



City of Petaluma, California

Community Development Department

Planning Division

11 English Street, Petaluma, CA 94952

Project Name: Scott Ranch Project

Address/Location: Northwest and southwest corners of the Windsor Drive and D Street intersection, Petaluma, Sonoma County, California. APN 019-120-041 and 019-120-040.

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act (CEQA) and Section 15097 of the *CEQA Guidelines*. This document has been developed to ensure implementation of mitigation measures and proper and adequate monitoring/reporting of such implementation. CEQA requires that this MMRP be adopted in conjunction with project approval, which relies upon a Mitigated Negative Declaration.

The purpose of this MMRP is to: (1) document implementation of required mitigation; (2) identify monitoring/reporting responsibility, be it the lead agency (City of Petaluma), other agency (responsible or trustee agency), or a private entity (applicant, contractor, or project manager); (3) establish the frequency and duration of monitoring/reporting; (4) provide a record of the monitoring/reporting; and (5) ensure compliance.

The following table lists each of the mitigation measures adopted by the City in conjunction with project approval, the implementation action, timeframe to which the measure applies, the monitoring/reporting responsibility, reporting requirements, and the status of compliance with the mitigation measure.

Implementation

The responsibilities of implementation include review and approval by City staff including the Engineering, Planning, and Building divisions. Responsibilities include the following:

1. The applicant shall obtain all required surveys and studies and provide a copy to the City prior to issuance of grading permits or approvals of improvements plans.
2. The applicant shall obtain all required permits, agreements, and approvals from State and Federal regulatory agencies, as applicable and provide copies to the City prior to issuance of grading permits or approvals of improvement plans.
3. The applicant shall incorporate all applicable code provisions and required mitigation measures and conditions into the design and improvement plans and specifications for the project.
4. The applicant shall notify all employees, contractors, subcontractors, and agents involved in the project implementation of mitigation measures and conditions applicable to the project and shall ensure compliance with such measures and conditions.

5. The applicant shall provide for the cost of monitoring of any condition or mitigation measure that involves on-going operations on the site or long-range improvements.
6. The applicant shall designate a project manager with authority to implement all mitigation measures and conditions of approval and provide name, address, and phone numbers to the City prior to issuance of any grading permits and be signed by the contractor responsible for construction.
7. Mitigation measures required during construction shall be listed as conditions on the building or grading permits and be signed by the contractor responsible for construction.
8. All mitigation measures shall be incorporated as conditions of project approval.
9. The applicant shall arrange a pre-construction conference with the construction contractor, City staff, and responsible agencies to review the mitigation measures and conditions of approval prior to the issuance of grading and building permits.

Monitoring and Reporting

The responsibilities of monitoring and reporting include the Engineering, Planning, and Building Divisions, as well as the Fire Department. Responsibilities include the following:

1. The Building, Planning, and Engineering Divisions and Fire Department shall review the improvement and construction plans for conformance with the approved project description and all applicable codes, conditions, mitigation measures, and permit requirements prior to approval of a site design review, improvement plans, grading plans, or building permits.
2. The Planning Division shall ensure that the applicant has obtained applicable required permits from all responsible agencies and that the plans and specifications conform to the permit requirements prior to the issuance of grading or building permits.
3. Prior to acceptance of improvements or issuance of a Certificate of Occupancy, all improvements shall be subject to inspection by City staff for compliance with the project description, permit conditions, and approved development or improvement plans.
4. City inspectors shall ensure that construction activities occur in a manner that is consistent with the approved plans and conditions of approval.

MMRP Checklist

The following table lists each of the mitigation measures adopted by the City in connection with project approval, the timeframe to which the measure applies, the person/agency/permit responsible for implementing the measure, and the status of compliance with the mitigation measure.

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
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AESTHETICS				
<p>AES-1a: The following restrictions shall be placed on the design of the proposed project:</p> <ul style="list-style-type: none"> • Elements such as design, height, contouring, and massing of proposed single-family development shall comply with Hillside Protection and Tree Protection ordinances. Lots shall be designed to step with the hillside and homes shall avoid solid walls or overhangs that run against the natural slope of the site. • The design, height, and massing of retaining walls shall be specifically reviewed during the Site Plan and Architectural Review process. Retaining walls shall not exceed 5 feet in height unless incorporating terracing with landscaping and minimum width of 3 feet. Retaining walls should conform to the slope where feasible. Treatment of retaining walls that are visible from a public street shall incorporate a veneer of natural stone, stained concrete, earth toned textured surface, or as otherwise accepted through the Site Plan and Architectural Review process such that walls blend in with the natural hillside environment and promote a rural character. • Review during the Site Plan and Architectural Review shall include project landscape. Vegetation including woodland cover shall be reestablished on graded slopes and between existing abutting residential structures (See also Mitigation Measure BIO-2a). Reestablishment of vegetation near the project's residences shall conform to the requirement of the project's Fuel Management Program. • 	<ul style="list-style-type: none"> • Incorporate into project design and construction documents 	<ul style="list-style-type: none"> • Applicant • Planning Division • Building Division 		
<p>Aes-1b: The architectural elevations and materials used on the exterior of the residences (including roofing materials, exterior finishing, and trim palette) shall include natural, terrain-neutral colors and prohibit the use of brightly colored terra cotta or red clay roof tiles in order to limit potential visual contrast between the proposed development and the adjacent hillsides, as determined acceptable by the Planning Commission through the Site Plan and Architectural Review process</p>	<ul style="list-style-type: none"> • Incorporate into project design 	<ul style="list-style-type: none"> • Applicant • Planning Division • Building Division 		

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required by Petaluma Municipal Code Section 24.010. The developer shall include Codes, Covenants, and Restrictions (CC&R) that prohibit or limit roofing color changes by future owners, in accordance with the Planning Commission Site Plan and Architectural Review approval.				
Aes-3a: All construction staging shall occur within the project boundaries and on authorized road encroachment. Construction staging areas shall use appropriate screening (i.e., temporary fencing with opaque material) to screen views of construction equipment and material.	<ul style="list-style-type: none"> Periodic inspections during construction to ensure that measures are in place. 	<ul style="list-style-type: none"> Applicant Planning Division Building Division 		
Aes-3b: Project landscaping and recreational features shall be designed and located in a manner to preserve the visual character of the project site and promote the view of the barn complex. As part of the SPAR, the Applicants shall submit to the City of Petaluma detailed landscape plans showing the location of the new trees and visual simulations demonstrating the preservation of the existing scenic view of the barn complex.	<ul style="list-style-type: none"> Incorporate into project design 	<ul style="list-style-type: none"> Applicant Planning Division Building Division 		
AIR QUALITY				
AIR-2: The construction contractor(s) shall implement the following measures during construction: <ol style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. All vehicle speeds on unpaved roads shall be limited to 15 mph. 	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. Periodic inspections during construction to ensure that measures are in place. 	<ul style="list-style-type: none"> Applicant Planning Division Building Division 		

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<p>e) 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.</p> <p>f) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five 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.</p> <p>g) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation.</p> <p>h) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p>				
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BIOLOGICAL RESOURCES				
<p>BIO-1a: Mitigation for impacts on regulated waters shall be provided at a minimum 2:1 ratio as detailed in Mitigation Measure BIO-3. Mitigation for impacts on habitat for California reg-legged frog (CRLF) shall be provided at a minimum 3:1 ratio for permanent impacts and 1:1 ratio for temporary impacts, as detailed in Mitigation Measure BIO-1b. In addition, the project Applicants shall obtain all required permits from the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), California Regional Water Quality Control Board (RWQCB), and the U.S. Army Corps of Engineers (USACE) (e.g., 1600 series permits, 404 and 401 permits), incidental take permits and any others. The project Applicants will submit with the permit application a Wetland Mitigation Program for review and approval by the regulatory agencies. The project Applicants shall implement mitigation measures, as required by federal and State law and included in the permits, to avoid, minimize, or offset impacts to any species listed under either the state or Federal Endangered Species Acts or protected under any other state or federal law. Evidence that the project Applicants have secured all required authorization from these agencies shall be submitted to the Community Development Department of the City of Petaluma prior to issuance of any grading or building permits for the project.</p>	<ul style="list-style-type: none"> Conduct construction in conformance with measures herein. Notify Planning Division, CDFW, and USFWS in the event of discovery. 	<ul style="list-style-type: none"> Applicant Planning Division 		

