

MITIGATION MEASURE	REVIEW DEPARTMENT	REQUESTED BY OR DUE DATE	DATE FINISHED	DEPT. STAFF INITIALS
Air Quality				
<p>MM AIR-1 During construction activities, the following air pollution control measures shall be implemented:</p> <ul style="list-style-type: none"> 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. All roadways, driveways, and sidewalks shall be paved as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations. 	<p>City of Cotati Planning</p> <p>Applicant</p> <p>Construction Contractor</p>	<p>Prior to issuance of Grading Permit</p> <p>Ongoing throughout construction</p>		
<p>MM AIR-2 During construction activities, all off-road equipment with engines greater than 50 horsepower shall meet either EPA or ARB Tier III off-road emission standards. The construction contractor shall maintain records concerning its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information may</p>	<p>City of Cotati Planning</p> <p>Applicant</p> <p>Construction</p>	<p>Prior to issuance of Grading Permit</p> <p>Ongoing</p>		

MITIGATION MEASURE	REVIEW DEPARTMENT	REQUESTED BY OR DUE DATE	DATE FINISHED	DEPT. STAFF INITIALS
<p>include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number.</p> <p>If engines that comply with Tier III off-road emission standards are not commercially available, then the construction contractor shall use the next cleanest piece of offroad equipment (e.g., Tier II) available. For purposes of this mitigation measure, "commercially available" shall mean the availability of Tier III engines taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the project site of equipment. The contractor can maintain records for equipment that is not commercial available by providing letters from at least two rental companies for each piece of off-road equipment where the Tier III engine is not available.</p>	Contractor	throughout construction		
Biological Resources				
<p>MM BIO-1 If construction or tree removal is proposed during the breeding/nesting season for local avian species (typically March 1 through August 31), a focused survey for active nests of raptors and migratory birds within and in the vicinity of (no less than 500 feet outside the project boundaries, where possible) the project site shall be conducted by a qualified biologist. These species include the Loggerhead shrike and common passerines. The survey shall be conducted no more than 14 days prior to tree removal or construction activities. If no active nests are found, tree removal or construction activities may proceed.</p> <p>If an active nest is located during pre-construction surveys, the United States Fish and Wildlife Service or the California Department of Fish and Wildlife (as appropriate) shall be notified regarding the status of the nest. The resource agency's recommendation for a buffer distance shall be used as the basis for establishing a protection buffer. Furthermore, construction activities shall be restricted to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones or alteration of the construction schedule.</p>	City of Cotati Planning Applicant Construction Contractor Qualified Biologist	Prior to issuance of Grading Permit Not more than 14 days prior to site-disturbing activities Ongoing throughout construction		
<p>MM BIO-2 No more than 60 days of issuance of the first certificate of occupancy, the applicant shall re-seed portions of the project site that are</p>	City of Cotati Planning	Within 60 days of issuance of		

MITIGATION MEASURE	REVIEW DEPARTMENT	REQUESTED BY OR DUE DATE	DATE FINISHED	DEPT. STAFF INITIALS
outside the limits of grading with native seed mix.	Applicant Construction Contractor	first Certificate of Occupancy		
<p>MM BIO-3 If project construction would result in the fill or partial fill of wetlands identified by the jurisdictional determination; as such, the applicant shall do the following prior to issuance of grading permits:</p> <ol style="list-style-type: none"> 1. Apply for a Section 404 permit from the USACE. Waters of the United States that would be lost or disturbed shall be replaced or rehabilitated on a "no net loss" basis in accordance with the USACE mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the USACE. 2. Obtain a Section 401 water quality waiver of certification from the RWQCB. 3. A mitigation plan shall be implemented that includes one of the following: <ol style="list-style-type: none"> a. Completion of an on-site Mitigation and Monitoring Plan that includes on-site creation/preservation of the wetlands at no less than 1:1; or b. Purchase of credits from an approved mitigation bank at no less than 1:1. 4. The project applicant shall provide written evidence to the City from the USACE and the RWQCB that this measure has been complied with prior to issuance of grading permits. 	City of Cotati Planning Applicant U.S. Army Corps of Engineers Regional Water Quality Control Board	Prior to issuance of Grading Permit		
Cultural Resources				
<p>MM CUL-1 An archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology, and is considered a qualified archaeologist by the FIGR, should be present during the initial phase of ground disturbance in order to check for the inadvertent exposure of cultural materials. This may be followed by regular periodic or "spot-check" archaeological monitoring during ground disturbance as needed, but full-time archaeological monitoring is not required at this time. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction</p>	City of Cotati Planning Applicant Construction Contractor Qualified Archaeologist	During initial ground disturbing activities Ongoing throughout construction		

MITIGATION MEASURE	REVIEW DEPARTMENT	REQUESTED BY OR DUE DATE	DATE FINISHED	DEPT. STAFF INITIALS
<p>activities within a 50-foot radius of the find shall cease and workers should avoid altering the materials until a qualified archaeologist who meets the Secretary of Interior’s Professional Qualification Standards for archaeology has evaluated the situation. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction activities shall be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation or repatriation of the recovered resources in cooperation with the designated Most Likely Descendant (MLD) as needed. The report shall be submitted to the City of Cotati, the Northwest Information Center, and the State Historic Preservation Office, if required.</p>				
<p>MM CUL-2 In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the Sonoma County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the MLD of the deceased Native American. The MLD 	<p>City of Cotati Planning Applicant Construction Contractor Qualified Archaeologist Federated Indians of Graton Rancheria</p>	<p>Ongoing throughout construction</p>		

MITIGATION MEASURE	REVIEW DEPARTMENT	REQUESTED BY OR DUE DATE	DATE FINISHED	DEPT. STAFF INITIALS
<p>may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.</p> <p>2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being given access to the site. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. 				

