

# **Mitigation Monitoring and Reporting Program**

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CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Environmental Impact Report (Final EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

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Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>Aesthetics</b>							
<b>AES-1: Screening Vegetation</b>							
Project landscape plans shall be designed with screening vegetation. Project landscape plans shall be approved by the County prior to building permit approval.	Project landscape plans with screening vegetation shall be approved by the County.	Prior to building permit approval.	Once	Permit Sonoma, Planning Division			
<b>AES-2: Exterior Lighting Requirements</b>							
Project designs shall incorporate exterior lighting plans meeting the following minimum requirements: 1. Lighting shall be mounted low, downward casting, and fully shielded to prevent glare. 2. Lighting shall not wash out structures or any portions of the site. 3. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the sky. 4. Flood lights are not permitted. 5. Parking lot fixtures shall be limited to 20 feet in height. 6. All parking lot and/or streetlight fixtures shall use full cut-off fixtures 7. Lighting shall shut off automatically after businesses close and security lighting shall be motion-sensor activated. 8. Lighting plans shall be designed to meet the appropriate Lighting Zone standards from Title 24 effective October 2005 (LZ1 for dark areas, LZ2 for rural, LZ3 for urban) or successor regulations.	The County shall verify that the exterior lighting requirements are met for each development project facilitated by the proposed housing element update.	Prior to building permit approval	Once	Permit Sonoma, Planning Division			
<b>Agriculture and Forestry Resources</b>							
<b>AG-1: Interim Agricultural Buffers</b>							
Development facilitated by the project on the Rezoning Sites adjacent to active agricultural operations shall provide fencing and a minimum buffer of 200 feet to the agricultural operations, consistent with 26-88-040(f) of the Sonoma County Zoning Code. If this distance is not practical due to project design or features, a minimum 100-foot buffer is acceptable if it complies with all of the requirements for a reduced buffer and a vegetative screen is provided as specified in Section 26-88-040(f).	The county shall verify that development facilitated by the project adjacent to active agricultural operations incorporates a 200-foot (minimum 100-foot) buffer between the development and adjacent agriculture.	Prior to building permit approval	Once	Permit Sonoma, Planning Division			
<b>Air Quality</b>							
<b>AQ-1: Basic Construction Mitigation Measures</b>							
All development facilitated by the project on the Rezoning Sites (regardless of whether the development is under the jurisdiction of the NSCAPCD or the BAAQMD) shall be required to reduce construction emissions of reactive organic gases, nitrogen oxides, and particulate matter (PM10 and PM2.5) by implementing the BAAQMD's Basic Construction Mitigation Measures (described below) or equivalent, expanded, or modified measures based on project and site-specific conditions. 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, with priority given to the use of recycled water for this activity. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping shall be prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. 8. A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.	The County shall verify that development facilitated by the project implements BAAQMD's Basic Construction Mitigation Measures.	Prior to issuance of construction permits	Ongoing throughout construction activities	Permit Sonoma, Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>AQ-2: Additional Construction Mitigation Measures</b>							
<p>In addition to implementation of Mitigation Measure AQ-1, for any project on the Rezoning Sites (regardless of whether the development is under the jurisdiction of the NSCAPCD or the BAAQMD) that meets the following conditions and as listed in Table 4.3-6, the County shall condition development facilitated by the project to implement BAAQMD CEQA Air Quality Guidelines' Additional Construction Mitigation Measures:</p> <ol style="list-style-type: none"> <li>1. Exceed the BAAQMD construction screening threshold of a change in allowable dwelling units of 114 dwelling units for single-family residences or 240 dwelling units for multi-family residences</li> <li>2. Would result in a change in allowable dwelling units of more than 38 units</li> <li>3. Would require demolition or simultaneous occurrence of more than two construction phases</li> <li>4. Simultaneous construction of more than one land use type (e.g., a mixed-use project involving commercial and residential)</li> <li>5. Extensive material transport of more than 10,000 cubic yards</li> </ol> <p>In addition to implementation of Mitigation Measure AQ-1 for any Rezoning Sites that meet the criteria listed above, the following measures (or equivalent, expanded, or modified measures based on project- and site-specific conditions) shall be implemented throughout construction of the project:</p> <ol style="list-style-type: none"> <li>1. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</li> <li>2. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.</li> <li>3. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks shall have at maximum 50 percent air porosity.</li> <li>4. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</li> <li>5. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.</li> <li>6. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.</li> <li>7. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel.</li> <li>8. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.</li> <li>9. Minimizing the idling time of diesel powered construction equipment to two minutes.</li> <li>10. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOx reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.</li> <li>11. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).</li> <li>12. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.</li> <li>13. Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.</li> </ol>	<p>The County shall condition development facilitated by the project to implement BAAQMD CEQA Air Quality Guidelines' Additional Construction Mitigation Measures.</p>	<p>Prior to issuance of construction permits</p>	<p>Once</p>	<p>Permit Sonoma, Building Division</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>Biological Resources</b>							
<b>BIO-1: Biological Resources Screening and Assessment.</b>							
For projects on the Rezoning Sites in the BSAs that would require ground disturbance through clearing/grading or vegetation trimming, the project applicant shall engage a qualified biologist (having the appropriate education and experience level) to perform a preliminary Biological Resources Screening and Assessment to determine whether the project has any potential to impact special status biological resources, inclusive of special status plants and animals, sensitive vegetation communities, jurisdictional waters (including creeks, drainages, streams, ponds, vernal pools, riparian areas and other wetlands), critical habitat, wildlife movement area, or biological resources protected under local or regional (City or County) ordinances or an existing Habitat Conservation Plan (HCP) or Natural Community Conservation Plan, including the Santa Rosa Plain Conservation Strategy. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project would have the potential to impact biological resources, prior to construction, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 500 feet around the project footprint, and to determine the potential impacts to those resources. The project-specific biological analysis shall evaluate the potential for impacts to all biological resources including, but not limited to special status species, nesting birds, wildlife movement, sensitive plant communities, critical habitats, and other resources judged to be sensitive by local, state, and/or federal agencies. If the project would have the potential to impact these resources, the following mitigation measures (Mitigation Measures BIO-2 through BIO-12) shall be incorporated, as applicable, to reduce impacts to a less than significant. Pending the results of the project-specific biological analysis, design alterations, further technical studies (e.g., protocol surveys) and consultations with the USFWS, NMFS, CDFW, and/or other local, state, and federal agencies may be required. Note that specific surveys described in the mitigation measures below may be completed as part of the project-specific biological analysis where suitable habitat is present.	The County shall verify that a qualified biologist performs preliminary Biological Resources Screening and Assessment for projects in the BSAs that would require ground disturbance through clearing/grading or vegetation trimming. If this preliminary screening indicates that the project would have the potential to impact biological resources, the County shall verify that a qualified biologist conducted a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 500 feet around the project footprint, and to determine the potential impacts to those resources.	Prior to grading, clearing, or vegetation trimming	Once	Permit Sonoma, Planning Division			
<b>BIO-2: Special Status Plant Species Surveys</b>							
If the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1) determines that there is potential for impacts to federally or state-listed plants or species with a CRPR of 1B or 2B from project development, a qualified biologist shall complete surveys for special status plants prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). Surveys shall be conducted following CDFW's 2018 Protocol for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities ( <a href="https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants">https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants</a> ) and, as applicable, the Santa Rosa Plain Conservation Strategy Appendix D: Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed Plants on the Santa Rosa Plain, including, but not limited to, conducting surveys during appropriate conditions, utilizing appropriate reference sites, and evaluating all direct and indirect impacts, such as altering off-site hydrological conditions where these species may be present, or any formal updates of these protocols. The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species identified in the project-specific biological analysis. All plant surveys shall be conducted by a qualified biologist during the blooming season prior to initial ground disturbance. More than one year of surveys may be required to establish that plants are absent, and the above Santa Rosa Plain Conservation Strategy Appendix D requires a minimum of two years of surveys, which shall be implemented unless otherwise approved in writing by CDFW. All special status plant species identified on site shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the County, and the CDFW and/or USFWS, as appropriate, for review and/or approval. The project shall obtain written approval of the survey reports from CDFW prior to the start of construction, unless otherwise approved in writing by CDFW. If any special-status plants are observed, the Project shall: 1) avoid all direct and indirect impacts to the special-status plants, and 2) prepare and implement an avoidance plan that is approved in writing by CDFW prior to Project start. If CESA listed plants are observed and impacts cannot be avoided, the Project shall obtain a CESA ITP from CDFW. For impacts to federal Endangered Species Act (ESA) listed plants, the Project shall obtain authorization from USFWS.	The County shall verify that a qualified biologist conducted complete surveys for special status plants prior to any vegetation removal, grubbing, or other construction activity for any projects which result in potential for impacts to federally or state-listed plants or species according to the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1).	Prior to vegetation removal	Once	Permit Sonoma, Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>BIO-3: Special Status Plant Species Avoidance, Minimization, and Mitigation</b>							
<p>If federally and/or state-listed or CRPR 1B or 2 species are found during special status plant surveys (pursuant to Mitigation Measure BIO-2), and would be directly impacted, or there would be a population-level impact to non-listed sensitive species, then the project shall be re-designed to avoid impacting those plant species. Rare and listed plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm.</p> <p>For projects on Rezoning Sites in BSAs located within the Santa Rosa Plain Area, protocol rare plant surveys shall be conducted, and impacts to suitable rare plant habitat mitigated, in accordance with the 2007 USFWS Santa Rosa Plain Programmatic Biological Opinion, as amended in 2020.</p>	<p>The County shall verify that the project is designed to avoid impacting special status plant surveys, that protective fencing is in place to protect rare and listed plants located within 50 feet of disturbance limits, and that projects in the BSAs located within the Santa Rosa Plain Area have protocol rare plant surveys conducted on site.</p>	Prior to construction	Once	Permit Sonoma, Planning Division			
<b>BIO-4: Restoration and Monitoring, and Habitat Compensation</b>							