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<p>BIO-1b: A Final California Red-Legged Frog Mitigation Plan (CRLFMP) shall be prepared by a qualified wildlife biologist to minimize and mitigate potential impacts of the project on CRLF. The Final CRLFMP shall be prepared in consultation with and be approved by the USFWS, CDFW, USACE, and City, and shall provide for the protection, replacement, and management of habitat for CRLF affected by proposed development and public open space use on the project site. The Final CRLFMP shall be required as a condition of approval for the project Tentative Map, and shall include the following components and meet the following standards:</p> <p>Preconstruction and Construction Avoidance Provisions</p> <p>a) Preconstruction surveys shall be conducted by a Service-approved biologist prior to any grading or major vegetation clearance to ensure that no individual CRLF are lost during construction. These preconstruction surveys shall also verify the presence or absence of occupied dens of American badger, burrows of western burrowing owl, and individuals of western pond turtle and foothill yellow-legged frog in the remote instance individuals were to disperse onto the site in advance of construction-related disturbance. The Final CRLFMP shall: 1) describe in detail the survey approach and methodology, and 2) specify that grading or vegetation clearance may not occur in any area where individual CRLF, American badger, western burrowing owl, western pond turtle, and/or foothill yellow-legged frog are located until such time as the individual has either moved out of the disturbance zone or has been physically relocated by a Service-approved biologist legally authorized to handle the species. Any relocation effort for CRLF, American badger, western burrowing owl, western pond turtle and/or foothill yellow-legged frog shall be formulated in consultation with and approved by CDFW and USFWS and shall be implemented by a qualified biologist.</p> <p>b) All project-related vegetation clearing and grading activities within potential habitat for CRLF shall be monitored by a Service-approved</p>	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. Preparation of a Final California Red-Legged Frog Mitigation Plan 	<ul style="list-style-type: none"> Applicant Planning Division Qualified Biologist 		

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<p>biologist. The Final CRLFMP shall specify the duties of the Service-approved biologist.</p> <p>c) All construction personnel shall be trained in CRLF identification, habitat description, legal protective status, construction restrictions, and procedures to avoid unnecessary disturbance to potential habitat or incidental take of these species. The Final CRLFMP shall describe this training program.</p> <p>d) Exclusionary fencing shall be installed prior to grading or major vegetation clearance where appropriate to keep CRLF out of construction areas. The Final CRLFMP shall identify where such fencing is to be installed and provide procedures for fence installation, monitoring, and maintenance. The Final CRLFMP shall require that the exclusionary fencing be installed under the direct supervision of a Service-approved biologist and shall be maintained during the course of construction activities on the site.</p> <p>e) If necessary, identify the locations for use of permanent exclusionary fencing or other barriers to prevent and minimize dispersal of CRLF into areas with concentrated human activity, based on input from the USFWS and CDFW. This may be particularly important at locations along segments of the multi-use trail to the south of Kelly Creek or parking lot and staging area on the east side of the D Street tributary, to prevent the movement of individual frogs into areas, of intensive bike, pedestrian and vehicle activity. If used, the permanent exclusionary fencing/barriers shall be designed and installed during project construction under the supervision of a Service-approved biologist.</p> <p>f) Appropriate signage shall be designed and installed to restrict unauthorized human access into essential habitat areas for CRLF during construction.</p> <p>Habitat Avoidance and Mitigation Provisions</p>				

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<p>g) Avoid development and associated direct and indirect impacts on CRLF in accordance with project revisions required as part of the consultation review and approval process with CDFW and USFWS. Compensatory mitigation shall be provided at a minimum of 3:1 for permanent impacts and 1:1 for temporary impacts to CRLF habitat. This may be accomplished through permanent protection and establishment of two conservation easements or other mechanisms of suitable habitat on-site and off-site, where necessary to achieve the minimum compensatory mitigation requirements or as otherwise required by the CDFW and USFWS.</p> <p>h) Control unauthorized access to the on-site stock pond and open space in the southwestern portion of the project site to protect these essential habitat features for CRLF. Install fencing and interpretive displays and restrictive signage along all trail systems as necessary to control access from the proposed multi-use trails and other locations where unauthorized access is likely.</p> <p>i) Where disturbance and improvements within essential habitat and movement corridors cannot be completely avoided and on-site mitigation is considered insufficient by the CDFW and USFWS, the loss shall be mitigated by permanently preserving similar quality habitat known to support CRLF at off-site locations preferably in the Petaluma vicinity of Sonoma County, as negotiated with the regulatory agencies. It is possible that the mitigation location, whether on-site or possibly off-site as well, could be used to achieve mitigation for other biological and wetland impacts, depending on its habitat characteristics, provisions for habitat creation and/or enhancement defined as part of the Final CRLFMP, and negotiations with the CDFW and USFWS.</p> <p>j) Identify methods to minimize the potential for harassment or take of listed and non-listed species as a result of increased human activity associated with development and open space use of the site. This shall include an educational program for future residents and visitors,</p>				

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<p>fencing and interpretive signage at access points into natural open space, use of sensitive grade changes, culverted under-crossings, and bridged overcrossings in uplands where roadways or trails bisect movement corridors, and possible use of permanent exclusionary fencing.</p> <p>Habitat Connectivity and On-Site Management Provisions</p> <p>k) Define methods to provide connectivity for CRLF between open space areas on site and to the surrounding undeveloped lands to the west, south, and east.</p> <p>l) Provide for permanent protection and adaptive management of open space lands (both on-site and possibly off-site) intended to function as potential habitat for CRLF.</p>				

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<p>BIO-1c: Any active nests of raptors or other birds protected under federal and state regulations in the vicinity of construction shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling grading, vegetation removal and demolition activities during the non-nesting period (September 1 through January 31), or if this is not feasible, by conducting a preconstruction survey for raptor and other bird nests. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following:</p> <p>a) To avoid “take” of barn owls in the large barn, any relocation or restoration work shall be initiated in the non-nesting period or shall be performed in conformance with the pre-construction survey procedures detailed below.</p> <p>b) If grading is scheduled during the active nesting period (February 15 through August 31), a qualified wildlife biologist shall conduct a pre-construction nest survey no more than 15 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity.</p> <p>c) If active nests are encountered, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading and vegetation removal in the vicinity of the nest shall be deferred until the young birds have fledged or are no longer dependent on the nest. A nest setback zone shall be established within which all construction-related disturbances shall be prohibited. These are typically at least 300 feet for all raptors and 100 feet for other birds protected under the Migratory Bird Treaty Act and State Fish and Game Code, unless site-specific conditions allow for some variation from these distances as determined by the qualified wildlife biologist in coordination with CDFW. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel restricted from the area.</p> <p>d) If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either a) not begun egg-laying and</p>	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. Pre-construction survey 	<ul style="list-style-type: none"> Applicant Planning Division Qualified biologist CDFW 		

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<p>incubation, or b) that the juveniles from the nest are foraging independently and capable of independent survival.</p> <p>e) Demolition of any existing buildings and removal of any trees shall also consider possible bat use of the site, as defined below in Mitigation Measure BIO-1d.</p> <p>f) A survey report by the qualified biologist verifying that the young birds have fledged shall be submitted to the Community Development Department of the City of Petaluma prior to initiation of grading and vegetation removal in the nest-setback zone.</p>				
<p>BIO-1d: Measures shall be taken to avoid possible loss of bats during project construction. Any buildings that are approved for demolition, rehabilitation, or relocation shall be done using the following provisions:</p> <p>a) Any buildings approved for removal shall be demolished between March 1 (or after evening temperatures rise above 45 degrees F and/or no more than ½" of rainfall within 24 hours occurs) to April 15 or from August 31 to October 15 (or before evening temperatures fall below 45 degrees F and/or more than ½" of rainfall within 24 hours occurs) to minimize the likelihood of removal during the winter roosting period when individuals are less active and more difficult to detect, and the critical pupping period (April 16 to August 30) when young cannot disperse.</p> <p>b) Buildings shall be surveyed by a qualified bat biologist possessing a Memorandum of Understanding with the CDFW no more than 2 weeks before demolition and/or relocation work is undertaken to avoid "take" of any bats that may have begun to use the structures for roosting subsequent to the assessments by Wildlife Research Associates (2004 and 2014). The buildings in which roosting would be most likely to occur are the large two-story barn, hay barn, and garage building.</p> <p>c) If the pre-demolition survey reveals bats or bat roosting activity, all doors and windows shall be opened and left open continually until demolition, relocation and/or rehabilitation work is to begin. Additional recommendations may be</p>	<ul style="list-style-type: none"> • Conduct surveys in accordance with this measure. • Conduct construction in conformance with measures herein. • Notify Planning Division and CDFW in the event of discovery. 	<ul style="list-style-type: none"> • Qualified biologist • Applicant • Planning Division • CDFW 		

