigated to a less-than-significant level via implementation of all exhaust-related BAAQMD Basic or Additional Construction Mitigation Measures and alteration of project details and/or construction equipment.</p>	<p>Inclusion of applicable BAAQMD mitigation measures, associated with reduction of GHG emissions from construction activities, as part of project-level CEQA analysis, in accordance with BAAQMD's CEQA Guidelines, as condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	
<p><b>Mitigation Measure 3.5-2: Purchase Carbon Offsets to Reduce Emissions</b></p> <p>Following implementation of Mitigation Measure 3.5-1 (i.e., project-level analysis and comparison with BAAQMD's thresholds of significance), if construction or operational emissions are determined to continue to exceed BAAQMD's GHG threshold, the project applicant shall purchase carbon offsets to reduce the remaining emissions above the threshold. If at the time of the analysis BAAQMD has not yet developed a construction-related GHG threshold of significance, the project applicant shall coordinate with BAAQMD to determine a surrogate threshold. Any offset of project emissions shall be demonstrated to be real, permanent, verifiable, enforceable, and additional.</p>	<p>Purchase carbon credits to offset project level air pollutant emissions from construction or operation that exceed the BAAQMD's GHG thresholds, after implementation of applicable mitigation measures, as condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits</p>	<p>Rohnert Park Development Services, Planning Department</p>	



Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>To the maximum extent feasible, as determined through coordination with BAAQMD, offsets shall be implemented locally. Offsets may include, but are not limited to, the following (in order of preference):</p> <ol style="list-style-type: none"> <li>(1) On-site offset of project emissions; for example, development of on-site renewable energy generation or a carbon sequestration project. Any on-site offset projects must be registered with the Climate Action Reserve or otherwise approved by BAAQMD to be used to offset project emissions. The number of offset credits produced would then be included in the annual inventory, and the net emissions calculations (i.e., with inclusion of offsets).</li> <li>(2) Funding of local projects, subject to review and approval by BAAQMD that will result in real, permanent, verifiable, enforceable, and additional reduction in GHG emissions. If BAAQMD or the City of Rohnert Park develops a GHG mitigation fund, the project applicant may instead pay into this fund to offset GHG emissions in excess of the significance threshold.</li> <li>(3) Purchase of carbon credits to offset emissions below the significance threshold. Only carbon offset credits that are verified and registered with the Climate Action Reserve, or available through a City-approved local GHG mitigation bank or fund, may be used to offset project emissions.</li> </ol>				