<p>Development and/or restoration activities shall be conducted in accordance with a site-specific Habitat Restoration Plan. If federally or state-listed plants or non-listed special status CRPR 1B and 2 plant populations cannot be avoided, and will be impacted by development, all impacts shall be mitigated by the applicant at a ratio not lower than 1:1 and to be determined by the County (in coordination with CDFW and USFWS as applicable) for each species as a component of habitat restoration, unless otherwise approved in writing by CDFW. For impacts to state-listed plants, habitat compensation at a minimum 1:1 mitigation to impact ratio shall be provided, which may include either the purchase of credits at a CDFW-approved mitigation or conservation bank or purchasing appropriate habitat and conserving it in perpetuity through a conservation easement and management plan, which shall be prepared, funded, and implemented by the Project in perpetuity, unless otherwise approved in writing by CDFW. A qualified biologist shall prepare and submit a restoration plan to the County and CDFW for review and approval. (Note: if a federally and/or state-listed plant species will be impacted, the restoration plan shall be submitted to the USFWS and/or CDFW for review, and federal and/or state take authorization will be obtained from these agencies.) The restoration plan shall include, at a minimum, the following components:</p> <ol style="list-style-type: none"> <li>1. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type)</li> <li>2. Goal(s) of the compensatory mitigation project (type[s] and area[s]) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved)</li> <li>3. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions, and values)</li> <li>4. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan)</li> <li>5. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule)</li> <li>6. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports)</li> <li>7. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type or other industry standards as determined by a qualified restoration specialist</li> <li>8. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria</li> <li>9. Notification of completion of compensatory mitigation and agency confirmation</li> <li>10. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism)</li> </ol>	<p>The County shall review and approve a restoration plan prepared by a qualified biologist if federally or state-listed plants or non-listed special status CRPR 1B and 2 plant populations cannot be avoided, and will be impacted by development. The County shall verify that all impacts are mitigated by the applicant at a ratio not lower than 1:1.</p>	Prior to construction	Once	Permit Sonoma, Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>BIO-5: Endangered/Threatened Species Habitat Assessments and Protocol Surveys, CDFW and USFWS Authorization and Habitat Compensation</b>							
Specific habitat assessments and survey protocols are established for several federally and state-listed endangered or threatened species. If the results of the project-specific biological analysis determine that suitable habitat may be present for any such species, protocol habitat assessments/surveys shall be completed in accordance with CDFW, NMFS, and/or USFWS protocols prior to issuance of any construction permits. If projects are located within the Santa Rosa Plain Area, surveys shall be conducted for CTS in accordance with the Santa Rosa Plain Conservation Strategy (2005) with prior written approval from CDFW and USFWS. Due to numerous documented occurrences of CTS in the Santa Rosa Plain in conjunction with the documented dispersal distances for the species of up to 1.3 miles, it has been established that CTS are present within many grassland and vernal pool habitats within the Santa Rosa Plain rendering surveys unnecessary, and therefore any protocol CTS surveys shall be approved in writing by CDFW and USFWS prior to conducting the survey and habitat compensation for impacts to CTS habitat shall be provided by the Project pursuant to the Santa Rosa Plain Conservation Strategy even if surveys are negative, unless otherwise approved in writing by CDFW and USFWS. If impacts to grassland or vernal habitat will occur, the Project shall consult with CDFW to determine if a CESA ITP for CTS is warranted. If CESA listed animal species such as CTS cannot be avoided, the Project shall obtain a CESA ITP from CDFW prior to Project construction. For impacts to ESA listed wildlife species such as CTS, the Project shall obtain authorization from USFWS. While often consistent with the Santa Rosa Plain Conservation Strategy, the CESA ITP habitat compensation requirements may differ from it based on a site-specific analysis. If through consultation with the CDFW, NMFS, and/or USFWS it is determined that protocol habitat assessments/surveys are not required, the applicant shall complete and document this consultation and submit it to the County prior to issuance of any construction permits. Each protocol has different survey and timing requirements. The applicant shall be responsible for ensuring they understand the protocol requirements and shall hire a qualified biologist to conduct protocol surveys.	The County shall verify that the required protocol surveys have been conducted by a qualified biologist	Prior to issuance of construction permits	Once	Permit Sonoma, Planning Division			
<b>BIO-6: Endangered/Threatened Animal Species Avoidance and Minimization</b>							
The following measures shall be applied to aquatic and/or terrestrial animal species as determined by the project-specific Biological Resources Screening and Assessment required under Mitigation Measure BIO-1. <ol style="list-style-type: none"> <li>Ground disturbance shall be limited to the minimum necessary to complete the project. A qualified biologist shall flag the project limits of disturbance. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance.</li> <li>All projects occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed between April 1 and October 31 to avoid impacts to sensitive aquatic species. Any work outside these dates would require project-specific approval from the County and may be subject to regulatory agency approval.</li> <li>All projects occurring within or adjacent to sensitive habitats that may support federally and/or state-listed endangered/threatened species shall have a CDFW- and/or USFWS-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed, said biologist shall conduct daily pre-activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW, NMFS, and/or USFWS, said biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are fully implemented.</li> <li>No endangered/threatened species shall be captured and relocated without express permission from the CDFW, NMFS, and/or USFWS.</li> <li>If at any time during project construction an endangered/threatened species enters the construction site or otherwise may be impacted by the project, all project activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume.</li> <li>For all projects occurring in areas where endangered/threatened species may be present and are at risk of entering the project site during construction, the applicant shall install exclusion fencing along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS-approved biologist. This fence shall consist of solid silt fencing placed at a minimum of three feet above grade and two feet below grade and shall be attached to wooden stakes placed at intervals of not more than five feet. The applicant shall inspect the fence weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete.</li> <li>All vehicle maintenance/fueling/staging shall occur not less than 100 feet from any riparian habitat or water body, including seasonal wetland features. Suitable containment procedures shall be implemented to prevent spills. A minimum of one spill kit shall be available at each work location near riparian habitat or water bodies.</li> <li>No equipment shall be permitted to enter wetted portions of any affected drainage channel.</li> <li>If project activities could degrade water quality, water quality sampling shall be implemented to identify the pre-project baseline, and to monitor during construction for comparison to the baseline.</li> <li>If water is to be diverted around work sites, the applicant shall submit a diversion plan (depending upon the species that may be present) to the CDFW, RWQCB, USFWS, and/or NMFS for their review and approval prior to the start of any</li> </ol>	The County shall verify that avoidance and minimization measures are applied to sites that are determined to have aquatic and/or terrestrial animal species by the Biological Resources Screening and Assessment required under Mitigation Measure BIO-1.	Prior to construction	Once	Permit Sonoma, Planning Division			

County of Sonoma  
**Housing Element Update**

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>construction activities (including staging and mobilization). If pumps are used, all intakes shall be completely screened with wire mesh not larger than five millimeters to prevent animals from entering the pump system.</p> <p>11. At the end of each workday, excavations shall be secured with cover or a ramp provided to prevent wildlife entrapment.</p> <p>12. All trenches, pipes, culverts, or similar structures shall be inspected for animals prior to burying, capping, moving, or filling.</p> <p>13. The CDFW/USFWS-approved biologist shall remove invasive aquatic species such as bullfrogs and crayfish from suitable aquatic habitat whenever observed and shall dispatch them in a humane manner and dispose of properly.</p> <p>14. Considering the potential for projects to impact federally and state-listed species and their habitat, the applicant shall contact the CDFW and USFWS to identify mitigation banks within Sonoma County during project development. If the results of the project-specific biological analysis (Mitigation Measure BIO-1) determine that impacts to federally and state threatened or endangered species habitat are expected, the applicant shall explore species-appropriate mitigation bank(s) servicing the region for purchase of mitigation credits. If projects are located within the Santa Rosa Plain Area, mitigation for impacts to CTS shall be implemented in accordance with the Santa Rosa Plain Conservation Strategy (2005).</p> <p>15. For projects occurring in the Petaluma BSA (PET-1 through PET-4), prior to grading and construction in natural areas of containing suitable upland habitat, a qualified biologist shall conduct a preconstruction survey for CTS. The survey shall include a transect survey over the entire project disturbance footprint (including access and staging areas), and mapping of burrows that are potentially suitable for salamander occupancy. If any CTS are detected, no work shall be conducted until the individual leaves the site of their own accord, unless federal and state "take" authorization has been issued for CTS relocation. Typical preconstruction survey procedures, such as burrow scoping and burrow collapse, cannot be conducted without federal and state permits. If any life stage of CTS is found within the survey area, the applicant shall consult with the USFWS and CDFW to determine the appropriate course of action to comply with the FESA and CESA, if permits are not already in place at the time of construction.</p>							
<b>BIO-7: Non-Listed Special Status Animal Species Avoidance and Minimization.</b>							
<p>The project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1) shall identify some or all the below measures that will be required and applicable to the individual project:</p> <p>1. For non-listed special status terrestrial amphibians and reptiles, a qualified biologist shall complete coverboard surveys within 14 days of the start of construction. The coverboards shall be at least four feet by four feet and constructed of untreated plywood placed flat on the ground as determined by the project-specific biological assessment (pursuant Mitigation Measure BIO-1). The qualified biologist shall check the coverboards once per week for each week after placement up until the start of vegetation removal. The biologist shall capture all non-listed special status and common animals found under the coverboards and shall place them in five-gallon buckets for transportation to relocation sites. The qualified biologist shall review all relocation sites and those sites shall consist of suitable habitat. Relocation sites shall be as close to the capture site as possible but far enough away to ensure the animal(s) is not harmed by project construction. Relocation shall occur on the same day as capture. The biologist shall submit CNDDDB Field Survey Forms to the CDFW for all special status animal species observed.</p> <p>2. Prior to construction, a qualified biologist shall conduct a survey of existing buildings to determine if bats are present. The survey shall be conducted during the non-breeding season (November through March). The biologist shall have access to all structures and interior attics, as needed. If a colony of bats is found roosting in any structure, further surveys shall be conducted sufficient to determine the species present and the type of roost (day, night, maternity, etc.).</p> <p>3. If bats are roosting in the building during the daytime but are not part of an active maternity colony, then exclusion measures must include one-way valves that allow bats to get out but are designed so that the bats may not re-enter the structure. Maternal bat colonies shall not be disturbed.</p> <p>4. A qualified biologist shall conduct pre-construction clearance surveys within 14 days of the start of construction (including staging and mobilization). The surveys shall cover the entire disturbance footprint plus a minimum 200-foot buffer, and shall identify all special status animal species that may occur on-site. All non-listed special status species shall be relocated from the site either through direct capture or through passive exclusion. The biologist shall submit a report of the pre-construction survey to the County for their review and approval prior to the start of construction.</p> <p>5. A qualified biologist shall be present during all initial ground-disturbing activities, including vegetation removal to recover special status animal species unearthed by construction activities.</p> <p>6. Project activities shall be restricted to daylight hours.</p> <p>7. Upon completion of the project, a qualified biologist shall prepare a Final Compliance Report documenting all compliance activities implemented for the project, including the pre-construction survey results. The report shall be submitted to the County within 30 days of completion of the project.</p>	<p>The County shall verify that measures to avoid and minimize impacts to Non-Listed Special Status Animal Species are implemented into all projects for which the project-specific Biological Resources Screening and Assessment indicates it is necessary.</p>	<p>Prior to construction</p>	<p>Once</p>	<p>Permit Sonoma, Planning Division</p>			



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8. If special status bat species may be present and impacted by the project, a qualified biologist shall conduct, within 30 days of the start of construction, presence/absence surveys for special status bats in consultation with the CDFW where suitable roosting habitat is present. Surveys shall be conducted using acoustic detectors and by searching tree cavities, crevices, and other areas where bats may roost. If active roosts are located, exclusion devices such as netting shall be installed to discourage bats from occupying the site. If a qualified biologist determines a roost is used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultation with CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.							