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<p>made by the qualified bat specialist following the pre-construction survey, including monitoring of demolition and/or relocation and other measures to avoid take of individual bats.</p> <p>d) A tree roost habitat assessment shall be conducted by a qualified bat biologist possessing a Memorandum of Understanding with the CDFW of any trees that will be removed as part of the project. The habitat assessment shall be conducted no more than 2 weeks prior to tree removal and vegetation clearing. Additional detailed measures may be required based on the results of the habitat assessment if evidence of bat roosting is observed. This may include supervision of tree removal by the qualified bat biologist, and systematic removal of selected trees and major limbs to encourage dispersal and avoid "take" of individual bats.</p>				
<p>BIO-2a: A detailed Landscape and Vegetation Management Plan (Plan) shall be prepared by a qualified landscape architect in consultation with CDFW and a plant ecologist experienced with native species. The Plan shall: 1) provide for re-establishment of grassland, riparian, and oak woodland cover on graded slopes in open space areas; 2) incorporate mitigation requirements to replace and enhance wetland habitat and provide for replacement of native trees removed as part of the project; 3) provide for replacement of native grasslands lost as a result of development and trail improvements; 4) identify unsuitable species which should not be used in landscaping; 5) prevent the establishment and spread of introduced broom; and 6) specify long-term management provisions to ensure re-establishment of native and ornamental landscape improvements. Aspects of the plan shall include, but will not be limited to, the following:</p> <p>a) Graded slopes in open space areas shall be reseeded with a mixture of native perennial and annual grassland species to increase the diversity of the grassland cover. Suitable species to be used in the seed mix include: California brome (<i>Bromus carinatus</i>), purple needlegrass (<i>Stipa pulchra</i>), creeping wildrye (<i>Elymus tritichoides</i>), California poppy (<i>Eschscholtzia californica</i>), among others.</p>	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		

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<p>Highly invasive non-native annuals, typically used for erosion control alone, should not be used.</p> <p>b) Landscaping and revegetation shall emphasize the use of native plant species along the fringe of proposed development, and plantings in open space areas should be restricted to native species. Suitable plant species for use in open space areas include: valley oak (<i>Quercus lobata</i>), coast live oak (<i>Quercus agrifolia</i>), California buckeye (<i>Aesculus californica</i>), toyon (<i>Heteromeles arbutifolia</i>), California rose (<i>Rosa californica</i>), creeping wildrye, and purple needlegrass, among other species.</p> <p>c) Use of non-native, invasive species which may spread into adjacent undeveloped open space areas shall be prohibited in landscaping plans. Unsuitable species include: blue gum eucalyptus (<i>Eucalyptus globulus</i>), acacia (<i>Acacia</i> spp.), pampas grass (<i>Cortaderia selloana</i>), broom (<i>Cytisus</i> spp.), gorse (<i>Ulex europaeus</i>), bamboo (<i>Bambusa</i> spp.), giant reed (<i>Arundo donax</i>), periwinkle (<i>Vinca</i> spp.), English ivy (<i>Hedera helix</i>), and German ivy (<i>Senecio milanioides</i>). This prohibition shall be included in the CC&R for the proposed residential subdivision, as well as undeveloped areas to be retained as permanent open space.</p> <p>d) Graded slopes and areas disturbed as part of the project shall be monitored to prevent establishment and spread of introduced broom species (<i>Cytisus</i> spp and <i>Genista monspesullana</i>). This should apply to the lands on the project site that are placed under a conservation easement as well as common open space areas. The removal and monitoring program shall include annual late winter removal of any rooted plants when soils are saturated and cutting back of any remaining flowering plants in the spring before seed begins to set in late April.</p> <p>e) Provisions for maintenance of landscaping and revegetation of graded slopes shall be specified as part of the plan, with replacement plantings and seeding provided as necessary to ensure re-establishment of cover. Tree replacement shall be at ratios consistent with Mitigation Measure BIO-2d below and meet with the intent of Petaluma Municipal Code Section 20.32.320. Maintenance</p>				

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<p>and monitoring of mitigation and habitat enhancement plantings in open space areas shall be provided for a minimum of five years.</p> <p>f) Vehicles and motorcycles shall not be allowed to travel off designated roadways and limits of grading to minimize future disturbance to grassland cover and other vegetation, and unauthorized access to the surrounding undeveloped lands and open space.</p>				
BIO-2b: The Tree Preservation Plans shall be updated and refined to comply with the requirements of IZO Chapter 17. The Grading Plan and Landscape Plan shall include the mapped location of tree trunks, including those which will be preserved or removed, show the recommended tree protection zones, and identify locations of construction-restriction fencing.	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		
BIO-2c: A Tree Replacement Program shall be prepared as part of the Landscape and Vegetation Management Plan to provide for replacement of individual native trees removed by proposed development. The Tree Replacement Program shall provide for replacement of impacted individual native trees consistent with Petaluma Municipal Code Section 20.32.320 and Implementing Zoning Ordinance Section 17.065, and shall be accomplished on-site in designated open space areas. Tree plantings shall be monitored and maintained for a minimum of 5 years by a qualified biologist or landscape specialist. All water used for temporary irrigation shall be from wells and/or municipal supplies and not diverted out of Kelly Creek, the stock pond or tributary drainages to prevent any potential secondary adverse impacts to existing aquatic habitats. Any plantings lost within this monitoring period shall be replaced at a 1:1 ratio on an annual basis to maintain the replacement values specified in the Municipal Code and Implementing Ordinance.	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		
BIO-2d: To avoid creation of informal trails through native grasslands on Helen Putnam Regional Park adjacent to the project site, the existing fence between the project site and the regional park to the north of Kelly Creek shall be maintained and strengthened to control unauthorized entry into the regional	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		

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			ACTIVITY	DATE COMPLETED
park from the terminus of the Kelly Creek multi-use trail. As and when the regional park trail project is constructed, the fence may be removed.				
<p>BIO-2e: A Native Grassland Avoidance and Replacement Program (Program) shall be developed by a qualified biologist in consultation with CDFW to address the loss of native grasslands on the site and provide for adequate replacement. The Program shall define short-term construction controls and long-term maintenance requirements necessary to ensure grasslands are successfully reestablished and existing and restored native grasslands remain viable. The maintenance and management requirements shall include provisions for annual invasive species removal, and control on the establishment of both native and non-native trees and shrubs that could eventually shade out the grassland to be protected. The Final Program shall be subject to review and approval by the City and CDFW. The Program shall contain the following provisions and performance standards:</p> <p>a) The proposed limits of grading and enhancement tree plantings shall be modified to avoid additional areas of the stands of native grassland on the site and a compensatory mitigation component prepared and implemented to provide a minimum 1:1 replacement ratio for grasslands lost as a result of the project.</p> <p>b) Areas retained or restored as native grassland shall be permanently protected as open space and managed as native grassland by deed restriction or conservation easement.</p> <p>c) To prevent inadvertent disturbance of native grassland to be preserved, these areas shall be flagged in the field prior to any vegetation removal or grading for habitat restoration, and temporary orange construction fencing installed under supervision of the qualified biologist around all areas to be retained within 50 feet of proposed disturbance.</p> <p>d) Areas of native grassland within the limits of proposed grading and construction shall be salvaged and used in revegetation efforts implemented as part of the Program. Salvage material may include mature seed and intact</p>	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. Native Grassland Avoidance and Replacement Program 	<ul style="list-style-type: none"> Applicant Planning Division Qualified biologist 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>stem and root material, which shall be stored and maintained until ready for reinstallation in the late fall/early winter when conditions are optimal for successful reestablishment.</p> <p>e) Personnel involved in habitat restoration activities shall be trained by the qualified biologist over the sensitivity of the native grasslands, purpose of the temporary orange construction fencing, and that all construction-related disturbance should be restricted outside of the fence.</p> <p>f) A monitoring program shall be implemented by the qualified biologist to oversee successful establishment of any native grasslands to be restored, and shall define both short-term and long-term requirements. Permanent monitoring transects shall be established as part of the program and vegetation data collected in the spring and summer months when plant identification is possible. Photo stations shall be established along each monitoring transect, and photographs taken every year during the required monitoring period. Performance standards, success criteria, and contingency measures shall be defined as part of the Program. Monitoring transects shall be established over each location to be vegetated as native grassland, and monitored on an annual basis. Within a five-year period, native grass shall be successfully established over all treatment areas and shall comprise a minimum 50 percent of the relative cover. Monitoring shall be extended where the success criteria are not met, and the minimum 1:1 replacement ratio is not reached. The Program and its requirements may be modified to require further measures if monitoring shows that performance standards are not being met.</p> <p>g) Annual monitoring reports shall be prepared by the qualified biologist and submitted to the CDFW and the Community Development Department of the City of Petaluma by December 31 of each monitoring year, for a minimum of five years or until the defined success criteria are met. The annual report shall summarize the results of the monitoring effort, performance standards, and any required contingency measures, and shall include photographs of the monitoring transects and program success. Maps shall be included in the</p>				

