

Mitigation Monitoring and Reporting Program

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed Santa Rosa General Plan 2050 (also known as Santa Rosa Forward), along with the associated Specific Plan and Santa Rosa City Code (SRCC) amendments, and Community-wide Greenhouse Gas Reduction Strategy (GHG Reduction Strategy), herein referred to as the “proposed project.” The purpose of the MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the proposed project. The MMRP includes the following information:

- The full text of the mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measure;
- The agency responsible for monitoring the implementation; and
- The monitoring action and frequency.

The mitigation measures in this MMRP shown in Table 6-1, *Santa Rosa General Plan 2050 Mitigation Monitoring and Reporting Program*, shall be applied to all future development anywhere in the EIR Study Area. The City of Santa Rosa must adopt this MMRP, or an equally effective program, if it approves the proposed project with the mitigation measures that were adopted or made conditions of project approval.

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 6-1 SANTA ROSA GENERAL PLAN 2050 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigating General Plan Policies/Actions	Implementation		Monitoring			Status	
	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Is the measure applicable to the project? (Y/N) (if no, provide brief reason why)	Date Completed
Action 3-1.1: For all projects with the potential to increase VMT based on the City's VMT screening criteria, the City shall require a qualified transportation engineer to prepare an analysis of projected VMT and mitigation consistent with the City's VMT guidelines, as subsequently revised, supplemented, or replaced. <i>(Mitigates transportation impacts)</i>	City of Santa Rosa; Project applicant; Qualified transportation engineer	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review VMT analysis and mitigation and confirm consistency with City's VMT guidelines	Once, prior to project approval		
Action 3-5.7: The City shall continue to consult with the California Department of Fish and Wildlife (CDFW) to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns and develop a strategy for maintaining areas that will preserve the protected and sensitive populations of plants and animals currently found in the UGB. Strategies shall be based on federal, State, and local regulations relevant to the protection of the identified species, including, but not limited to, Federal or California Endangered Species Act, Santa Rosa Plain Conservation Strategy, and United States Fish and Wildlife Service Programmatic Biological Opinion, as subsequently revised, supplemented, or replaced. <i>(Mitigates impacts to biological resources)</i>	City of Santa Rosa; California Department of Fish and Wildlife	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		
Action 3-5.10: The City shall continue to require the implementation of existing regulations and procedures, including subdivision guidelines, zoning, design review, and environmental law, prior to, during, and after project approval and construction for	City of Santa Rosa	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		

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Mitigating General Plan Policies/Actions projects that may affect wetlands and rare plants, riparian habitat and other sensitive natural communities, and essential habitat for special-status species to ensure their conservation. Existing regulations and procedures include, but are not limited to, Federal and California Endangered Species Act; CDFW 2018 Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities; Santa Rosa Plain Conservation Strategy; United States Fish and Wildlife (USFWS) Service Programmatic Biological Opinion; CDFW 2012 Staff Report on Burrowing Owl Mitigation; 2012 USFWS Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls; 2020 Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California; Fish and Game Code Section 1600 et seq; Clean Water Act; and Porter Cologne Water Quality Control Act, as subsequently revised, supplemented, or replaced. <i>(Mitigates impacts to biological resources and hydrology)</i>							

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Action 3-5.11: The City shall require a qualified biologist to prepare a biological resource assessment (BRA) for proposed development on sites that may support or have the potential to affect special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential impacts and measures for protecting the resource and surrounding habitat prior to, during, and after project construction. The BRA shall be prepared to address conformance with all applicable federal, State, and local regulations and protocols, including, but not limited to, those listed in Action 3-5.10, as subsequently revised, supplemented, or replaced. <i>(Mitigates impacts to biological resources and water quality)</i>	City of Santa Rosa; Project applicant; Qualified biologist	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review biological resource assessment and confirm conformance with all applicable federal, State, and local regulations and protocols	Once, prior to project approval		
Action 3-5.12: The City shall require that construction or other ground-disturbing activities that may affect bird nests or nesting habitat avoid nests of native birds when the nest is in active use by implementing protection measures specified by a qualified ornithologist or biologist to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. If demolition, construction, ground-disturbing, or tree removal/pruning activities occur during the nesting season (February 1 and August 31), preconstruction surveys shall be conducted by a qualified ornithologist or biologist and approved by the City prior to issuance of building permits. Preconstruction surveys are not required for construction, ground-	City of Santa Rosa; Project applicant; Qualified ornithologist or biologist	Prior to ground disturbing activities	City of Santa Rosa Planning and Economic Development	Confirm implementation of protection measures	Once, prior to ground disturbing activities		

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Mitigating General Plan Policies/Actions disturbing, or tree removal/pruning activities outside the nesting season. <i>(Mitigates impacts to biological resources and hydrology and water quality)</i>							
Action 3-5.13: The City shall develop and adopt a bird-safe design ordinance by a qualified biologist and require projects to demonstrate compliance with the ordinance prior to project approval. The ordinance shall apply to all new development and redevelopment projects and include the latest bird-safe design guidelines and best management practice strategies, such as those from the National Audubon Society, to provide specific criteria and refined guidelines as part of design review and/or project approval process of new buildings and taller structures to protect birds from injury and mortality from collisions with buildings, towers, and other human-made structures. Prior to adoption of the bird-safe design ordinance, project applicants shall show compliance with bird-safe design requirements, consistent with best practices. <i>(Mitigates impacts to biological resources)</i>	City of Santa Rosa; Qualified biologist	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		
Action 3-5.19: The City shall require new development along waterways to establish an ecological buffer zone between the waterway and development that also provides opportunities for multiuse trails and recreation, consistent with the Santa Rosa Citywide Creek Master Plan and concept plans that have been developed for specific reaches of the creek network, as subsequently revised, supplemented, or replaced.	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Confirm establishment of ecological buffer zone	Once, prior to project approval		