<b>BIO-8: Western Pond Turtle Avoidance and Minimization</b>							
For projects located on Rezoning Sites in the Penngrove BSA (PEN-1 through PEN-9), a qualified biologist shall conduct pre-construction clearance surveys for western pond turtle within 14 days prior to the start of construction (including staging and mobilization) in areas of suitable habitat. The biologist shall flag limits of disturbance for each construction phase. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. If western pond turtles are observed, they shall be allowed to leave the site on their own.	The county shall verify that a qualified biologist has conducted a pre-construction clearance survey for western pond turtle for projects located in the Penngrove BSA.	Within 14 days prior to construction	Once	Permit Sonoma, Planning Division			
<b>BIO-9: American Badger Avoidance and Minimization</b>							
For projects on Rezoning Sites located in the Petaluma BSA (PET-1 through PET-4), a qualified biologist shall conduct surveys of the grassland habitat on-site to identify any American badger burrows/dens. These surveys shall be conducted not more than 14 days prior to the start of construction. Impacts to active badger dens shall be avoided by establishing exclusion zones around all active badger dens, within which construction related activities shall be prohibited until denning activities are complete or the den is abandoned. A qualified biologist shall monitor each den once per week in order to track the status of the den and to determine when a den area has been cleared for construction.	The County shall verify that a qualified biologist has conducted surveys of the grassland habitat on-site to identify any American badger burrows/dens for projects on sites PET-1 through PET-4.	Not more than 14 days prior to construction	Once	Permit Sonoma, Planning Division			
<b>BIO-10: Pre-Construction Surveys for Nesting Birds for Construction Occurring within Nesting Season</b>							
For projects on Rezoning Sites that require construction, grading, the removal of trees or vegetation, or other project-related improvements, construction activities shall occur outside of the nesting season (September 16 to January 31), and no mitigation activity is required. If construction activities must occur during the nesting season (February 1 to September 15), a qualified biologist shall conduct surveys for nesting birds within 14 days prior to project activities and shall conduct additional surveys if there is a lapse of 14 days or more in construction activities. The surveys shall include the entire disturbance area plus at least a 500-foot buffer around the project site. If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 250 feet for non-raptor bird species and at least 500 feet for raptor species, unless determined otherwise by the qualified biologist. Buffer distances for bird nests shall be site-specific and an appropriate distance, as determined by a qualified biologist. The buffer distances shall be specified to protect the bird's normal behavior thereby preventing nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer. The biologist shall submit a report of these preconstruction nesting bird surveys to the County to document compliance within 30 days of its completion.	The County shall receive and review the nesting bird surveys conducted by a qualified biologist for all projects that involve that require construction, grading, the removal of trees or vegetation, or other project-related improvements.	Not more than 14 days prior to construction.	Once	Permit Sonoma, Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>BIO-11: Worker Environmental Awareness Program</b>							
If potential impacts to special status species are identified in the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1), prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend Worker Environmental Awareness Program training, conducted by a qualified biologist, to aid workers in recognizing special status resources that may occur in the BSAs for the project. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of projects. All employees shall sign a form documenting provided by the trainer indicating they have attended the Worker Environmental Awareness Program and understand the information presented to them. The form shall be submitted to the County to document compliance.	The County shall receive and review a form signed by all personnel associated with project construction to verify that they have attended the Worker Environmental Awareness Program and understand the information presented to them.	Prior to initiation of construction activities	Once	Permit Sonoma, Planning Division			
<b>BIO-12: Invasive Weed Prevention and Management Program</b>							
For those projects on Rezoning Sites where activity would occur within or adjacent to sensitive habitats, as determined by the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1), prior to start of construction a qualified biologist shall develop an Invasive Weed Prevention and Management Plan to prevent invasion of native habitat by non-native plant species. A list of target species shall be included, along with measures for early detection and eradication. All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six weeks since ground disturbing activities ceased. If exotic species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a qualified biologist and in accordance with the restoration plan. Landscape species shall not include noxious, invasive, and/or non-native plant species that are recognized on the federal Noxious Weed List, California Noxious Weeds List, and/or California Invasive Plant Council Moderate and High-Risk Lists.	The County shall verify that a qualified biologist has developed an Invasive Weed Prevention and Management Plan for projects which include activity that would occur within or adjacent to sensitive habitats, as determined by the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1).	Prior to the start of construction	Once	Permit Sonoma, Planning Division			
<b>BIO-13: Sensitive Natural Community Avoidance</b>							
If sensitive natural communities are identified through the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1), the project shall be designed to avoid those communities to the maximum extent possible and all project elements associated with development shall be situated outside of sensitive habitats. Bright orange protective fencing installed at least 30 feet beyond the extent of the sensitive natural community during construction, or other distance as approved by a qualified biologist, to protect them from harm.	The County shall verify that the project is designed to avoid sensitive natural communities to the maximum extent possible and that all project elements associated with development shall be situated outside of sensitive habitats.	Prior to issuance of construction permit	Once	Permit Sonoma, Planning Division			
<b>BIO-14: Permitting and Restoration for Impacts to Sensitive Natural Communities, Waters, and Wetlands</b>							
Impacts to sensitive natural communities (including riparian areas and waters of the state or waters of the U.S. under the jurisdiction of the CDFW, USFWS, RWQCB, or USACE) shall require that the Project: <ol style="list-style-type: none"> <li>1. Submit an LSA Notification to CDFW (for impacts to streams or lakes and associated riparian habitat) and comply with the Final LSA Agreement, and</li> <li>2. Obtain authorization from RWQCB and the USACE (for impacts to Waters of the U.S. or State including wetlands pursuant to the Clean Water Act).</li> </ol> Impacts shall be mitigated as required by agency permits and at a minimum 1:1 mitigation impact ratio through the funding of the acquisition and in-perpetuity management of similar habitat, in-kind credits purchased from a conservation or mitigation bank, or on-site or off-site habitat restoration based on area and linear distance for permanent impacts, unless otherwise approved in writing by the agencies. Temporary impacts shall be restored on-site. The applicant shall provide funding and management of off-site mitigation lands through purchase of credits from an existing, approved mitigation bank or land purchased by the County and placed into a conservation easement or other covenant restricting development (e.g., deed restriction). Internal mitigation lands (internal to the Rezoning Sites), or in lieu funding sufficient to acquire lands, shall provide habitat at a minimum 1:1 ratio for impacted lands, comparable to habitat to be impacted by individual project activity. The applicant shall submit documentation of mitigation funds to the County. Please be advised that CDFW may not accept in-lieu fees as an appropriate method to mitigate impacts to streams or lakes and associated riparian habitat. <ol style="list-style-type: none"> <li>1. Restoration and Monitoring. If sensitive natural communities cannot be avoided and will be impacted by future projects, a compensatory mitigation program shall be implemented by the applicant in accordance with Mitigation Measure BIO-4 and the measures set forth by the regulatory agencies during the permitting process. All temporary impacts to sensitive natural communities shall be fully restored to natural condition.</li> </ol>	The County shall receive, and review documentation of mitigation funds submitted by the applicant for the management of off-site mitigation lands through purchase of credits from an existing, approved mitigation bank or land purchased by the County and placed into a conservation easement or other covenant restricting development (e.g., deed restriction).	Prior to issuance of construction permit	Once	Permit Sonoma, Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>2. Sudden Oak Death. The applicant shall inspect all nursery plants used in restoration for sudden oak death. Vegetation debris shall be disposed of properly and vehicles and equipment shall be free of soil and vegetation debris before entering natural habitats. Pruning tools shall be sanitized.</p> <p>To mitigate for the removal of trees, replacement trees shall be planted at the below minimum replacement to removal ratios:</p> <ul style="list-style-type: none"> <li>▪ 1:1 for removal of non-native trees;</li> <li>▪ 1:1 for removal of native trees other than oak (Quercus sp.) up to 3 inches diameter at breast height (DBH);</li> <li>▪ 3:1 for removal of native trees other than oak 4 to 6 inches DBH;</li> <li>▪ 6:1 for removal of native trees other than oak greater than 6 inches DBH;</li> <li>▪ 4:1 for removal of oak trees up to 6 inches DBH;</li> <li>▪ 5:1 for removal of oak trees greater than 6 inches to 15 inches DBH; and</li> <li>▪ 10:1 for removal of oak trees greater than 15 inches in diameter</li> </ul> <p>Replacement tree plantings shall consist of five-gallon or greater saplings and locally-collected seeds, stakes, or other suitable nursery stock as appropriate, and shall be native species to the area adapted to the lighting, soil, and hydrological conditions at the replanting site. If acorns are used for oak tree replanting, each planting will include a minimum of three acorns planted at an approximately two-inch depth to minimize predation risk. Large acorns shall be selected for plantings. Replacement oaks shall come from nursery stock grown from locally-sourced acorns, or from acorns gathered locally, preferably from the same watershed in which they are planted.</p> <p>The Project shall monitor and maintain, as necessary, all plants for five years to ensure successful revegetation. Planted trees and other vegetation shall each have a minimum of 85 percent survival at the end of five years. If revegetation survival and/or cover requirements do not meet established goals as determined by CDFW, the Project is responsible for replacement planting, additional watering, weeding, invasive exotic eradication, or any other practice, to achieve these requirements. Replacement plants shall be monitored with the same survival and growth requirements for five years after planting.</p>							
<b>BIO-15: Jurisdictional Delineation</b>							