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
monitoring report to show the location of monitoring transects and photo stations.				
<p>BIO-3: A Final Wetland Replacement and Enhancement Program (WREP) shall be prepared and implemented to compensate for the loss of jurisdictional waters on the project site. The Final WREP shall be prepared by a qualified wetland consultant in consultation with and for review and approval by the City, the RWQCB, the USACE, and the CDFW. The Final WREP shall clearly identify the total wetlands and other jurisdictional areas affected by the project, shall identify compensatory mitigation to replace wetland habitat lost as a result of development, and provide for re-establishment, enhancement, and/or replacement of wetlands. The Final WREP shall include the following performance standards:</p> <p>a) Identify the location(s) of mitigation sites and provide for replacement of wetland habitat loss at a minimum replacement ratio of 2:1. Create or restore wetlands with high functions and values in accordance with USACE and RWQCB standards. Compensatory mitigation can be achieved through on- or off-site habitat creation or through the use of an approved mitigation bank, or a combination thereof.</p> <p>b) Specify performance criteria, maintenance and long-term management responsibilities, monitoring requirements, and contingency measures. This shall include expanding the compensatory mitigation to achieve a replacement ratio of at least 2:1 (or as otherwise required by regulatory agencies). Monitoring shall be conducted by the project applicant's consulting wetland specialist for a minimum of five years and continue until the success criteria are met.</p> <p>c) Define site grading, preparation and revegetation procedures, an implementation schedule, and funding sources to ensure long-term management of the Final WREP.</p> <p>d) The mitigation (habitat restoration or enhancement) effort shall be considered successful when the performance standards are met. Performance standards</p>	<ul style="list-style-type: none"> • Final Wetland Replacement and Enhancement Program 	<ul style="list-style-type: none"> • Applicant • Planning Division • Qualified wetland consultant • RWQCB • USACE • CDFW 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>would be met when the habitat has sustained itself for a minimum of two years in the absence of significant maintenance measures.</p> <p>e) Subsequent permitting processes with resource agencies could result in additional mitigation beyond that required by the City in the CEQA process. Any additional mitigation required by the agencies (the RWQCB, the USACE, and the CDFW) would be incorporated as conditions of their permit authorization.</p>				
<p>BIO-4a: An interpretive program shall be developed by a qualified biologist in cooperation with the project landscape architect which serves to educate park visitors and trail users of the sensitivity of Kelly Creek and D Street tributary as wildlife movement corridors, and the importance of remaining outside the southern portion of the site to protect the stock pond and surrounding uplands to CRLF and other wildlife that are sensitive to human disturbance. The interpretive program shall be integrated into the final Landscape Plan for the project. Interpretive elements of the program shall include use of permanent signage at the trail heads, all pedestrian bridge crossings, and other critical locations. The signage shall explain the sensitivity of the open space for wildlife and the importance of staying on the improved trails and out of restricted areas. Dogs, cats, and other pets shall be leashed at all times in the open space areas on the site, and signage shall be provided at the trail heads at D Street and Windsor Drive explaining this restriction and need to prevent harassment of wildlife by unleashed pets.</p>	<ul style="list-style-type: none"> • Development of interpretive program within final Landscape Plan 	<ul style="list-style-type: none"> • Applicant • Planning Division • Qualified biologist 		
<p>BIO-4b: The existing plywood barrier fence on the east side of the D Street concrete box culvert undercrossing shall be removed as part of initial construction activities to improve opportunities for wildlife movement along the Kelly Creek corridor. Replacement fencing at this undercrossing shall be prohibited to prevent future obstruction of wildlife movement along Kelly Creek.</p>	<ul style="list-style-type: none"> • Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> • Applicant • Planning Division 		
<p>BIO-4c: Fencing, signage, dense native vegetation, and other deterrents shall be used as part of the interpretive program to adequately contain livestock, equestrians and other visitors with their pets from sensitive wildlife areas, including Kelly Creek, the D Street tributary, and stock pond. Exclusionary</p>	<ul style="list-style-type: none"> • Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> • Applicant • Planning Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
fencing used to contain livestock and control access by visitors and their pets shall be wildlife-friendly in design, such as barbed wire with a smooth bottom wire. Signs shall be posted along the trails limiting access of equestrian to designated trails at all times.				
BIO-4d: The existing fencing between the western boundary of the project site and Helen Putnam Regional Park south of Kelly Creek shall be removed where it borders lands to be dedicated as permanent open space on the project site, and replaced with wildlife-friendly fencing, such as barbed wire with smooth bottom wire, if fencing is necessary. This would improve opportunities for wildlife movement between the existing parklands and the future open space lands on the project site.	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		
RPT BIO-1a: Sonoma County Regional Parks or its agent shall obtain all required permits before construction from the USFWS, CDFW, RWQCB, and USACE (e.g., 1600 series permits, 404 and 401 permits), incidental take permits and any others and implement mitigation measures, as required by federal and state law, to avoid, minimize, or offset impacts to any species listed under either the state or federal Endangered Species Acts or protected under any other state or federal law.	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		
<p>RPT BIO-1b: A Final California Red-Legged Frog Mitigation Plan (CRLFMP) shall be prepared by a qualified wildlife biologist to minimize and mitigate potential impacts of the project on CRLF. The Final CRLFMP shall be prepared in consultation with USFWS, CDFW, and USACE and shall provide for the protection, replacement, and management of habitat for CRLF affected by the regional park trail. The Final CRLFMP shall include the following components and meet the following standards:</p> <p>a) Preconstruction surveys shall be conducted by a Service-approved biologist prior to any grading or vegetation clearance to ensure that no individual CRLF are lost during construction. The Final CRLFMP shall: 1) describe in detail the survey approach and methodology, and 2) specify that grading or vegetation clearance may not occur in any area where individual CRLF are located until</p>	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division Sonoma County Regional Parks 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>such time as the individual has either moved out of the disturbance zone or has been physically relocated by a Service-approved biologist legally authorized to handle the species.</p> <p>b) All vegetation clearing and grading activities within potential habitat for CRLF shall be monitored by a Service-approved biologist. The Final CRLFMP shall specify the duties of the Service-approved biologist.</p> <p>c) All construction personnel shall be trained in CRLF identification, habitat description, legal protective status, construction restrictions, and procedures to avoid unnecessary disturbance to potential habitat or incidental take of these species. The Final CRLFMP shall describe this training program.</p> <p>d) Exclusionary fencing shall be installed prior to grading or major vegetation clearance where appropriate to keep CRLF out of construction areas, if required by the USFWS and/or CDFW. The Final CRLFMP shall identify where such fencing is to be installed and provide procedures for fence installation, monitoring, and maintenance, if required. The exclusionary fencing be installed under the direct supervision of a Service-approved biologist and shall be maintained during the course of construction activities on the site.</p> <p>e) Sonoma County Regional Parks shall prohibit access by unleashed dogs and require that dogs be leashed, and that access be limited to designated trails at all times to minimize the potential for inadvertent take of CRLF.</p> <p>f) Sonoma County Regional Parks shall post signs along the trails limiting access of equestrian to designated trails at all times.</p> <p>g) Sonoma County Regional Parks shall implement measures to minimize the potential for harassment or take of listed and non-listed species as a result of increased human activity associated with the proposed trail. This shall include an educational program for future park visitors, signage at access points into open space and other key locations, and possible use of permanent exclusionary fencing, if required by the USFWS. Appropriate interpretive signage shall be provided instructing park users on access rules to prevent inadvertent take of CRLF.</p>				