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p><b>Mitigation Measure 3.5-3: Assess GHG Emissions Associated with Project-Specific Operations and Alter Project Details as Needed</b></p> <p>As part of any project-level CEQA analysis, project applicants are responsible for and shall assess and compare GHG emission impacts related to the operation of individual projects in the plan area to BAAQMD's thresholds of significance for project-level impacts (i.e., 1,100 MT CO<sub>2</sub>e per year). Potentially significant GHG impacts shall be mitigated to a less-than-significant level via alteration of project details.</p>	<p>Submittal of documentation demonstrating GHG emission impacts of projects are below BAAQMD's thresholds of significance for project-level impacts or inclusion of additional mitigation measures to reduce potential impacts to a less-than-significant level, as condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits</p>	<p>Rohnert Park Development Services, Planning Department</p>	
<p><b>3.6 Hazards and Hazardous Materials</b></p> <p><b>Mitigation Measure 3.6-1: Consult with the North Coast RWQCB and Sonoma County Environmental Health and Safety Prior to Development at Known Contamination Sites and Implement Consultation Recommendations</b></p> <p>During the CEQA analysis for each project, the project applicant for any project to redevelop the known hazardous material contamination sites associated with 5600 State Farm Drive, 5750 Commerce Boulevard, and 600 Enterprise Drive shall consult with the North Coast RWQCB and Sonoma County Environmental Health and Safety to determine whether soil and groundwater remediation have been achieved to levels that would be protective of human health during construction and future operational activities at each site. Any applicable tests that may be required by the North Coast RWQCB prior to development, such as vapor intrusion studies related to indoor air quality or soil or</p>	<p>Submittal of tests, recommended by the North Coast RWQCB and Sonoma County Environmental Health and Safety on known contamination sites in the planning area that demonstrate the safety of soil and groundwater remediation for construction and future operational activities, as a condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits</p>	<p>Rohnert Park Development Services, Planning Department and Rohnert Park Public Safety Department</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>groundwater testing, shall be conducted either by the project applicant or by the party responsible for site cleanup activities, as appropriate.</p> <p><b>Mitigation Measure 3.6-2: Remove Project-Specific Asbestos-Containing Material and Lead-Based Paint in Accordance with Federal, State, and Local Regulations</b></p> <p>The project applicant shall retain a Cal-OSHA certified asbestos consultant before reuse, remodeling, or demolition of any existing on-site buildings <i>that were constructed prior to 1978</i> to investigate whether any ACMs or lead-based paints are present, and could become friable or mobile during demolition activities. If any materials containing asbestos or lead-based paints are found, they shall be removed by an accredited contractor in accordance with EPA, Cal-OSHA, and BAAQMD standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal-OSHA asbestos and lead worker construction standards. The materials containing asbestos and lead shall be disposed of properly at an appropriate off-site disposal facility.</p>	<p>Provide an as asbestos survey, conducted by a certified asbestos consultant of any buildings constructed prior to 1978 to investigate the presence of asbestos or lead-based paints and if necessary, an approved remediation plan for asbestos abatement, with subsequent submittal or report documenting remediation, as condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department and Rohnert Park Public Safety</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p><b>Mitigation Measure 3.6-3: Prepare and Implement Project-Specific Construction Traffic Control Plans</b></p> <p>The project applicant shall prepare and implement a traffic control plan for construction activities that may affect road rights-of-way, to facilitate travel of emergency vehicles on affected roadways. The traffic control plan must follow applicable City of Rohnert Park standards and must be approved and signed by a professional engineer. Measures typically used in traffic control plans include advertising of planned lane closures, warning signage, a flag person to direct traffic flows when needed, and methods to ensure continued access by emergency vehicles. During project construction, access to the existing land uses shall be maintained at all times, with detours used, as necessary, during road closures. The traffic control plan shall be submitted to the City for review and approval before the approval of all site-specific development plans or permits.</p>	<p>An approved traffic control plan for construction activities, as condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	
<p><b>3.7 Hydrology and Water Quality</b></p> <p><b>Mitigation Measure 3.7-1: Prepare and Implement Site-Specific SWPPPs</b></p> <p>During construction for any project within the plan area that disturbs 1 acre or more, the applicant or its consultant shall apply to the North Coast RWQCB for coverage under the Construction General Permit and prepare a site-specific SWPPP before any demolition, grading, or construction activities begin. The SWPPP shall cover pre- and post-construction activities and describe site-specific and construction phase-specific activities detailing the following:</p> <ul style="list-style-type: none"> <li>• activities that may cause pollutant discharge (including sediment);</li> <li>• BMPs, consistent with the requirements of the NPDES permit, to reduce the potential for contaminated runoff, such as limiting ground-disturbing activities during the winter rainfall period, minimizing exposure of</li> </ul>	<p>Approved stormwater pollution prevention plan, in conformance with the North Coast RWQCB Construction General Permit, as condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>disturbed areas and soil stockpiles to rainfall, and minimizing construction activities near or within drainage facilities;</p> <ul style="list-style-type: none"> <li>erosion and sedimentation control measures to be implemented, such as soil stabilization, mulching, silt fencing, or temporary desilting basins; good housekeeping practices, such as road sweeping and dust control; and diversion measures, such as the use of berms to prevent clear runoff from contacting disturbed areas; and</li> <li>hazardous materials spill prevention and response measure requirements, including lists of materials proposed for use, handling and storage practices, identification of spill response equipment, spill containment and cleanup procedures, and identification of regulatory notification protocols and contact phone numbers to be used in the event of a spill.</li> </ul> <p>The applicant shall implement the SWPPP, monitoring all BMPs and the parties responsible for them, in conformance with the guidelines set forth in the Construction General Permit.</p>				
<p><b>Mitigation Measure 3.7-2: Prepare, Submit, and Implement Site-Specific Erosion Control Plans</b></p> <p>During any project construction in the plan area that requires a grading permit, the project applicant shall submit a site-specific erosion control plan (ECP) to the City of Rohnert Park City Engineer. All sites that will have grading activities are required to submit an ECP. The ECP shall include the placement of structural and nonstructural stormwater pollution prevention controls that prevent erosion during and after construction. Proper soil stabilization shall be required for all graded areas. A grading permit shall not be issued until all of the required data, including the ECP, have been submitted and approved. City of Rohnert Park</p>	<p>Approved site-specific erosion control plan for sites that will involve grading activities, as condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	

Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Ordinance 798, Section 15.50.090, provides additional detail regarding excavation, grading, and filling regulations.</p> <p><b>Mitigation Measure 3.7-3: Prepare and Implement Site-Specific Provisions for Dewatering</b></p> <p>The applicant for any project associated with the proposed plan, or the project applicant's consultant, shall prepare and implement provisions for dewatering during construction, in accordance with local and North Coast RWQCB requirements, to minimize adverse water quality impacts on surface water and groundwater. Provisions may include preparation of a dewatering plan that details procedures for removing groundwater, methods of temporary water treatment/retention facility, and water disposal procedures.</p>	<p>Approved construction dewatering plan in compliance with local and North Coast RWQCB requirements, as condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	
<p><b>3.8 Noise</b></p> <p><b>Mitigation Measure 3.8-1: Prepare Site-Specific Interior Acoustical Analysis Reports and Implement Report Recommendations</b></p> <p>As part of any project-level CEQA analysis, the project applicant shall have an acoustical analysis prepared by a qualified acoustical consultant for all new residential developments that are within 60 dBA Ldn or higher, to document that an acceptable interior noise level of 45 dBA Ldn or below will be achieved with the windows and doors closed. The report shall be submitted at plan check to the City for approval.</p>	<p>Approved interior acoustical analysis report for new residential developments, and if required, recommended noise mitigation measures, as condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	



Mitigation Measures	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p><b>Mitigation Measure 3.8-2: Prepare Site-Specific Exterior Acoustical Analysis Reports and Implement Report Recommendations</b></p> <p>Before the issuance of grading permits, an acoustical analysis report shall be prepared by a qualified acoustical consultant and submitted to the City Engineer for review. The report shall indicate that the exterior noise levels at the residential outdoor uses, including outdoor courtyards and outdoor pool decks (except for private balconies), would be 60 dBA CNEL or lower. Methods to reduce the exterior noise may include a sound barrier or earth berms; setback from the roadways (i.e., buffer); or placing the outdoor spaces behind buildings, to reduce the traffic noise from adjacent roadway.</p>	<p>Approved exterior acoustical analysis report for residential outdoor uses and if required, recommended noise mitigation measures, as condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	
<p><b>Mitigation Measure 3.8-3: Restrict Construction Activity Timing and Construction Equipment Specifications and Location</b></p> <p>Construction activities within 500 feet of residential use shall be limited to the hours of 8:00 a.m. to 6:00 p.m., in accordance with the City's Municipal Code.</p> <p>Power construction equipment shall be equipped with state-of-the-art noise shielding and muffling devices. All equipment shall be properly maintained to assure that no additional noise attributable to worn or improperly maintained parts would be generated.</p> <p>Stationary-source construction equipment that may have a flexible specific location on-site (e.g., generators and compressors) shall be located to maintain the greatest distance from sensitive land uses, and unnecessary idling of equipment shall be prohibited.</p>	<p>Documented in general notes on grading and construction plans, as condition of grading and building permits for projects within the plan area.</p>	<p>Prior to Issuance of Grading/Building Permits and During Construction</p>	<p>Rohnert Park Development Services, Planning Department</p>	

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