<p>If potentially jurisdictional wetlands are identified by the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1), a qualified biologist shall complete a jurisdictional delineation. The jurisdictional delineation shall determine the extent of the jurisdiction for CDFW, USACE, and/or RWQCB, and shall be conducted in accordance with the requirement set forth by each agency. The result shall be a preliminary jurisdictional delineation report that shall be submitted to the County, USACE, RWQCB, and CDFW, as appropriate, for review and approval. Jurisdictional areas shall be avoided to the maximum extent possible. If jurisdictional areas are expected to be impacted, then the RWQCB would require a Waste Discharge Requirement permit and/or Section 401 Water Quality Certification (depending upon whether the feature falls under federal jurisdiction). If CDFW asserts its jurisdictional authority, then a Lake or Streambed Alteration Agreement pursuant to Section 1600 et seq. of the CFGC would also be required prior to construction within the areas of CDFW jurisdiction. If the USACE asserts its authority, then a permit pursuant to Section 404 of the CWA would be required. Furthermore, a compensatory mitigation program shall be implemented by the applicant in accordance with Mitigation Measure BIO-4 and the measures set forth by the regulatory agencies during the permitting process. Compensatory mitigations for all permanent impacts to waters of the U.S. and waters of the state shall be completed at a ratio as required in applicable permits. All temporary impacts to waters of the U.S. and waters of the state shall be fully restored to natural condition.</p>	<p>The County shall review and approve a preliminary jurisdictional delineation report for projects which may impact jurisdictional wetlands.</p>	<p>Prior to issuance of construction permits</p>	<p>Once</p>	<p>Permit Sonoma, , Planning Division</p>			
<b>BIO-16: General Avoidance and Minimization</b>							
<p>Projects shall be designed to avoid potential jurisdictional features identified in jurisdictional delineation reports. Projects on Rezoning Sites that may impact jurisdictional features shall provide the County with a report detailing how all identified jurisdictional features will be avoided, including groundwater draw down.</p> <ol style="list-style-type: none"> <li>1. Any material/spoils generated from project activities shall be located away from jurisdictional areas or special status habitat and protected from storm water run-off using temporary perimeter sediment barriers such as berms, silt fences, fiber rolls (non- monofilament), covers, sand/gravel bags, and straw bale barriers, as appropriate.</li> <li>2. Materials shall be stored on impervious surfaces or plastic ground covers to prevent any spills or leakage from contaminating the ground and generally at least 50 feet from the top of bank.</li> <li>3. Any spillage of material will be stopped if it can be done safely. The contaminated area will be cleaned, and any contaminated materials properly disposed. For all spills, the project foreman or designated environmental representative will be notified.</li> </ol>	<p>The County shall receive and review a report detailing how all identified jurisdictional features will be avoided, including groundwater drawdown for projects that may impact jurisdictional features.</p>	<p>Prior to issuance of construction permit</p>	<p>Once</p>	<p>Permit Sonoma, Planning Division</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>BIO-17: Consistency with the Santa Rosa Plain Conservation Strategy</b>							
For sites SAN-1 through SAN-10, the Biological Resources Screening and Assessment (Mitigation Measure BIO-1) shall assess projects for impacts to listed species included in the Santa Rosa Plain Conservation Strategy. Impacts to these species shall be evaluated and mitigated per the mitigation measures included in Chapter 5 of the Conservation Strategy.	The County shall verify that impacts identified in the Biological Resources Screening and Assessment (Mitigation Measure BIO-1) for sites SAN-1 through SAN-10 are evaluated and mitigated per the mitigation measures included in Chapter 5 of the Conservation Strategy.	Prior to issuance of construction permits	Once	Permit Sonoma, Planning Division			
<b>Cultural Resources</b>							
<b>CUL-1: Architectural History Evaluation</b>							
For any future project on a Rezoning Site that is on or adjacent to a property that includes buildings, structures, objects, sites, landscape/site plans, or other features that are 45 years of age or older at the time of or permit application, the project applicant shall hire a qualified architectural historian to prepare an historical resources evaluation. The qualified architectural historian or historian shall meet the Secretary of the Interior's (SOI) Professional Qualifications Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices recommended by the State Office of Historic Preservation to identify any potential historical resources in the proposed project area. Under the guidelines, properties 45 years of age or older shall be evaluated within their historic context and documented in a technical report and on Department of Parks and Recreation Series 523 forms. The report will be submitted to the County for review prior to any permit issuance. If no historic resources are identified, no further analysis is warranted. If historic resources are identified by the Architectural History Evaluation, the project shall be required to implement Mitigation Measure CUL-2.	The County shall verify that a qualified architectural historian has conducted an intensive evaluation in accordance with the guidelines and best practices recommended by the State Office of Historic Preservation to identify any potential historical resources in the proposed project area. The County shall review the technical report prepared by the qualified architectural historian.	Prior to demolition permit	Once	Permit Sonoma, Planning Division			
<b>CUL-2: Architectural History Mitigation</b>							
If historical resources are identified in an area proposed for redevelopment as the result of the process described in Mitigation Measure CUL-1, the project applicant shall reduce impacts. Application of mitigation shall generally be overseen by a qualified architectural historian or historic architect meeting the PQS, unless unnecessary in the circumstances (e.g. preservation in place). In conjunction with any project that may affect the historical resource, the project applicant shall provide a report identifying and specifying the treatment of character-defining features and construction activities to the County for review and approval, prior to permit issuance, to avoid or substantially reduce the severity of the proposed activity on the historical qualities of the resource. Any and all features and construction activities shall become Conditions of Approval for the project and shall be implemented prior to issuance of construction (demolition and grading) permits. Mitigation measures may include but are not limited to compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties and documentation of the historical resource in the form of a Historic American Building Survey (HABS)-like report. The HABS report shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the HABS Level III requirements.	The County shall review and approve a report identifying and specifying the treatment of character-defining features and construction activities to avoid or substantially reduce the severity of the proposed activity on the historical qualities of the resource.	Prior to permit issuance	Once	Permit Sonoma, Planning Division			
	The County shall verify that any and all features and construction activities are implemented into the project.	Prior to issuance of construction permits	Once	Permit Sonoma, Planning Division			
<b>CUL-3: Phase I Archaeological Resource Study</b>							
Prior to project approval, the project applicant shall investigate the potential to disturb archaeological resources. If the project will involve any ground disturbance, a Phase I cultural resources study shall be performed by a qualified professional meeting the SOI's PQS for archaeology (National Park Service 1983). If a project would solely involve the refurbishment of an existing building and no ground disturbance would occur, this measure would not be required. A Phase I cultural resources study shall include a pedestrian survey of the project site and sufficient background research and field sampling to determine whether archaeological resources may be present. Archival research shall include a records search of the Northwest Information Center no more than two years old and a Sacred Lands File search with the NAHC. The Phase I technical report documenting the study shall include recommendations that must be implemented prior to and/or during construction to avoid or reduce impacts on archaeological resources, to the extent that the resource's physical constituents are preserved or their destruction is offset by the recovery of scientifically consequential information. The report shall be submitted to the County for review and approval, prior to the issuance of any grading or construction permits, to ensure that the identification effort is reasonable and meets professional standards in cultural resources management. Recommendations in the Phase I technical report shall be made Conditions of Approval and shall be implemented throughout all ground disturbance activities.	The County shall review and approve a Phase I cultural resources study for any development facilitated by the project that would involve ground disturbance.	Prior to the issuance of any grading or construction permits	Once	Permit Sonoma, Planning Division			
	The County shall verify that recommendations made in the Phase I cultural resources study are made into conditions of approval and implemented throughout all ground disturbance activities.	Prior to/ during construction	Periodically throughout construction	Permit Sonoma, Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>CUL-4: Extensive Phase I Testing</b>							
<p>For any projects on a Rezoning Site proposed within 100 feet of a known archaeological site and/or in areas identified as sensitive by the Phase I study (Mitigation Measure CUL-3), the project applicant shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. XPI testing shall comprise a series of shovel test pits and/or hand augured units and/or mechanical trenching to establish the boundaries of archaeological site(s) on the project site. If the boundaries of the archaeological site are already well understood from previous archaeological work and is clearly interpretable as such by a qualified cultural resources professional, an XPI will not be required. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with local California Native American tribe(s) and any XPI work plans may be combined with a tribal cultural resources plan prepared under Mitigation Measure TCR-3. If applicable, a Native American monitor shall be present in accordance with Mitigation Measure TCR-4.</p> <p>All archaeological excavation shall be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOI's PQS for archaeology (National Park Service 1983). If an XPI report is prepared, it shall be submitted to Sonoma County for review and approval prior to the issuance of any grading or construction permits. Recommendations contained therein shall be implemented for all ground disturbance activities.</p>	<p>The County shall review and approve an XPI report prepared by a qualified archeologist to determine the presence/absence and extent of archaeological resources on the project site for any projects proposed within 100 feet of a known archaeological site and/or in areas identified as sensitive by the Phase I study.</p>	<p>Prior to the issuance of any grading or construction permits</p>	<p>Once</p>	<p>Permit Sonoma, Planning Division</p>			
		<p>The County shall verify all; recommendations contained in the XPI report are implemented for all ground disturbance activities.</p>	<p>During construction</p>	<p>Periodically throughout construction</p>	<p>Permit Sonoma, Planning Division</p>		
<b>CUL-5: Archeological Site Avoidance</b>							
<p>Any identified archaeological sites (determined after implementing Mitigation Measures CUL-3 and/or CUL-4) shall be avoided by project-related construction activities. A barrier (temporary fencing) and flagging shall be placed between the work location and any resources within 60 feet of a work location to minimize the potential for inadvertent impacts.</p>	<p>The County shall verify that project construction activities avoid any identified archeological site and that a barrier and flagging is placed between the work location and any resources within 60 feet of a work location.</p>	<p>During construction</p>	<p>Periodically throughout construction</p>	<p>Permit Sonoma, Planning Division</p>			
<b>CUL-6: Phase II Site Evaluation</b>							