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>RPT BIO-1c: Active nests of raptor, loggerhead shrike, or other birds protected under federal and state regulations in the vicinity of construction shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling grading, vegetation removal and revegetation activities during the non-nesting period (August 30 through February 14), or if this is not feasible, by conducting a pre-construction survey for raptor, loggerhead shrike, and other bird nests. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following:</p> <p>a) If grading is scheduled during the active nesting period (February 15 through August 31), a qualified wildlife biologist shall conduct a pre-construction nest survey no more than 15 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity.</p> <p>b) If active nests are encountered, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A nest-setback zone of at least 300 feet for all raptors and 100 feet for loggerhead shrike and other birds protected under the Migratory Bird Treaty Act shall be established within which all construction-related disturbances shall be prohibited. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel restricted from the area.</p> <p>c) If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either a) not begun egg-laying and incubation, or b) that the juveniles from the nest are foraging independently and capable of independent survival at an earlier date.</p> <p>d) A survey report by the qualified biologist verifying that the young have fledged shall be submitted to the Sonoma County Regional Parks prior to initiation of grading in the nest-setback zone.</p>	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>RPT BIO-1d: In advance of any trail construction through the Helen Putnam Regional Park, a qualified botanist shall conduct detailed preconstruction surveys in spring and summer to confirm absence of any special-status plant species along the trail alignment. The survey shall focus on special-status plant species considered to have a potential for occurrence in grassland, woodland scrub and riparian habitats from the Petaluma vicinity, and shall be conducted according to the latest CDFW survey guidelines. The surveys shall be completed and a report of findings shall be submitted to the Sonoma County Regional Parks before the start of any initial ground-disturbing activity or construction.</p> <p>If populations of any special-status plant species are encountered along the trail alignment, then Sonoma County Regional Parks shall ensure that construction-related impacts are avoided through changes in trail alignment or adequately mitigated by retaining a qualified botanist to develop and implement a Special-Status Plant Species Mitigation and Monitoring Program (Program). A Program shall only be required if a listed species or those maintained on Lists 1B or 2 of the CNPS Inventory are encountered during the preconstruction survey and cannot be avoided. Potential impacts on any species maintained on Lists 3 and 4 of the CNPS Inventory would not be considered significant and no additional mitigation would be required for these species if encountered during the preconstruction survey.</p> <p>The Program shall be prepared in consultation with the CDFW and shall be approved by Sonoma County Regional Park prior to any initial ground-disturbing activity or construction. The Program shall be based on the status and vulnerability of the species present with avoidance of all or a majority of any population(s) the preferred method of mitigation. Where complete or even partial avoidance of any special-status plant population(s) is considered infeasible, options for mitigation may include salvage and reestablishing the population at an alternative, suitable location. Details of any salvage and habitat recreation effort shall include the following criteria and performance standards:</p>	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>a) Collection of seeds/roots/vegetative material during the appropriate developmental stage of the plant.</p> <p>b) Procedures for sowing/replanting techniques appropriate to the life cycle of the plant.</p> <p>c) Development of a maintenance and monitoring plan specific to the environmental conditions necessary for survival of the new population. Maintenance and monitoring shall be provided for a minimum of five years to determine success of re-seeding and habitat creation and need for additional preservation.</p> <p>d) Identification of funding sources by Sonoma County Regional Parks to provide implementation of the Program in consultation with the qualified plant ecologist.</p> <p>e) In addition, preservation of another existing occurrence of the affected special-status plant species shall be required if monitoring indicates that the re-establishment efforts have not been successful after five years. The preservation program shall provide for permanent protection of a different existing population in Sonoma County, which is equal or larger in size than that encountered on the site (minimum 1:1 replacement), through land acquisition, use of a conservation easement, or some other permanent land protection method. Any off-site mitigation lands shall include establishment of a management endowment as necessary to provide for long-term management of the preserved population.</p>				

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>RPT BIO-2: A Native Grassland Avoidance and Replacement Program (Program) shall be developed by a qualified biologist to address the loss of native grasslands along the trail alignment and provide for adequate replacement. The Program shall contain the following provisions and performance standards:</p> <p>a) Under the supervision of a qualified biologist, the proposed limits of grading shall be modified and controlled to avoid areas of native grassland along the trail alignment to the maximum extent feasible and a compensatory mitigation component prepared and implemented to provide a minimum 1:1 replacement ratio for grasslands lost as a result of trail improvements.</p> <p>b) Areas of native grassland adjacent to the trail alignment shall be flagged in the field prior to any vegetation removal or grading, and temporary orange construction fencing installed under supervision of the qualified biologist to avoid any inadvertent damage.</p> <p>c) Construction personnel shall be trained by the qualified biologist over the sensitivity of the native grasslands, purpose of the temporary orange construction fencing, and that all construction-related disturbance should be restricted outside of the fence.</p> <p>d) Areas of native grassland within the limits of proposed grading and construction shall be salvaged and used in revegetation efforts implemented as part of the Program. Salvage material shall include seed and both intact stem and root material, which shall be stored and maintained until ready for reinstallation in the late fall/early winter when conditions are optimal for successful reestablishment.</p> <p>e) A monitoring program shall be implemented by the qualified biologist to oversee successful establishment of any native grasslands to be restored, and shall define both short-term and long-term requirements. The Program and its requirements may be modified to require further measures if monitoring shows that performance standards are not being met.</p>	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
f) Annual monitoring reports shall be prepared by the qualified biologist for a minimum of five years or until the defined success criteria are met. The annual report shall summarize the results of the monitoring effort, performance standards, and any required contingency measures, and shall include photographs of the monitoring transects and program success. Maps shall be included in the monitoring report to show the location of monitoring transects and photo stations.				
RPT BIO-3: As called for in Mitigation Measure RPT BIO-1a, authorizations shall be secured by Sonoma County Regional Parks or its agent from the USACE, RWQCB, and CDFW for proposed trail improvements where they pass through jurisdictional waters, and all conditions and mitigation measures required under these authorizations shall be implemented as part of the project. Appropriate measures shall be developed and implemented to minimize disturbance to jurisdictional waters, prevent erosion and sedimentation, and revegetate areas disturbed by trail construction. This shall include: 1) construction during the dry season after all affected drainages are dry and surface water is absent; 2) installation of temporary orange construction fencing at the limits of proposed construction at the drainage crossings and vicinity of wetland seeps in advance of grading and other disturbance; 3) use of Best Management Practices (BMPs) to minimize the potential for erosion and sedimentation such as installation of straw wattle, jute fabric or other surface controls on graded slopes within 30 feet of the drainage crossings; and 4) revegetation of all disturbed slopes outside the actual footprint of the trail through broadcast seeding with native grass and forb seed or other technique within 30 feet of the drainage crossings.	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		
CULTURAL RESOURCES				

