

Mitigation Monitoring & Reporting Program

for the

SANTA ROSA DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE

SCH No. 2006072104

City of Santa Rosa

September 2020

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Specific Plan Update

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1 Purpose

State of California Public Resources Code Section 21081.6(a)(1) requires a lead or responsible agency that approves or carries out a project subject to the California Environmental Quality Act (CEQA) to adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The City of Santa Rosa (the "City") is the lead agency for the Subsequent Environmental Impact Report (SEIR) prepared for the Downtown Station Area Specific Plan Update (SCH No. 2006072104), hereafter referred to as "Proposed Plan," and therefore is responsible for the adoption and implementation of the required mitigation monitoring and reporting program. An SEIR has been prepared for the Proposed Plan that addresses potential environmental impacts and, where appropriate, recommends measures to mitigate these impacts.

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Public Resources Code Section 21081.6(a)(1). It is the intent of this program to:

1. Verify satisfaction of the required mitigation measures of the (S)EIR;
2. Provide a methodology to document implementation of the required mitigation;
3. Provide a record of the monitoring program;
4. Identify monitoring responsibility;
5. Establish administrative procedures for the clearance of mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize existing review processes wherever feasible.

The MMRP describes the procedures that will be used to implement the mitigation measures adopted in connection with the approval of the Proposed Plan and the methods of monitoring such actions. A monitoring program is necessary only for impacts which would be significant if not mitigated.

If, during the course of project implementation, any of the mitigation measures identified cannot be successfully implemented, the City shall immediately inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required, and/or whether alternative mitigation is appropriate.

The following consists of a monitoring program table noting the responsible entity for mitigation monitoring, the timing, and a list of all project-related mitigation measures.

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2 Mitigation Monitoring and Reporting Plan

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete</i>	<i>Date</i>	<i>Initial</i>
Air Quality							
Development under the Proposed Plan would expose sensitive receptors to substantial pollutant concentrations	AQ-1: Applicants for residential and other sensitive land use projects (e.g., hospitals, nursing homes, day care centers) in Downtown Santa Rosa within 1,000 feet of a major source of toxic air contaminants (TACs) identified by BAAQMD (Facility IDs 1486, 13584, 15449, 110978, and 111751) shall reduce health risks to BAAQMD project-level threshold levels for cancer risk, hazard index, and PM2.5 concentration by installing indoor air filtration systems with a minimum efficiency reporting value of 14 or better.	Inclusion on construction drawings	Prior to project approval	City of Santa Rosa Planning & Economic Development Department			

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Development under the Proposed Plan would expose sensitive receptors to substantial pollutant concentrations	AQ-2: Applicants for residential and other sensitive land use projects (e.g., hospitals, nursing homes, day care centers) shall not build within a buffer of 1,000 feet of the BoDean Company site boundaries as identified in Figure 3.1-1. Applicants for such projects may receive an exemption to build within this buffer zone by demonstrating by way of a human health risk assessment completed by a certified professional that incorporation of appropriate measures into the project will reduce health risk impacts below BAAQMD thresholds (incremental cancer risk below 10 in one million, the appropriate noncancer hazard index below 1.0, and PM2.5 concentrations below 0.3 µg/m3). This buffer shall be required until such time as the BoDean Company relocates.	Submittal of documentation.	Prior to project approval	City of Santa Rosa Planning & Economic Development Department		
Development under the Proposed Plan would expose sensitive receptors to substantial pollutant concentrations	AQ-3: Applicants for residential and other sensitive land use projects (e.g., hospitals, nursing homes, day care centers) shall not build within a buffer of 1,000 feet of the Superior Supplies, Inc. site boundaries as identified in Figure 3.1-1. Applicants for such projects may receive an exemption to build within this buffer zone by demonstrating by way of a human health risk assessment completed by a certified professional that incorporation of appropriate	Submittal of documentation.	Prior to project approval	City of Santa Rosa Planning & Economic Development Department		

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	measures into the project will reduce health risk impacts below BAAQMD thresholds (incremental cancer risk below 10 in one million, the appropriate noncancer hazard index below 1.0, and PM2.5 concentrations below 0.3 µg/m3).					
Cultural, Historic, and Tribal Cultural Resources						
Implementation of the Proposed Plan could cause a substantial adverse change in the significance of a historical resource, as defined as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historic resource would be materially impaired (Guidelines Section 15064.5).	<p>CUL-1a: Evaluate Age-Eligible Properties That Have Not Previously Been Evaluated Prior to Development Projects to Identify Historic Resources</p> <p>If a development project is proposed on a parcel within the Planning Area that includes a building, structure, or landscape more than 45 years old (typical age threshold applied by the California Office of Historic Preservation) and has not previously been evaluated for potential historic significance, the project sponsor shall retain a professional who meets the Secretary of the Interior’s Professional Qualifications Standards for architectural history or history (as appropriate), to conduct an evaluation of historic significance and eligibility for listing on local, state, or national registers.</p> <p>Evaluation shall include a field survey, archival research, and preparation of a historic resource evaluation report. The report shall include documentation of</p>	Submittal of documentation.	Prior to project approval	City of Santa Rosa Planning & Economic Development Department		

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	<p>methodology and the findings of the historic evaluation. Proposed development projects shall then be evaluated for potential direct and/or indirect effects on the identified historic resource(s) per CEQA Guidelines Section 15364, and Mitigation Measure CUL-1b shall be implemented as appropriate.</p>					
<p>Implementation of the Proposed Plan could cause a substantial adverse change in the significance of a historical resource, as defined as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historic resource would be materially impaired (Guidelines Section 15064.5).</p>	<p>CUL-1b: The project sponsor shall consult with the City of Santa Rosa Planning Division staff to determine whether a project can be feasibly redesigned or revised to avoid significant adverse impacts on listed and identified eligible historic resource(s), including historic districts. If a local landmark or preservation district is part of a proposed project, the standard review procedure involving the Santa Rosa Cultural Heritage Board will be followed. If avoidance of historic resource(s) is not feasible, where feasibility is defined as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors,” the project sponsor shall seek to reduce the effect on historic resource(s) to a less-than-significant level pursuant to CEQA Guidelines Section 15364. Projects that</p>	<p>Submittal of documentation.</p>	<p>Prior to project approval</p>	<p>City of Santa Rosa Planning & Economic Development Department</p>		

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	conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties are considered to have a less-than-significant effect on historic architectural resources.					
Public Facilities						
Implementation of the Proposed Plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, or need for new or physically altered park facilities, construction of which could cause significant environmental impacts.	PF-1. The City of Santa Rosa shall update the General Plan to identify potential locations for new neighborhood and community parks as needed to satisfy projected demand and complete environmental review within 36 months of adoption of the Santa Rosa Downtown Specific Plan Update.	General Plan Update.	Within 36 months of adoption of Downtown Station Area Specific Plan Update.	City of Santa Rosa City Council		