<p>If the results of any Phase I and/or XPI (Mitigation Measures CUL-3 and/or CUL-4) indicate the presence of archaeological resources that cannot be avoided by the project (Mitigation Measure CUL-5) and that have not been adequately evaluated for CRHR listing at the project site, the qualified archaeologist will conduct a Phase II investigation to determine if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with local California Native American tribe(s) and any Phase II work plans may be combined with a tribal cultural resources plan prepared under Mitigation Measure TCR-3. If applicable, a Native American monitor shall be present in accordance with Mitigation Measure TCR-4.</p> <p>A Phase II evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation will characterize the nature of the sites, define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains.</p> <p>If the archeologist and, if applicable, a Native American monitor (see Mitigation Measure TCR-4) or other interested tribal representative determine it is appropriate, cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the sites shall be evaluated according to the criteria of the CRHR. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." The report shall be submitted to Sonoma County for review and approval prior to the issuance of any grading or construction permits. Recommendations in the Phase II report shall be implemented for all ground disturbance activities.</p>	<p>The County shall review and approve a Phase II Site Evaluation Report if the results of any Phase I and/or XPI indicate the presence of archaeological resources that cannot be avoided by the project and that have not been adequately evaluated for CRHR listing at the project site.</p>	<p>Prior to the issuance of any grading or construction permits.</p>	<p>Once</p>	<p>Permit Sonoma, Planning Division</p>			
		<p>The County shall verify that all recommendations in the Phase II report are implemented for all ground disturbance activities.</p>	<p>During Construction</p>	<p>Periodically throughout construction</p>	<p>Permit Sonoma, Planning Division</p>		

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>CUL-7: Phase III Data Recovery</b>							
<p>If the results of the Phase II site evaluation (Mitigation Measure CUL-6) yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction in accordance with Mitigation Measure CUL-5, the project applicant shall ensure that all recommendations for mitigation of archaeological impacts are incorporated into the final design and approved by the County prior to construction. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI standards for archaeology according to a research design reviewed and approved by the County prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with local California Native American tribe(s) and any Phase III work plans may be combined with a tribal cultural resources plan prepared under Mitigation Measure TCR-3. If applicable, a Native American monitor shall be present in accordance with Mitigation Measure TCR-4.</p> <p>As applicable, the final Phase III Data Recovery reports shall be submitted to Sonoma County prior to issuance of any grading or construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities.</p>	<p>The County shall approve the recommendations included in the Phase II site evaluation and verify that they are incorporated into the final project design for all projects in which the results of the Phase II site evaluation yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction.</p>	Prior to construction	Once	Permit Sonoma, Planning Division			
	<p>The County shall verify that any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, is carried out by a qualified archaeologist.</p>	Prior to issuance of any grading or construction	Once	Permit Sonoma, Planning Division			
	<p>The County shall verify that all recommendations in the final Phase III Data Recovery reports are implemented throughout all ground disturbance activities.</p>	During construction	Periodically throughout construction	Permit Sonoma, Planning Division			
<b>CUL-8: Cultural Resources Monitoring</b>							
<p>If recommended by Phase I, XPI, Phase II, or Phase III studies (Mitigation Measures CUL-3, CUL-4, CUL-6, and/or CUL-7), the project applicant shall retain a qualified archaeologist to monitor project-related, ground-disturbing activities. If archaeological resources are encountered during ground-disturbing activities, Mitigation Measures CUL-5 through CUL-7 shall be implemented, as appropriate. The archaeological monitor shall coordinate with any Native American monitor as required by Mitigation Measure TCR-4.</p>	<p>The County shall verify that the applicant has retained a qualified archeologist to monitor project-related, ground-disturbing activities if recommended by Phase I, XPI, Phase II, or Phase III studies.</p>	Prior to construction	Once	Permit Sonoma, Planning Division			
	<p>The County shall verify that if archaeological resources are encountered during ground-disturbing activities, Mitigation Measures CUL-5 through CUL-7 are implemented.</p>	During construction	Periodically throughout construction	Permit Sonoma, Planning Division			
<b>CUL-9: Unanticipated Discovery of Archaeological Resources</b>							
<p>If archaeological resources are encountered during ground-disturbing activities, work within 60 feet shall be halted and the project applicant shall retain an archaeologist meeting the SOI's PQS for archaeology (National Park Service 1983) immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of CCR Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. If the resource is of Native American origin, implementation of Mitigation Measures TCR-1 through TCR-4 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the County for review and approval. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.</p>	<p>The County shall review and approve any reports required to document and/or evaluate unanticipated discoveries and verify that recommendations contained in are implemented throughout the remainder of ground disturbance activities.</p>	During construction if archeological resources are encountered during ground disturbing activities	Once	Permit Sonoma, Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>Geology and Soils</b>							
<b>GEO-1: Paleontological Review of Project Plans</b>							
<p>For projects with proposed ground-disturbing activity on Rezoning Sites, the project applicant shall retain a Qualified Professional Paleontologist to review proposed ground disturbance associated with development to:</p> <ol style="list-style-type: none"> <li>1. Assess if the project will require paleontological monitoring;</li> <li>2. If monitoring is required, to develop a project-specific Paleontological Resource Mitigation and Monitoring Program (PRMMP) as outlined in Mitigation Measure GEO-2;</li> <li>3. Draft the Paleontological Worker Environmental Awareness Program as outlined in Mitigation Measure GEO-3; and</li> <li>4. Define within a project specific PRMMP under what specific ground disturbing activity paleontological monitoring will be required and the procedures for collection and curation of recovered fossils, as described in Mitigation Measures GEO-4, GEO-5, and GEO-6.</li> </ol> <p>The Qualified Paleontologist shall base the assessment of monitoring requirements on the location and depth of ground disturbing activity in the context of the paleontological potential and potential impacts outlined in this section. A qualified professional paleontologist is defined by the SVP standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010). The County shall review and approve the assessment before grading permits are issued.</p>	The County shall review and approve an assessment of monitoring requirements prepared by a Qualified Professional Paleontologist.	Prior to the issuance of grading permits	Once	Permit Sonoma, Planning Division			
<b>GEO-2: Paleontological Resources Mitigation and Monitoring Program</b>							
<p>For those projects on Rezoning Sites deemed to require a PRMMP under Mitigation Measure GEO-1 above, the Qualified Paleontologist shall prepare a PRMMP for submission to the County prior to the issuance of grading permits. The PRMMP shall include a pre-construction paleontological site assessment and develop procedures and protocol for paleontological monitoring and recordation. Monitoring shall be conducted by a qualified paleontological monitor who meets the minimum qualifications per standards set forth by the SVP.</p> <p>The PRMMP procedures and protocols for paleontological monitoring and recordation shall include:</p> <ol style="list-style-type: none"> <li>1. Location and type of ground disturbance requiring paleontological monitoring.</li> <li>2. Timing and duration of paleontological monitoring.</li> <li>3. Procedures for work stoppage and fossil collection.</li> <li>4. The type and extent of data that should be collected with recovered fossils.</li> <li>5. Identify an appropriate curatorial institution.</li> <li>6. Identify the minimum qualifications for qualified paleontologists and paleontological monitors.</li> <li>7. Identify the conditions under which modifications to the monitoring schedule can be implemented.</li> <li>8. Details to be included in the final monitoring report.</li> </ol> <p>Prior to issuance of a grading permit, copies of the PRMMP shall be submitted to the County for review and approval as to adequacy.</p>	The County shall review and approve a PRMMP prepared by a Qualified Paleontologist.	Prior to issuance of grading permits	Once	Permit Sonoma, Planning Division			
<b>GEO-3: Paleontological Worker Environmental Awareness Program (WEAP).</b>							
<p>Prior to any ground disturbance on Rezoning Sites underlain by geologic units with high paleontological resource potential, the applicant shall incorporate information on paleontological resources into the Project's Worker Environmental Awareness Training (WEAP) materials, or a stand-alone Paleontological Resources WEAP shall be submitted to the County for review and approval. The Qualified Paleontologist or his or her designee shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff if fossils are discovered by construction staff. The Paleontological WEAP training shall be fulfilled simultaneously with the overall WEAP training, or at the first preconstruction meeting at which a Qualified Paleontologist attends prior to ground disturbance. Printed literature (handouts) shall accompany the initial training. Following the initial WEAP training, all new workers and contractors must be trained prior to conducting ground disturbance work. A sign-in sheet for workers who have completed the training shall be submitted to the County upon completion of WEAP administration.</p>	The County shall review and approve a WEAP and verify that all workers have completed the required training.	Prior to any construction activities	Once	Permit Sonoma, Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>GEO-4: Paleontological Monitoring</b>							
Paleontological monitoring shall only be required for those ground-disturbing activities identified under Mitigation Measure GEO-1, where construction activities (i.e., grading, trenching, foundation work) are proposed in previously undisturbed (i.e., intact) sediments with high paleontological sensitivities. Monitoring shall be conducted by a qualified professional paleontologist (as defined above) or by a qualified paleontological monitor (as defined below) under the supervision of the qualified professional paleontologist. Monitoring may be discontinued on the recommendation of the qualified professional paleontologist if they determine that sediments are likely too young, or conditions are such that fossil preservation would have been unlikely, or that fossils present have little potential scientific value. The monitoring depth required for each of the Rezoning Sites is provided in Table 4.7-3, in addition to the associated geologic unit.	The County shall verify that paleontological monitoring is conducted by a qualified paleontologist for projects which include ground-disturbing activities identified under Mitigation Measure GEO-1, where construction activities (i.e., grading, trenching, foundation work) are proposed in previously undisturbed (i.e., intact) sediments with high paleontological sensitivities.	Prior to construction	Once	Permit Sonoma, Planning Division			
<b>GEO-5: Preparation and Curation of Recovered Fossils</b>							
Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the University of California Museum of Paleontology), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist.	The County shall verify that any salvaged significant fossils recovered from the project site are identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the University of California Museum of Paleontology), along with all pertinent field notes, photos, data, and maps.	Upon discovery of fossils on the project site	Once	Permit Sonoma, Planning Division			
<b>GEO-6: Final Paleontological Mitigation Report</b>							
Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Paleontologist shall prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated. The report shall be submitted to the County prior to occupancy permits. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.	The County shall receive and review the final mitigation and monitoring report prepared by a Qualified Paleontologist.	Prior to issuance of occupancy permits	Once	Permit Sonoma, Planning Division			
<b>Greenhouse Gas Emissions</b>							
<b>GHG-1: Comply with BAAQMD Project-Level Land Use Thresholds</b>							
Individual residential projects facilitated by the Housing Element Update project on Rezoning Sites shall comply with the following BAAQMD thresholds for land use projects as defined in the BAAQMD CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans, published April 2022, or its later adopted successor. Projects on the Rezoning Sites shall include, at a minimum, the following design elements: <ol style="list-style-type: none"> <li>1. Buildings <ol style="list-style-type: none"> <li>a. The project shall not include natural gas appliances or natural gas plumbing.</li> </ol> </li> <li>2. Transportation <ol style="list-style-type: none"> <li>a. The project shall achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.</li> </ol> </li> </ol> As noted in the BAAQMD CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans, a project designed and built to incorporate these design elements would contribute its fair share to achieve California's long-term climate goals, and an agency reviewing the project under CEQA can conclude that the project would not make a cumulatively considerable contribution to global climate change. If the County adopts a GHG reduction strategy that meets the criteria under CEQA Guidelines Section 15183.5(b), projects may comply with that GHG reduction strategy in lieu of implementing the BAAQMD project-level land use thresholds stated above.	The County shall verify that residential projects facilitated by the Housing Element Update comply with the BAAQMD CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans or that the project complies with the County GHG reduction strategy if one is adopted that meets the criteria under CEQA Guidelines Section 15183.5(b).	Prior to issuance of construction permit	Once	Permit Sonoma, Planning Division			



Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>Noise</b>							
<b>NOI-1: General Construction Activities Noise Reduction Measures</b>							
<p>If construction activities occur during nighttime hours as defined in the General Plan Noise Element (currently 10 p.m. to 7 a.m.), or applicable successor regulation, within 0.5 mile of a noise-sensitive receiver (residences, schools, day care facilities, hospitals, nursing homes, long term medical or mental care facilities, places of worship, libraries and museums, transient lodging, and office building interiors), the following measures shall be implemented:</p> <ol style="list-style-type: none"> <li>Nighttime construction noise shall not exceed the noise level standards shown in Table 4.13 4 when conducted between the hours of 10 p.m. to 7 a.m.</li> <li>The project applicant shall retain a qualified consultant to prepare a project-specific construction noise impact analysis.</li> <li>The analysis of nighttime construction activities shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The analysis shall consider the type of construction equipment to be used and the potential noise levels at noise-sensitive receivers located within 0.5 mile of the Rezoning Site.</li> <li>Provided the nighttime construction noise analysis determines that nighttime noise levels will not exceed 45 dBA L50, 50 dBA L25, 55 dBA L08, or 60 dBA L02 between the hours of 10 p.m. to 7 a.m., construction may proceed without additional measures.</li> <li>Provided the nighttime construction noise analysis determines that nighttime noise levels would exceed the nighttime standards shown in Table 4.13 4, additional measures shall be implemented to reduce noise levels below the standard. These measures may include, but not be limited to, use of temporary noise barriers or performing activities at a further distance from the noise-sensitive land use.</li> </ol>	<p>The County shall verify that general construction activities noise reduction measures are implemented for all projects which involve nighttime construction activities or applicable successor regulation, within 0.5 mile of a noise-sensitive receiver.</p>	<p>During construction</p>	<p>Ongoing throughout construction</p>	<p>Permit Sonoma, Planning Division</p>			
<b>NOI-2: Pile Driver Noise and Vibration Reduction Measures</b>							
<p>If pile driving activities occur within 2.8 miles of a noise-sensitive receiver (residences, schools, day care facilities, hospitals, nursing homes, long term medical or mental care facilities, places of worship, libraries and museums, transient lodging, and office building interiors), or, during daytime or nighttime hours, within 160 feet of a vibration-sensitive receiver (residences, research and advanced technology equipment), the following measures shall be implemented:</p> <ol style="list-style-type: none"> <li>Daytime (7 a.m. to 10 p.m.) <ol style="list-style-type: none"> <li>Pile Driving Vibration <ol style="list-style-type: none"> <li>Use of a pile driver shall not occur within 160 feet of a vibration-sensitive receiver;</li> <li>Daytime pile driving vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV at vibration sensitive receivers</li> </ol> </li> </ol> </li> <li>Nighttime (10 p.m. to 7 a.m.): <ol style="list-style-type: none"> <li>Pile Driving Noise <ol style="list-style-type: none"> <li>Nighttime pile driving noise shall not exceed the noise level standards shown in Table 4.13 4 when conducted between the hours of 10 p.m. to 7 a.m.</li> <li>The project applicant shall retain a qualified consultant to prepare a project-specific construction noise impact analysis.</li> <li>The analysis of nighttime pile driving activities shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The analysis shall consider the type of pile driver to be used and potential noise levels at noise-sensitive receivers located within 15,000 feet of the Rezoning Site.</li> <li>Provided the analysis concludes that noise levels will not exceed 45 dBA L50, 50 dBA L25, 55 dBA L08, or 60 dBA L02 between the hours of 10 p.m. to 7 a.m., construction may proceed without additional measures.</li> <li>Provided the analysis concludes that pile driving noise levels exceed the nighttime standards shown in Table 4.13 4, additional measures shall be implemented to reduce noise levels below the standard. These measures may include, but not be limited to, use of temporary noise barriers to reduce noise levels.</li> </ol> </li> <li>Pile Driving Vibration <ol style="list-style-type: none"> <li>Use of a pile driver shall not occur within 160 feet of a vibration-sensitive receiver.</li> <li>Nighttime pile driving vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV at vibration sensitive receivers.</li> <li>The project applicant shall retain a qualified consultant to prepare a project-specific construction vibration impact analysis.</li> <li>The analysis of nighttime pile driving vibration shall be completed in accordance with industry standards. The analysis shall consider the type of pile driver to be used and potential vibration levels at vibration-sensitive receivers located within 160 feet of the Rezoning Site.</li> <li>Provided the analysis concludes vibration levels do not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV, construction may proceed without additional measures.</li> </ol> </li> </ol> </li> </ol>	<p>The County shall verify that pile driver noise and vibration reduction measures are implemented for all projects which involve pile driving within 2.8 miles of a noise-sensitive receiver.</p>	<p>During construction</p>	<p>Ongoing throughout construction</p>	<p>Permit Sonoma, Planning Division</p>			

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vi. Provided the analysis concludes that pile driving vibration levels exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV, additional measures shall be implemented to reduce vibration levels below the standard. These measures may include, but not be limited to, pre-drilling pile holes, utilizing a vibratory pile driver, or performing pile driving at a further distance from the noise-sensitive land use to reduce vibration levels							
<b>NOI-3: Breaker Noise Reduction Measures</b>							
If construction activities use a breaker noise during nighttime hours as defined in the General Plan Noise Element (currently 10 p.m. to 7 a.m.), or applicable successor regulation, within 0.5 mile of a noise-sensitive receiver (residences, schools, day care facilities, hospitals, nursing homes, long term medical or mental care facilities, places of worship, libraries and museums, transient lodging, and office building interiors), one of the following measures shall be implemented:	The County shall verify that breaker noise reduction measures are implemented.	During construction	Ongoing throughout construction	Permit Sonoma, Planning Division			
1. Nighttime breaker noise shall not exceed the noise level standards shown in Table 4.13 4 when conducted between the hours of 10 p.m. to 7 a.m.							
2. The project applicant shall retain a qualified consultant to prepare a project-specific construction noise impact analysis.							
3. The analysis of nighttime breaker activities shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The analysis shall consider type of breaker used and other factors of the environment and the potential noise levels at noise-sensitive receivers located within 0.5 mile of the Rezoning Site.							
4. Provided the nighttime breaker noise analysis determines that nighttime noise levels will not exceed 45 dBA L50, 50 dBA L25, 55 dBA L08, or 60 dBA L02 between the hours of 10 p.m. to 7 a.m., construction may proceed without additional measures.							
5. Provided the nighttime breaker noise analysis determines that nighttime noise levels would exceed the nighttime standards shown in Table 4.13 4, additional measures shall be implemented to reduce noise levels below the standard. These measures may include, but not be limited to, use of temporary noise barriers or performing breaking at a further distance from the noise-sensitive land use.							
<b>NOI-4: Blasting Noise and Vibration Reduction Measures</b>							
If construction activities using blasting occurs during construction on a Rezoning Site, the following measure shall be implemented:	The County shall verify that blasting noise and vibration reduction measures are implemented.	During construction	Ongoing throughout construction	Permit Sonoma, Planning Division			
1. Daytime (7 a.m. to 10 p.m.)							
a. Blasting Vibration							
i. Daytime blasting vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV at vibration sensitive receivers							
2. Nighttime (as defined in the General Plan Noise Element (currently 10 p.m. to 7 a.m.), or applicable successor regulation:							
a. Blasting Noise							
i. Nighttime blasting noise shall not exceed the noise level standards shown in Table 4.13 4 when conducted between the hours of 10 p.m. to 7 a.m.							
ii. The project applicant shall retain a qualified consultant to prepare a project-specific construction noise impact analysis.							
iii. The analysis of nighttime blasting activities shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The analysis shall consider the blasting plan and potential noise levels at noise-sensitive receivers located within 0.25 mile of the Rezoning Site.							
iv. Provided the analysis concludes that noise levels will not exceed 45 dBA L50, 50 dBA L25, 55 dBA L08, or 60 dBA L02 between the hours of 10 p.m. to 7 a.m. construction may proceed without additional measures.							
v. Provided the analysis concludes that pile driving noise levels exceed the nighttime standards shown in Table 4.13 4, additional measures shall be implemented to reduce noise levels below the standard. These measures may include, but not be limited to, use of temporary noise barriers to reduce noise levels.							
b. Blasting Vibration							
i. Nighttime blasting vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV at vibration sensitive receivers within 0.25 mile feet of the Rezoning Site.							
ii. The project applicant shall retain a qualified consultant to prepare a project-specific construction vibration impact analysis.							
iii. The analysis of nighttime blasting vibration shall be completed in accordance with industry standards. The analysis shall consider the blasting plan and potential vibration levels at vibration-sensitive receivers located within 0.25 mile of the Rezoning Site.							