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
CUL-1a: Prior to the relocation of the barn structures, a qualified historic preservation architect shall be selected by the City of Petaluma to review the relocation plans and verify that the relocation is not affecting the building structures and character defining features. To ensure the barn structures would retain their eligibility for the local designation, the barn structures shall be relocated within the same general area and the new location shall be compatible with their original character and use.	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division Qualified Historic preservation architect 		
CUL-1b: The Applicants shall retain a qualified preservation architect to oversee the relocation process and ensure that all the relocation activities are implemented in compliance with the relocation plans reviewed under Mitigation Measure CUL-1a.	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division Qualified Historic preservation architect 		
CUL-2a: Prior to excavation and construction on the proposed project site, the prime construction contractor and any subcontractor(s) shall be informed by a qualified archaeologist retained by the project Applicants, on the legal and/or regulatory implications of knowingly destroying cultural resources or removing historic or prehistoric artifacts, human remains, and other cultural materials from the project site as outlined in Mitigation Measure CULT2b below.	<ul style="list-style-type: none"> Notify Professional Archaeologist and Planning Division in the event of potentially significant archaeological resource discovery. Include measure on project construction and improvement plans. 	<ul style="list-style-type: none"> Applicant Professional Archaeologist Planning Division 		
CUL-2b: Prior to commencing any demolition, excavation, or other ground-disturbing activities, the project Applicants shall retain a qualified archaeologist to monitor construction activity. The City shall approve the selected project archaeologist prior to issuance of the grading and/or demolition permit. The selected project archaeologist shall be present at the preconstruction meeting to discuss what protocols should be followed with respect to the potential	<ul style="list-style-type: none"> Notify Professional Archaeologist and Planning Division in the event of potentially significant 	<ul style="list-style-type: none"> Applicant Professional Archaeologist Planning Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>discovery of prehistoric or historic artifacts of possible significance. The selected project archaeologist shall have the authority to perform full time or spot check monitoring of subsurface construction and watch for and evaluate artifacts or resources that may be uncovered.</p> <p>The selected project archaeologist shall have the authority to halt excavation and construction activities in the immediate vicinity (distance to be determined by the project archaeologist) of a find if significant or potentially significant cultural resources are exposed and could be adversely affected by construction operations. Construction activities could continue in other areas of the project site where no cultural resources have been identified.</p>	<p>archaeological resource discovery.</p> <ul style="list-style-type: none"> • Include measure on project construction and improvement plans. 			
<p>CUL-2c: Should archaeological resources be encountered during ground-disturbing activities (i.e., grading and excavation), the project archaeologist shall initiate sampling, identification, and evaluation of the resources. If the archaeological resources are found to be significant, the archaeologist shall take appropriate actions in conjunction with the City for preservation and/or data recovery, including recordation with the California Historic Resources Information System (CHRIS) and professional museum curation as appropriate. Following the completion of evaluation and data recovery, the archaeologist shall prepare a professional report detailing the results of the find and submit it to the City of Petaluma Community Development Department and to CHRIS along with a DPR form to ensure that resource inventories are accurately updated.</p>	<ul style="list-style-type: none"> • Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> • Applicant • Professional Archaeologist • Planning Division 		
<p>CUL-3: Procedures to be implemented following the discovery of human remains have been mandated by Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA). According to the provisions in CEQA, if human remains are discovered at the project site during construction, work at the specific construction area at which the remains have been uncovered shall be suspended, and the City of Petaluma and County of Sonoma coroner shall be immediately notified. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, who will, in turn, notify the person the NAHC</p>	<ul style="list-style-type: none"> • Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> • Applicant • Professional Archaeologist • Planning Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
identifies as the most likely descendent (“MLD”) of any human remains. The guidelines of the NAHC shall be adhered to in the treatment and subsequent disposition of the remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, re-inter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD’s recommendations, the owner or the descendent may request mediation by the NAHC.				
RPT CUL-1a: If archaeological materials, artifacts, culturally modified soil deposits, or other indicators of a potentially significant cultural resource are encountered anywhere in the project site, all work should be halted in the vicinity and an archaeologist consulted immediately.	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		
RPT CUL-1b: If human remains are encountered anywhere on the property, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a “Most Likely Descendant” can be designated	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. 	<ul style="list-style-type: none"> Applicant Planning Division 		
GEOLOGY AND SOILS				
GEO-1a: The project Applicants shall submit for City’s approval a preconstruction design-level geotechnical report for the Davidson (28-Lot) Residential Project component and the Putnam Park Extension Project component. The report shall include all applicable geologic report standards, reconnaissance and subsurface exploration data, laboratory test results, and conclusions and recommendations, including, but not limited to, those pertaining to: 1) site preparation, excavation, fill placement and compaction,	<ul style="list-style-type: none"> Incorporate geotechnical recommendations into project construction and improvement plans. 	<ul style="list-style-type: none"> Applicant/ Contractor/ Geotechnical Engineer Public Works and Utilities Building Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>temporary and permanent cut and fill slope inclinations (including whether slopes steeper than 3:1 can be used at the site), slope stability, slope erosion mitigation, and landslide movement mitigation; 2) surface and subsurface drainage systems, including drainage associated with grading for landslide movement mitigation and new cut and fill slopes; 3) foundations and floors for planned residential structures; 4) foundations for planned site improvements, including, but not limited to restrooms, barn, pedestrian bridges, and other structures; 5) settlement and swell estimates for planned residential structures and site improvements, including those bearing of engineered fill; 6) foundations, back-drains, and lateral earth pressures for site retaining walls; 7) seismic design parameters for the planned residential structures, site improvements, and site retaining walls; 8) pavement design for driveways, parking lots, pathways and trails, where applicable; 9) utility trench backfill, including check dams and trench drainage, if appropriate; 10) geologic/geotechnical construction monitoring, testing, and certification requirements; and 11) loop trail construction and long-term maintenance requirements, including criteria for inspecting and maintaining pedestrian bridges, culverts, and pathway surfaces, as appropriate.</p> <p>The geotechnical report shall include measures, as necessary, to reduce the potential for static and earthquake-induced slope movements that may adversely impact the Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component including areas currently underlain by mapped landslides. Engineering analyses shall estimate the factors of safety against slope movements within the planned development area and estimates of the magnitude and location of earthquake-induced slope deformation.</p>	<ul style="list-style-type: none"> The project geotechnical engineer shall inspect the construction work and shall certify to the City, prior to issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications. 			
<p>GEO-1b: As determined by the City Engineer and/or Chief Building Official, all recommendations outlined in the preconstruction design-level geotechnical report for the Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component, as described under Mitigation Measure GEO-1a, are herein incorporated by reference and shall be adhered to in order to ensure that appropriate measures are incorporated into the design and construction of the project. Nothing in this mitigation measure shall preclude</p>	<ul style="list-style-type: none"> Incorporate geotechnical recommendations into project construction and improvement plans. 	<ul style="list-style-type: none"> Applicant/ Contractor/ Geotechnical Engineer Public Works and Utilities Building Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
the City Engineer and/or Chief Building Official from requiring additional information be provided to determine compliance with applicable standards. The project geotechnical engineer shall review the project plans and specifications and submit a letter certifying to the City that the project plans and specifications have been prepared in accordance with the geotechnical recommendations for the project. The project geotechnical engineer or personnel under their direct supervision shall inspect the construction of geotechnical and/or geologic aspects of the project and shall submit a letter certifying to the City that prior to issuance of a certificate of occupancy, the geotechnical and geologic aspects of the project plans and specifications have been appropriately constructed at the site and are acceptable to the project geotechnical engineer.	<ul style="list-style-type: none"> The project geotechnical engineer shall inspect the construction work and shall certify to the City, prior to issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications. 			
GEO-2a: The preconstruction design level geotechnical report, identified in Mitigation Measure GEO--1, shall include specific recommendations to mitigate surface erosion. The project geotechnical engineer or personnel under their direct supervision shall inspect the construction of geotechnical and/or geologic aspects of fill placement and compaction and surface drainage systems of cut and fill slopes to ensure that the geotechnical recommendations associated with mitigating surface soil erosion are properly implemented during construction. At a minimum, 1) slope inclinations shall be no steeper than 3:1 (horizontal to vertical), unless the project engineering geologist specifically indicates that a steeper slope would perform satisfactorily over the long term, 2) fill slope requirements shall include a process of overbuilding the fill on the slope and shaving it back to expose a well compacted fill surface that is less susceptible to surface erosion, and 3) the project civil engineer shall check the final grading of the site and the elevations of the surface drainage systems to confirm that the grading contractor graded the site and constructed surface improvement in accordance with the approved grading plans. If the project engineering geologist elects to use a slope design that is steeper than 3:1, a slope stability analysis shall be prepared to show that a suitable factor of safety will be achieved with the proposed design. The acceptance of the slope	<ul style="list-style-type: none"> Compliance with approved erosion control plan. 	<ul style="list-style-type: none"> Applicant/ Contractor/ Geotechnical Engineer Public Works and Utilities Building Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
stability analysis shall be subject to the review and approval of the City Engineer and/or Chief Building Officials.				
GEO-2b: The project geotechnical engineer shall review the geotechnical aspects of the SWPPP and, where applicable, shall provide comments to the Qualified SWPPP and fill slopes are properly incorporated into the SWPPP and/or a project specific operations and maintenance plan. As a minimum, the geotechnical aspects of the SWPPP shall include a requirement to check the condition of the slope at the beginning of the first rainy season after the completion of grading and periodic inspections until surface vegetation has been fully established on the exposed slopes.	<ul style="list-style-type: none"> • Incorporate geotechnical recommendations into project construction and improvement plans. 	<ul style="list-style-type: none"> • Applicant/ Contractor/ Geotechnical Engineer • Public Works and Utilities • Building Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>GEO-3a: Where landslide mitigation is required under Mitigation Measure GEO--1a, the project geotechnical engineer or personnel under their direct supervision shall inspect the excavation and grading associated with the landslide removal and/or stabilization work to ensure that the geotechnical recommendations associated with mitigating landslide hazards are properly implemented during construction.</p> <p>The project geotechnical engineer shall evaluate Landslides B, G, H, L, N, O, and R, which have a potential to adversely impact the foundations of footbridges and/or the loop trail pavement. As a minimum, the project geotechnical engineer shall establish an inspection and maintenance program to ensure that any damage to the planned footbridge foundations and loop trail improvements due to landslide movements are identified and repaired.</p>	<ul style="list-style-type: none"> • Incorporate geotechnical recommendations into project construction and improvement plans. 	<ul style="list-style-type: none"> • Applicant/ Contractor/ Geotechnical Engineer • Public Works and Utilities • Building Division 		
<p>GEO-3b: The project geotechnical engineer, project engineering geologist, or personnel under their direct supervision shall inspect all cut slopes focusing on evidence of potential instability. If areas of adverse bedrock structure are encountered, then the project geotechnical engineer and/or project engineering geologist shall develop remedial measures for these slopes and the grading contractor shall implement the remedial activity, under the direction and supervision of project geotechnical engineer and/or engineering geologist, and acceptable by the City engineer.</p>	<ul style="list-style-type: none"> • Incorporate geotechnical recommendations into project construction and improvement plans. 	<ul style="list-style-type: none"> • Applicant/ Contractor/ Geotechnical Engineer • Public Works and Utilities • Building Division 		