<p>MM CUL-3 During initial ground disturbance activities, a Tribal representative from the FIGR shall be present onsite to monitor ground disturbance, and observe for the presence of tribal cultural resources. The Tribal representative shall be permitted to access the construction site, observe activities, and shall be granted the authority to issue to issue a stop work order in the event that a tribal cultural resource or potential tribal cultural resource is identified. If a potentially significant tribal cultural resource is encountered, all ground disturbing activities within 25 feet of the discovery, or other appropriate buffer, shall halt until the Tribal representative and/or FIGR Tribal Heritage Preservation Officer can evaluate the resource and make treatment recommendations. Should a significant tribal cultural resource be identified, the Tribal representative and/or FIGR Tribal Heritage Preservation Officer shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities.</p>	<p>City of Cotati Planning Applicant Construction Contractor FIGR Tribal Representative</p>	<p>During initial ground disturbing activities</p>		
--	---	--	--	--

Geology and Soils

<p>MM GEO-1 A professional paleontologist shall be present during the</p>	<p>City of Cotati</p>	<p>During initial</p>		
--	-----------------------	-----------------------	--	--

MITIGATION MEASURE	REVIEW DEPARTMENT	REQUESTED BY OR DUE DATE	DATE FINISHED	DEPT. STAFF INITIALS
<p>initial phase of ground disturbance to check for the inadvertent exposure of fossils or other resources of paleontological value. This may be followed by regular periodic or "spot-check" paleontological monitoring during ground disturbance as needed, but full-time monitoring is not required at this time. In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the Applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of Cotati for review and approval prior to implementation, and the Applicant shall adhere to the recommendations in the plan.</p>	<p>Planning Applicant Construction Contractor Professional Paleontologist</p>	<p>ground disturbing activities Ongoing throughout construction</p>		

Greenhouse Gas Emissions

<p>MM GHG-1 Prior to issuance of the certificate of occupancy, the applicant shall provide documentation to the City of Cotati demonstrating that the project would achieve additional annual GHG emission reductions totaling 559 MT CO₂e through any combination of the following measures or other measures approved by the City:</p> <ul style="list-style-type: none"> • Purchase electricity from Sonoma Clean Energy. • Install on-site solar panels to generate electricity for a portion of project electricity consumption. • Install on-site charging units for electric vehicles consistent with parking requirements in California Green Building Standards Code Section 5.106.5.2 • Provide a plan documenting how a ride sharing program for hotel employees would be implemented starting no later than 60 days after 	<p>City of Cotati Planning Applicant</p>	<p>Prior to issuance of Certificate of Occupancy</p>		
---	--	--	--	--

MITIGATION MEASURE	REVIEW DEPARTMENT	REQUESTED BY OR DUE DATE	DATE FINISHED	DEPT. STAFF INITIALS
<p>project operations begin.</p> <ul style="list-style-type: none"> • Purchase voluntary carbon credits from a verified GHG emissions credit broker in an amount sufficient to offset operational GHG emissions of approximately 559 MT CO₂e per year over the lifetime of the project (or a reduced amount estimated based on implementation of other measures listed above). Copies of the contract(s) shall be provided to the City planning department. 				

Noise

<p>MM NOI-1 All construction activities associated with the Downtown Specific Plan shall comply with existing City standards and policies established within the City's General Plan and Municipal Code. In addition, the following measures shall be implemented.</p> <ul style="list-style-type: none"> • The construction contractor shall post a sign at all entrances to the work site prior to commencement of the work informing all contractors and subcontractors, their employees, agents, delivery personnel and all other persons at the property of the basic limitations upon noise and construction activities provided in the City's General Plan and Municipal Code. • The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. • The construction contractor shall locate equipment staging in areas that will create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. • The construction contractor shall designate a noise disturbance 	<p>City of Cotati Planning Applicant Construction Contractor</p>	<p>Prior to issuance of Grading Permit Ongoing throughout construction</p>		
---	--	--	--	--

MITIGATION MEASURE	REVIEW DEPARTMENT	REQUESTED BY OR DUE DATE	DATE FINISHED	DEPT. STAFF INITIALS
--------------------	-------------------	--------------------------	---------------	----------------------

coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establishment reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.

- The construction contractor shall limit construction activities to the allowable hours established by the City’s Municipal Code. This ordinance limits construction activities to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday; and 9:00 a.m. and 5:00 p.m. on Saturdays, Sundays, or holidays if such activities are approved by the reviewing authority through specific project conditions of approval.