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<p>iv. Provided the analysis concludes vibration levels do not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV, blasting may proceed without additional measures.</p> <p>v. Provided the analysis concludes that pile driving vibration levels exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV, additional measures shall be implemented to reduce vibration levels below the standard. These measures may include, but not be limited to, blasting mats shall be implemented to reduce vibration levels below the threshold.</p>							
<b>NOI-5: HVAC Noise Reduction Measures</b>							
<p>For any individual project on a Rezoning Site that would place one or more HVAC unit(s) within 30 feet of an existing noise-sensitive receiver, the County shall, concurrently with design review and prior to the approval of building permits, require a project-specific design plan demonstrating that the noise level from operation of the HVAC unit(s) shall not contribute to a cumulative exceedance of the County noise standards at receiving noise-sensitive land uses, listed in Table 4.13 4. The analysis shall be completed in accordance with the County's current Guidelines for the Preparation of Noise Analysis. Noise control measures shall include, but are not limited to, the selection of quiet equipment, equipment setbacks, enclosures, silencers, and/or acoustical louvers.</p>	<p>The County shall require a project-specific design plan demonstrating that the noise level from operation of the HVAC unit(s) shall not contribute to a cumulative exceedance of the County noise standards at receiving noise-sensitive land uses for projects which would place one or more HVAC unit(s) within 30 feet of an existing noise-sensitive receiver.</p>	<p>Concurrently with design review and prior to the approval of building permits</p>	<p>Once</p>	<p>Permit Sonoma, Planning Division</p>			
<b>NOI-6: Generator Noise Reduction Measures</b>							
<p>If an individual project on a Rezoning Site would place permanent backup generators within 300 feet of an existing noise-sensitive receiver, the County shall, concurrently with design review and prior to the approval of building permits, require a project-specific design plan demonstrating that the noise level from operation of generators shall not contribute to a cumulative exceedance of the County noise standards at receiving noise-sensitive land uses, listed in Table 4.13 4. The analysis shall be completed in accordance with the County's current Guidelines for the Preparation of Noise Analysis. Project specific noise reduction measures shall be implemented into the design plan during construction by the project applicant. Noise control measures that could be implemented include, but are not limited to, the selection of quiet equipment, equipment setbacks, enclosures, silencers, and/or acoustical louvers.</p>	<p>The County shall, require a project-specific design plan demonstrating that the noise level from operation of generators shall not contribute to a cumulative exceedance of the County noise standards at receiving noise-sensitive land uses for projects which would place permanent backup generators within 300 feet of an existing noise-sensitive receiver.</p>	<p>Concurrently with design review and prior to the approval of building permits</p>	<p>Once</p>	<p>Permit Sonoma, Planning Division</p>			
<b>NOI-7: Exterior and Interior Land Use Noise Compatibility Compliance</b>							
<p>Rezoning Sites with that may exceed noise compatibility standards include: GEY-1 through GEY-4, LAR-1, LAR-3, LAR-4, LAR-5, LAR-7, LAR-8, FOR-1, FOR-3, FOR-5, FOR-6, GRA-1, GRA-2, GRA-3, GRA-5, SAN-1 through SAN-10, GLE-1, AGU-2, AGU-3, PEN-1, PEN-3, PEN-5, PEN-6, PEN-8, PEN-9, PET-1 through PET-4, and SON-1 through SON-4.</p> <p>For Rezoning Sites where exterior noise levels may exceed 60 dB Ldn or greater in outdoor activity areas or where interior noise levels may exceed 45 dB Ldn or greater with windows and doors closed, the project applicant shall coordinate with the project architects and other contractors to ensure compliance with the County's noise standards to reduce noise levels in outdoor activity areas to less than 60 dB Ldn and interior noise levels to less than 45 dB Ldn with windows and doors closed.</p> <p>The specific project-level land use compatibility analysis shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The information in the analysis may include, for exterior areas, the layout and placement of the outdoor area, and for interior areas the wall heights and lengths, room volumes, window and door tables typical for a building plan, as well as information on any other openings in the building shell. With this specific plan information, the analysis shall determine the predicted exterior and interior noise levels at the planned buildings. If predicted noise levels are found to be in excess of the applicable limits, the report shall identify architectural materials or techniques that shall be incorporated into the project to reduce noise levels to the applicable limits.</p> <p>Measures to provide the required noise control may include, but are not limited to:</p> <ol style="list-style-type: none"> <li>1. Exterior             <ol style="list-style-type: none"> <li>a) Use of sound walls between the outdoor areas and nearby roadways.</li> <li>b) Placement of the outdoor areas where building attenuation would partially block or fully block the line of sight between the area and nearby roadways.</li> </ol> </li> </ol>	<p>The County shall verify that the project is in compliance with the County's noise standards.</p>	<p>Prior to issuance of construction permit</p>	<p>Once</p>	<p>Permit Sonoma, Planning Division</p>			

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Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>2. Interior</p> <p>a) Installation of windows, doors, and walls with higher Sound Transmission Class ratings over minimum standards. Installation or air conditioning or mechanical ventilation systems to allow windows and doors to remain closed for extended intervals of time so that acceptable interior noise levels can be maintained.</p>							
<b>Population and Housing</b>							
<b>PH-1: Relocation Plan</b>							
<p>For Rezoning Sites that contain existing rental housing that would displace individuals during development, the project applicant shall prepare a relocation plan, similar to the requirements of Government Code Section 7260-7277. The relocation plan may include, but not be limited to:</p> <ol style="list-style-type: none"> <li>1. Proper notification of occupants or persons to be displaced.</li> <li>2. Provision of "comparable replacement dwelling" which means decent, safe, and sanitary; and adequate in size to accommodate the occupants.</li> <li>3. Provision of a dwelling unit that is within the financial means of the displaced person.</li> <li>4. Provision of a dwelling unit that is not subject to unreasonable adverse environmental conditions.</li> </ol> <p>This measure shall apply to future development projects on Rezoning Sites that may displace individuals and is not limited to development undertaken by a public entity or development that is publicly funded. The County shall approve the relocation plan prior to project approval.</p>	<p>The County shall approve the relocation plan submitted by the applicant for Rezoning Sites that contain existing rental housing that would displace individuals during development.</p>	<p>Prior to issuance of construction permit</p>	<p>Once</p>	<p>Permit Sonoma, Planning Division</p>			
<b>Transportation and Traffic</b>							
<b>TRA-1: Transportation Demand Management Program</b>							
<p>Prior to the issuance of building permits, the project applicant shall develop a Transportation Demand Management (TDM) program for the proposed project, including any anticipated phasing, and shall submit the TDM program to Permit Sonoma for review and approval. The TDM program shall identify trip reduction programs and strategies. The TDM program shall be designed and implemented to achieve trip reductions as required to reduce daily VMT and vehicle trips forecast for the project by 11.5 percent from the base year plus project value to reach the threshold value of 13.0, or other local threshold if one is later adopted, or a state or regional body provides more recent guidance.</p> <p>Trip reduction strategies that may be included in the TDM program include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. Provision of bus stop improvements or on-site mobility hubs</li> <li>2. Pedestrian improvements, on-site or off-site, to connect to nearby transit stops, services, schools, shops, etc.</li> <li>3. Bicycle programs including bike purchase incentives, storage, maintenance programs, and on-site education program</li> <li>4. Enhancements to countywide bicycle network</li> <li>5. Parking reductions and/or fees set at levels sufficient to incentivize transit, active transportation, or shared modes</li> <li>6. Cash allowances, passes, or other public transit subsidies and purchase incentives</li> <li>7. Enhancements to bus service</li> <li>8. Implementation of shuttle service</li> <li>9. Establishment of carpool, bus pool, or vanpool programs</li> <li>10. Vanpool purchase incentives</li> <li>11. Low emission vehicle purchase incentives/subsidies</li> <li>12. Compliance with a future County VMT/TDM ordinance, if eligible</li> <li>13. Participation in a future County VMT fee program</li> <li>14. Participate in future VMT exchange or mitigation bank programs</li> </ol> <p>The TDM strategies depend heavily on context and area surrounding the Rezoning Sites</p>	<p>Permit Sonoma shall review and approve the Transportation Demand Management program submitted by the applicant.</p>	<p>Prior to the issuance of building permits</p>	<p>Once</p>	<p>Permit Sonoma, Planning Division</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>TRA-2: Construction Traffic Management Plan</b>							
To mitigate potential impacts and disruptions during project construction, the applicant shall submit a Construction Traffic Management Plan for County review and approval. The plan shall include, but not be limited to, the following: <ol style="list-style-type: none"> <li>1. A prohibition on all construction truck activity during the period 30 minutes prior to the beginning of school and 30 minutes after the end of the school day.</li> <li>2. The provision of flaggers at all on-site locations where construction trucks and construction worker vehicles conflict with school vehicle, bicycle, or pedestrian traffic.</li> <li>3. Preservation of emergency vehicle access.</li> <li>4. Identification of approved truck routes in communication with the County.</li> <li>5. Location of staging areas and the location of construction worker parking.</li> <li>6. Identification of the means and locations of the separation (i.e. fencing) of construction areas.</li> <li>7. Provision of a point of contact for incorporated and unincorporated Sonoma County residents to obtain construction information, have questions answered and convey complaints.</li> <li>8. Identification of the traffic controls and methods proposed during each phase of project construction. Provision of safe and adequate access for vehicles, transit, bicycles, and pedestrians. Traffic controls and methods employed during construction shall be in accordance with the requirements of the Manual of Uniform Traffic Control Devices (Federal Highway Administration, 2009 Manual on Uniform Traffic Control Devices with Revisions 1 and 2, May 2012).</li> <li>9. Provision of notice to relevant emergency services, thereby avoiding interference with adopted emergency plans, emergency vehicle access, or emergency evacuation plans.</li> <li>10. Maintenance of bicycle and pedestrian access along the project's driveway for the duration of project construction.</li> </ol>	The County shall review and approve the Construction Traffic Management Plan provided by the applicant.	Prior to construction	Once	Permit Sonoma			
<b>Tribal Cultural Resources</b>							
<b>TCR-1: Tribal Cultural Resources Consultation</b>							