<p>GEO-4a: A preconstruction geotechnical report shall be prepared for the Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component, as previously discussed in Mitigation Measure GEO-1a. Specific to site geology, bedrock shear, settlement, and expansive soil, the project geotechnical engineer shall confirm that the conclusions and all applicable recommendations previously presented in the 2015 design-level geotechnical report are still applicable for the design and construction of the Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component</p>	<ul style="list-style-type: none"> • Incorporate geotechnical recommendations into project construction and improvement plans. 	<ul style="list-style-type: none"> • Applicant/ Contractor/ Geotechnical Engineer • Public Works and Utilities • Building Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>GEO-4b: As a minimum, cut lots that have subgrades exposing bedrock shall be over-excavated and recompact to a minimum depth of three feet, and backfilled as described below, unless the project geotechnical engineer provides project specific alternative recommendations to mitigate the potential for differential settlement associated with variable settlement and swell behavior between bedrock and compacted engineered fill. The exposed surface shall be scarified to a depth of about 12 inches, moisture-conditioned to not less than three percent over optimum moisture content and compacted to at least 90 percent relative compaction.</p> <p>Excavation deeper than the above recommendations may be required to expose competent material under conditions where soft or saturated soil is encountered. The excavation depth will be determined in the field as part of the geotechnical analysis required under Mitigation Measure GEO-1a.</p> <p>Project site grades shall be designed to slope away from the proposed structures, and water from roof drains shall be directed to suitable outlets. Fill slopes comprised of low to moderately expansive soil shall be evaluated for stability (see Mitigation Measures GEO1a and GEO-3a). Additional mitigations to reduce the impact of expansive soils on the proposed residences shall include:</p> <ul style="list-style-type: none"> a) Moisture conditioning and re-compacting low to moderately expansive soil. b) Placing non-expansive fill beneath the homes and rigid surface improvements. c) Designing foundations to resist or tolerate differential movement of moderately expansive soil. 	<ul style="list-style-type: none"> Incorporate geotechnical recommendations into project construction and improvement plans. 	<ul style="list-style-type: none"> Applicant/ Contractor/ Geotechnical Engineer Public Works and Utilities Building Division 		
<p>GEO-6a: The project Applicants shall identify a qualified paleontologist prior to any demolition, excavation, or construction. The City shall approve the selected project paleontologist prior to issuance of the demolition permit. The paleontologist shall attend the pre-grading meeting to inform the contractor(s) how to recognize paleontological resources in the soil during grading activities. The prime construction contractor and any subcontractor(s)</p>	<ul style="list-style-type: none"> Approval of project paleontologist 	<ul style="list-style-type: none"> Applicant Planning Division Qualified paleontologist 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
shall be informed on the legal and/or regulatory implications of knowingly destroying paleontological resources or removing paleontological resources from the project site.				
GEO-6b: If paleontological resources are encountered during the course of site development activities, work in that area shall be halted and the selected project paleontologist, as outlined in Mitigation Measure GEO-6a above, shall be notified of the find to determine the significance of the find and to recommend appropriate mitigation measures. Recommendations shall be presented for City approval in a Treatment and Recovery Plan. The selected project paleontologist shall have the authority to temporarily divert or redirect grading to allow time to evaluate any exposed fossil material.	<ul style="list-style-type: none"> Recommendation by qualified paleontologist of appropriate mitigation measures Approval of Treatment and Recovery Plan 	<ul style="list-style-type: none"> Applicant Planning Division Qualified paleontologist 		
<p>GEO-6c: If the selected project paleontologist determines that the resource is significant, then any scientifically significant specimens shall be properly collected by the project paleontologist. During collecting activities, contextual stratigraphic data shall also be collected. The data will include lithologic descriptions, photographs, measured stratigraphic sections, and field notes.</p> <p>Scientifically significant specimens shall be prepared to the point of identification (not exhibition), stabilized, identified, and offered for curation to a suitable repository that has a retrievable storage system, such as the University of California, Berkeley, Museum of Paleontology.</p> <p>The selected project paleontologist shall prepare a final report at the end of the earthmoving activities. The report shall include an itemized inventory of recovered fossils and appropriate stratigraphic and locality data. The project paleontologist shall send one copy of the report to the City of Petaluma Community Development Department; another copy should accompany any fossils, along with field logs and photographs, to the designated repository.</p>	<ul style="list-style-type: none"> Recommendation by qualified paleontologist of appropriate mitigation measures 	<ul style="list-style-type: none"> Applicant Planning Division Qualified paleontologist 		
RPT GEO-1: To reduce the potential risks of regional park trail damage as a result of earthquake induced landslide movement, the project geotechnical engineer shall develop and submit to the Sonoma County a long-term maintenance	<ul style="list-style-type: none"> Development of a long-term maintenance plan 	<ul style="list-style-type: none"> Applicant Planning Division Sonoma County 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
plan, including criteria for inspecting and maintaining the planned regional park trail improvements.				
RPT GEO-2: If paleontological resources are encountered anywhere in the project site, all work should be halted in the vicinity and a paleontologist consulted immediately.	<ul style="list-style-type: none"> Recommendation by qualified paleontologist of appropriate mitigation measures 	<ul style="list-style-type: none"> Applicant Planning Division Qualified Paleontologist 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
HYDROLOGY AND WATER QUALITY				
HYD-1a: Prior to issuance of grading permits for the proposed project, the City of Petaluma shall verify that the Applicants have prepared a SWPPP in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site BMPs are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs are installed to reduce or eliminate pollutants after construction is completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook—Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.	<ul style="list-style-type: none"> • Prepare SWPPP • Incorporate measures into project construction document 	<ul style="list-style-type: none"> • Applicant • Planning Division 		
HYD-1b: In areas within 50 feet of sensitive habitat areas, construction activities should be planned to avoid, to the extent feasible, disturbance of riparian vegetation, including trees and their root systems. The SWPPP shall specifically address special considerations for controlling sediment and other pollutants within these areas, through additional erosion control measures (such as berms and temporary retention/settling basins that divert runoff away from the creek banks, limiting the use of heavy construction vehicles within the riparian zone, or conserving and replacing topsoil during grading near the riparian zone to speed up the re-establishment of stabilizing vegetation), to limit grading near riparian areas to occur only during the dry-season. Erosion control measures shall also include staged grading to reduce the area of exposed soil at any one	<ul style="list-style-type: none"> • Implementation of SWPPP • Incorporate measures into project construction document 	<ul style="list-style-type: none"> • Applicant • Planning Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
period of time, and/or other measures specifically tailored to riparian and sensitive areas.				
HYD-1c: The project shall implement appropriate post-construction stormwater treatment measures to reduce water quality and hydromodification impacts to downstream reaches, as required by the current post construction controls requirements of the Small MS4 General Permit. Upon completion of the final project design, the Applicants shall provide documentation to the City of stormwater management measures that show compliance with the Small MS4 General Permit. The report shall delineate individual drainage management areas (DMAs) within the project site and provide analysis to show compliance with the volumetric or flow-based treatment criteria as described in the Small MS4 General Permit and outlined in the 2019 BASMAA (2019) guidance document. The report shall also include design calculations that show post-project runoff for the 2-year, 24-hour storm event does not exceed pre-project flow for each DMA, and that each DMA has appropriate stormwater quality treatment based on flow- or volumetric-based calculation, as outlined in the Small MS4 General Permit and in compliance with the 2019 BASMAA guidance document (2019). The final documentation shall be submitted to the City for approval before the beginning of grading.	<ul style="list-style-type: none"> • Incorporate measures into project construction document 	<ul style="list-style-type: none"> • Applicant • Planning Division 		
HYD-1d: The proposed multi-use trails shall be designed to direct stormwater runoff away from Kelly Creek and D-Street tributary and/or to vegetated pervious areas not susceptible to erosion. The path shall be designed to limit the amount of runoff concentrated from any one portion of the path in order to prevent gullyng. In areas close to Kelly Creek or otherwise not suitable for distributed discharge of runoff, stormwater treatment measures such as swales shall be implemented to protect the creek.	<ul style="list-style-type: none"> • Incorporate measures into project construction document 	<ul style="list-style-type: none"> • Applicant • Planning Division 		
HYD-3: Stormwater outfalls to Kelly Creek and the D Street tributary shall be designed to reduce the potential to cause bank instability. Outfall locations near (or especially across from) existing or potential bank instabilities shall be avoided so that outflows do not exacerbate erosion. Appropriate energy dissipation, such as	<ul style="list-style-type: none"> • Incorporate measures into project construction document 	<ul style="list-style-type: none"> • Applicant • Planning Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
boulder aprons, biostabilization, or directing outfalls in a downstream rather than cross-channel direction, shall be incorporated to reduce the potential to cause erosion.				
HYD-4a: Prior to final map approval, the Applicants shall submit final detention design that shows that appropriate controls have been included to ensure that the post-project 10- and 100-year peak flows will not exceed pre-project peaks. Hydrologic analyses and final detention designs shall be consistent with the standards outlined in the Sonoma Water's Flood Management Design Manual, adopted May 19, 2020. Total detention volume may be less than the volume projected in the preliminary hydrologic analysis if final analysis shows appropriate compliance through integrated LID/water quality treatment/detention features. Final hydrologic analysis and detention sizing shall include potential increases in peak flow due to all new impervious surfaces associated with the proposed project, including the parking areas.	<ul style="list-style-type: none"> • Incorporate measures into project construction document 	<ul style="list-style-type: none"> • Applicant • Planning Division 		
HYD-4b: The project Applicants shall prepare and execute, in coordination with the City Engineer or other privately funded and operated maintenance mechanism which ensures that maintenance of all detention facilities will be provided as necessary to continuously provide the required volume storage in a 10-year storm and in a 100-year storm, throughout the life of the project, and shall include a financing mechanism acceptable to the City Engineer to ensure that the required maintenance will be performed.	<ul style="list-style-type: none"> • Incorporate measures into project construction document 	<ul style="list-style-type: none"> • Applicant • Planning Division 		
HYD-4c: The project Applicants shall design, in coordination with the City Engineer, onsite detention facilities sufficient to detain on-site and release runoff from storm events such that any runoff temporarily detained on-site is released either before or after the expected peak flood flow of the Petaluma River and that any release of runoff temporarily detained on-site does not contribute to an increase in peak flood periods on the Petaluma River. Prior to final map approval, the project Applicants' final stormwater detention design calculations shall be subject to review by the City's stormwater consultant and City Engineer. The	<ul style="list-style-type: none"> • Incorporate measures into project construction document 	<ul style="list-style-type: none"> • Applicant • Planning Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
project Applicants shall be responsible for funding all costs and providing the required technical information to the City.				
HYD-6: Pedestrian bridges across Kelly Creek shall be designed to fully span the channel in order to reduce the potential to impede streamflow. If full-span lengths are not feasible, bridge supports shall be designed to maximize the natural channel cross section area in order reduce the potential obstruction to in-stream flow.	<ul style="list-style-type: none"> Incorporate measures into project construction document 	<ul style="list-style-type: none"> Applicant Planning Division 		
NOISE				
NOI-1: The proposed project shall implement the following control measures during construction. <ul style="list-style-type: none"> a) Noise-generating construction activities shall be limited to daytime, weekday hours (7 AM to 6 PM) and 9 AM to 5 PM on weekends and holidays. When construction is occurring within 100 feet of existing residences, then construction shall occur between 9 AM and 5 PM and shall be prohibited on Sundays and Holidays. b) High noise-producing activities, such as excavation and grading and construction finishing, shall be scheduled between the hours of 8 AM and 5 PM to minimize disruption on sensitive uses. c) All stationary noise generating equipment that generates noise levels in excess of 65 dBA Leq shall be located as far as possible from sensitive receptors. If re-locating stationary equipment is not feasible, the equipment shall be shielded from noise sensitive receptors by using temporary walls, sound curtains, or other similar devices to reduce noise levels at nearby sensitive receptors to less than 65 dBA Leq. d) The construction contractor shall implement feasible noise controls to minimize equipment noise impacts on nearby sensitive receptors. Feasible noise controls include improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds. e) Equipment used for project construction shall be hydraulically or electrically powered impact tools (e.g., jack hammers) wherever possible to avoid noise 	<ul style="list-style-type: none"> Conduct construction in conformance with measures herein. Incorporate into project design and construction documents. Applicant shall provide for periodic inspection during construction to ensure that measures are in place. 	<ul style="list-style-type: none"> Applicant Planning Division Building Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
<p>associated with compressed air exhaust from pneumatically-powered tools. Where use of pneumatically-powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. A muffler could lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of five dBA. Quieter procedures shall be used (such as drilling rather than impact equipment) wherever feasible.</p> <p>f) The construction contractor shall implement appropriate additional noise reduction measures that include shutting off idling equipment after 5 minutes (as feasible) and notifying adjacent residences (at least one time) in advance of construction work.</p> <p>g) The construction contractor shall not stage equipment within 200 feet of the existing residences adjacent to the project site.</p> <p>h) The contractor shall minimize use of vehicle backup alarms. A common approach to minimizing the use of backup alarms is to design the construction site with a circular flow pattern that minimizes backing up of trucks and other heavy equipment. Another approach to reducing the intrusion of backup alarms is to require all equipment on the site to be equipped with ambient sensitive alarms. With this type of alarm, the alarm sound is automatically adjusted based on the ambient noise.</p> <p>i) Construction worker's radios shall be controlled so as to be inaudible beyond the limits of the project site boundaries.</p> <p>j) Heavy equipment, such as paving and grading equipment, shall be stored on-site whenever possible to minimize the need for extra heavy truck trips on local streets.</p> <p>k) Two weeks prior to the commencement of construction, notification in writing must be provided to residents within 300 feet of the project site, disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period.</p> <p>l) The construction contractor shall designate a city-approved "disturbance</p>				