If during the implementation of Mitigation Measure CUL-1, archival research results in the identification of an association between a historical built-environment resource and a local (traditionally and culturally affiliated) California Native American tribe, the qualified architectural historian or historian shall confer with the local California Native American tribe(s) on the implementation of Mitigation Measure CUL-2. Throughout the implementation of Mitigation Measures CUL-3 through CUL-9, the qualified archaeologist retained to implement the measures shall confer with local California Native American tribe(s) on the identification and treatment of tribal cultural resources and/or resources of Native American origin not yet determined to be tribal cultural resources through AB 52 consultation. If, during the implementation of Mitigation Measures CUL-3 through CUL-9, a resource of Native American origin is identified, the County shall be notified immediately in order to open consultation with the appropriate local California Native American tribe(s) to discuss whether the resource meets the definition of a tribal cultural resource.	If, during the implementation of Mitigation Measures CUL-3 through CUL-9, a resource of Native American origin is identified, the County shall open consultation with the appropriate local California Native American tribe(s) to discuss whether the resource meets the definition of a tribal cultural resource.	When the County is notified of a resource of Native American origin on the project site.	Once	Permit Sonoma, Planning Division			
<b>TCR-2: Avoidance of Tribal Cultural Resources</b>							
Development facilitated by the project on Rezoning Sites shall be designed to avoid known tribal cultural resources. Any tribal cultural resource within 60 feet of planned construction activities shall be fenced off to ensure avoidance. The feasibility of avoidance of tribal cultural resources shall be determined by the County and applicant in consultation with local (traditionally and culturally affiliated) California Native American tribe(s).	The County shall consult with local (traditionally and culturally affiliated) California Native American Tribes.	Prior to construction	Once	Permit Sonoma, Planning Division			
<b>TCR-3: Tribal Cultural Resources Plan</b>							
A tribal cultural resources Plan shall be required for Rezoning Sites identified as potentially sensitive for tribal cultural resources during consultation with local (traditionally and culturally affiliated) California Native American tribe(s) during the implementation of TCR-1 and/or by the qualified archaeologist during the implementation of CUL-3 through CUL-9. Prior to any development facilitated by the project that would include ground disturbance, the project applicant or its consultant shall prepare a tribal cultural resources treatment plan to be implemented in the event an unanticipated archaeological resource that may be considered a tribal cultural resource is identified during construction. The plan shall include any necessary monitoring requirements, suspension of all earth-disturbing work in the vicinity of the find, avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the local Native Americans and, if applicable, a qualified archaeologist. Examples of appropriate treatment for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, and heritage recovery. As appropriate, the tribal cultural resources treatment plan may be combined with any Extended Phase I, Phase II, and/or Phase III work plans or archaeological monitoring plans prepared for work carried out during the implementation of Mitigation Measures CUL-4, CUL-6, CUL-7, or CUL-8. The plan shall be reviewed and approved by the County and the appropriate local California Native American tribe(s) prior to construction to confirm compliance with this measure.	The County and the appropriate local California Native American tribe(s) shall review and approve the tribal cultural resources plan for Rezoning Sites identified as potentially sensitive for tribal cultural resources during consultation with local (traditionally and culturally affiliated) California Native American tribe(s) during the implementation of TCR-1 and/or by the qualified archaeologist during the implementation of CUL-3 through CUL-9.	Prior to construction	Once	Permit Sonoma, Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>TCR-4: Native American Monitoring</b>							
For Rezoning Sites identified as potentially sensitive for tribal cultural resources through consultation with local California Native American tribe(s) during the implementation of TCR-1, and/or identified as sensitive for cultural resources of Native American origin by the qualified archaeologist during the implementation of CUL-3 through CUL-9, the project applicant shall retain a traditionally and culturally affiliated Native American monitor to observe all ground disturbance, including archaeological excavation, associated with development facilitated by the project. Monitoring methods and requirements shall be outlined in a tribal cultural resources treatment plan prepared under Mitigation Measure TCR-3. In the event of a discovery of tribal cultural resources, the steps identified in the tribal cultural resources plan prepared under Mitigation Measure TCR-3 shall be implemented.	The County shall verify that the applicant has retained a traditionally and culturally affiliated Native American monitor to observe all ground disturbance, including archaeological excavation, associated with development facilitated by the project for development on rezoning sites identified as potentially sensitive for tribal cultural resources through consultation with local California Native American tribe(s) during the implementation of TCR-1, and/or identified as sensitive for cultural resources of Native American origin by the qualified archaeologist during the implementation of CUL-3 through CUL-9.	Prior to issuance of construction permit	Once	Permit Sonoma, Planning Division			
<b>TCR-5: Sensitive Location of Human Remains</b>							
For any development facilitated by the project on Rezoning Sites where human remains are expected to be present based on the results of tribal consultation during the implementation of TCR-1 and/or as identified by the qualified archaeologist, the County shall consult with local California Native American tribe(s) on the decision to employ a canine forensics team. If appropriate, the County shall require the use of a canine forensics team to attempt to identify human remains in a noninvasive way (e.g., non-excavation) for the purpose of avoidance, if avoidance is feasible (see Mitigation Measure TCR-2). Any requirements for the use of a canine forensics team shall be documented in the tribal cultural resources treatment plan prepared under Mitigation Measure TCR-3. Pending the results of any canine investigations, the tribal cultural resources treatment plan may require revision or an addendum to reflect additional recommendations or requirements if human remains are present.	The County shall consult with local California Native American tribe(s) on the decision to employ a canine forensics team for any development facilitated by the project where human remains are expected to be present based on the results of tribal consultation. If appropriate, the County shall require the use of a canine forensics team to attempt to identify human remains in a noninvasive way.	Prior to construction permit approval	Once	Permit Sonoma, Planning Division			
<b>Utilities</b>							
<b>UTIL-1: Water and Wastewater Provider Capacity</b>							
Future development proposed on the following sites shall be required to demonstrate that the applicable water and/or sewer service provider has sufficient capacity and that existing water and/or sewer services are available to serve future development projects, or that the necessary improvements to serve a Rezoning Site will be made prior to occupancy: <ol style="list-style-type: none"> <li>1. Rezoning Sites that need to demonstrate capacity from the applicable water service provider: GUE-1, GUE-2, FOR-4, GRA-1 through GRA-5, SAN-1, SAN-3, SAN-5, SAN-8, and SON-1 through SON-4.</li> <li>2. Rezoning Sites that need to demonstrate capacity from the applicable wastewater service provider GEY-1, GUE-2, GUE-3, LAR-1 through LAR-8, FOR-1, FOR-2, FOR-6, GRA-4, SAN-6, SAN-7, SAN-10, PEN-2, PEN-4, PEN-9, PET-1, and SON-1 through SON-4.</li> <li>3. Rezoning Site GRA-4 shall be annexed into the Graton Community Services District prior to development of the site.</li> </ol> The required documentation shall be provided to the County during the plan review and permit approval process for projects on the above-listed Rezoning Sites.	The County shall review and approve documentation that demonstrates sufficient water and wastewater capacity for rezoning sites which require this documentation.	During the plan review and permit approval process	Once	Permit Sonoma, Planning and Building Divisions			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>Wildfire</b>							
<b>WFR-1: Construction Wildfire Risk Reduction</b>							
<p>The County of Sonoma shall require the following measures during project construction on Rezoning Sites:</p> <ol style="list-style-type: none"> <li>1. Construction activities with potential to ignite wildfires shall be prohibited during red-flag warnings issued by the National Weather Service for the site. Example activities include welding and grinding outside of enclosed buildings.</li> <li>2. Fire extinguishers shall be available onsite during project construction. Fire extinguishers shall be maintained to function according to manufacturer specifications. Construction personnel shall receive training on the proper methods of using a fire extinguisher.</li> <li>3. Construction equipment powered by internal combustion engines shall be equipped with spark arresters. The spark arresters shall be maintained pursuant to manufacturer recommendations to ensure adequate performance.</li> </ol> <p>At the County's discretion, additional wildfire risk reduction requirements may be required during construction. The County shall review and approve the project-specific methods to be employed prior to building permit approval.</p>	<p>The County shall require wildfire risk reduction mechanisms during construction. The County shall review and approve the project-specific methods to be employed to reduce construction wildfire risk.</p>	<p>Prior to building permit approval</p>	<p>Once</p>	<p>Permit Sonoma, Fire Prevention and Planning Divisions</p>			
<b>WFR-2: Landscape Plan Wildfire Risk Reduction</b>							
<p>Project landscape plans for projects on Rezoning Sites shall include fire-resistant vegetation native to Sonoma County and/or the local microclimate of the site and prohibit the use of fire-prone species, especially non-native, invasive species.</p>	<p>The County shall verify that project landscape plans include fire-resistant vegetation native to Sonoma County and shall prohibit the use of fire-prone species, especially non-native, invasive species.</p>	<p>Prior to issuance of construction permit</p>	<p>Once</p>	<p>Permit Sonoma, Planning Division</p>			
<b>WFR-3: New Structure Locations.</b>							
<p>Prior to finalizing site plans, proposed structure locations shall, to the extent feasible given site constraints, meet the following criteria:</p> <ol style="list-style-type: none"> <li>1. Located outside of known landslide-susceptible areas; and</li> <li>2. Located at least 50 feet from sloped hillsides.</li> </ol> <p>If the location meets the above criteria, no additional measures are necessary. If the location is within a known landslide area or within 50 feet of a sloped hillside, structural engineering features shall be incorporated into the design of the structure to reduce the risk of damage to the structure from post-fire slope instability resulting in landslides or flooding. These features shall be recommended by a qualified engineer and approved by the County prior to the building permit approval.</p>	<p>The County shall approve structural engineering features intended to reduce risk of damage to the structure from post-fire slope instability resulting in landslides or flooding for all structures that are not either outside areas of known landslide susceptibility or located at least 50 feet from sloped hillsides.</p>	<p>Prior to building permit approval</p>	<p>Once</p>	<p>Permit Sonoma, Planning Division</p>			

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