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
coordinator" who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. The construction contractor shall conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.				
NOI-2a: Heavy construction equipment shall be prohibited from operating within 100 feet of an existing residence between the hours of 5:00 PM and 9:00 AM and on holidays.	<ul style="list-style-type: none"> • Conduct construction in conformance with measures herein. • Incorporate into project design and construction documents. • Applicant shall provide for periodic inspection during construction to ensure that measures are in place. 	<ul style="list-style-type: none"> • Applicant • Planning Division • Building Division 		
NOI-2b: Operation of heavy equipment shall be prohibited within 20 feet of the barn complex. Temporary reinforcements/stabilization measures shall be installed at the barn structures, as needed, to minimize vibration damage.	<ul style="list-style-type: none"> • Conduct construction in conformance with measures herein. • Incorporate into project design and construction documents. • Applicant shall provide for periodic inspection during construction to ensure that measures are in place. 	<ul style="list-style-type: none"> • Applicant • Planning Division • Building Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
TRANSPORTATION AND CIRCULATION				
<p>TRANS-5: A construction management plan shall be prepared for review and approval by the City of Petaluma Public Works Department. The plan shall include at least the following items:</p> <ul style="list-style-type: none"> a) Development of a construction truck route that would appear on all construction plans to limit truck and auto traffic on nearby streets. b) Comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures if required, sidewalk closure procedures if required, cones for drivers, and designated construction access routes. c) Evaluation of the need to provide flaggers or temporary traffic control at key intersections along the truck route(s). d) Notification procedures for adjacent property owners and public safety personnel regarding schedules when major deliveries, detours, and lane closures would occur. e) Location of construction staging areas for materials, equipment, and vehicles if there is insufficient staging area within the work zone of the proposed project. f) Identification of truck routes for movement of construction vehicles that would minimize impacts on vehicular and pedestrian traffic, circulation and safety; provision for monitoring surface streets used for truck movement so that any damage and debris attributable to the proposed project's construction trucks can be identified and corrected by the proposed project applicant. g) A process for responding to and tracking complaints pertaining to construction activity, including identification of an on-site complaint manager. h) Documentation of road pavement conditions for all routes that would be used by construction vehicles both before and after proposed project construction. 	<ul style="list-style-type: none"> • Incorporate into project design and construction documents 	<ul style="list-style-type: none"> • Applicant • Planning Division 		

SCOTT RANCH MITIGATION MONITORING AND REPORTING PROGRAM				
MITIGATION MEASURE	IMPLEMENTATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
			ACTIVITY	DATE COMPLETED
Roads found to have been damaged by construction vehicles shall be repaired to the level at which they existed prior to construction of the proposed project.				
UTILITIES AND SERVICES SYSTEMS				
UTL-3a: Prior to issuance of building permits, the project shall be required to upsize the D Street sewer between Grossland Way to the manhole west of 10th Street, subject to the review and approval by the City Public Works and Utilities Department.	<ul style="list-style-type: none"> • Incorporate into project design and construction documents 	<ul style="list-style-type: none"> • Applicant • Planning Division 		
UTL-3b: Mitigation Measure AIR-2, Mitigation Measures CUL-2a through 2c, Mitigation Measure CUL-3, and Mitigation Measure NOISE-1 and NOISE-2a shall be implemented in conjunction with the sewer main upgrade project.	<ul style="list-style-type: none"> • Incorporate into project design and construction documents 	<ul style="list-style-type: none"> • Applicant • Planning Division 		
WILDFIRE				
See Mitigation Measures GEO-1a, GEO-1b, GEO-3a, GEO-3b, HYD-4a, HYD-4b, and HYD 6.				