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Mitigating General Plan Policies/Actions <i>(Mitigates impacts to biological resources, cultural resources, and hydrology and water quality)</i>							
Action 3-5.20: The City shall require new development to maintain an adequate setback from waterways to recognize the 100-year flood elevation, with setbacks in the Creekside Development Standards in the Zoning Code as minimums and larger setbacks encouraged in accordance with Restoration Concept Plans, as subsequently revised, supplemented, or replaced, to meet restoration and enhancement goals. <i>(Mitigates impacts to biological resources, cultural resources, and hydrology and water quality)</i>	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Confirm establishment of ecological buffer zone	Once, prior to project approval		
Action 3-6.31: The City shall require projects that exceed the Bay Area Air District (Air District) screening sizes to evaluate project-specific operation and construction emissions in conformance with the Air District methodology and if operation or construction-related criteria air pollutants exceed the Air District thresholds of significance, require the project applicant to mitigate the impacts to an acceptable level, consistent with the Air District Guidelines, as subsequently revised, supplemented, or replaced. <i>(Mitigates air quality impacts)</i>	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review emissions evaluation and mitigation	Once, prior to project approval		
Action 3-6.32: The City shall continue to implement the Air District Basic Control Measures included the Air District's California Environmental Quality Act (CEQA) Air Quality Guidelines, as subsequently revised,	City of Santa Rosa; Project applicant	Prior to ground disturbing activities	City of Santa Rosa Planning and Economic Development	Review emissions evaluation and mitigation	Once, prior to ground disturbing activities		

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Mitigating General Plan Policies/Actions supplemented, or replaced, to control fugitive dust (i.e., particulate matter PM _{2.5} and PM ₁₀) during demolition, ground-disturbing activities, and/or construction. <i>(Mitigates air quality impacts)</i>							
Action 4-2.1: The City shall continue to review proposed developments in accordance with federal and State laws and utilize the California Historical Resources Information System, Northwest Information Center at Sonoma State University as a resource to determine whether project areas contain known subsurface archaeological resources, both prehistoric and/or historic-era, and tribal cultural resources, or if they have the potential to hold such resources. <i>(Mitigates impacts to cultural resources)</i>	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Determine presence or potential for subsurface archaeological resources, both prehistoric and/or historic-era, and tribal cultural resources and review mitigation as needed	Once, prior to project approval		
Action 4-2.2: The City shall work in good faith with local tribes and archaeologists to evaluate proposed development sites for the presence of subsurface archaeological resources, both prehistoric and/or historic era, and tribal cultural resources. These efforts include: ▪ Consideration of existing reports and studies. ▪ Consultation with Native American tribes as required by State law.	City of Santa Rosa; Local tribes; Archaeologists	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		

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Mitigating General Plan Policies/Actions ▪ Appropriate site-specific investigative actions. ▪ On-site monitoring during excavation if appropriate. ▪ Work with local tribes to develop and apply tribal protection policies related to tribal cultural resources. <i>(Mitigates impacts to cultural resources)</i>							
Action 4-2.3: The City shall continue to require that project areas found to contain significant subsurface archaeological resources, both prehistoric and/or historic-era, and tribal cultural resources be examined by a qualified consulting archaeologist with recommendations for protection and preservation, developed in collaboration with local Native American tribes and appropriate tribal monitors, as necessary. Recommendations shall meet the standards of the National Historic Preservation Act, Native American Historic Resource Protection Act, National and California Environmental Quality Act, and applicable Santa Rosa planning guidelines, policies, and procedures to protect the resource. <i>(Mitigates impacts to cultural resources)</i>	City of Santa Rosa; Project applicant; Qualified consulting archaeologist; local Native American tribes and appropriate tribal monitors	Prior to project approval; In the instance significant archaeological resources are uncovered	City of Santa Rosa Planning and Economic Development	Review recommendations for subsurface archaeological resources, both prehistoric and/or historic-era, and tribal cultural resources protection and preservation	Once, prior to project approval; As needed, in the instance significant archaeological resources are uncovered		

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Action 4-2.4: During ground disturbance for development projects, if tribal cultural resources are encountered, work shall be halted to avoid altering the materials and their context until a qualified consulting archaeologist and Native American representative have evaluated the situation and recorded identified tribal cultural resources—which may include sites, features, places, cultural and other landscapes, sacred places, objects, animals, structures, or plants, with cultural value to the tribe(s)—and determined suitable mitigation measures. <u>If human remains are inadvertently discovered, the County coroner shall be notified immediately. If the coroner determines that the remains are those of a Native American, the coroner must contact the NAHC by phone within 24 hours of making that determination (Health and Safety Code § 7050(c)). The City and the professional archaeologist shall contact the Most Likely Descendent, as determined by the NAHC, regarding the remains.</u> (Mitigates impacts to cultural resources)	City of Santa Rosa; Project applicant; Qualified consulting archaeologist; Native American representative; County coroner; NAHC; Most Likely Descendant	In the instance tribal cultural resources and/or human remains are encountered	City of Santa Rosa Planning and Economic Development	Review tribal cultural resources evaluation and mitigation; Confirm notification of County Clerk and Most Likely Descendant	As needed, in the instance tribal cultural resources and/or human remains are encountered		
Action 4-3.2: For projects with known or the potential to have historic structures, the City shall require the project to follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties and the California Historic Building Code, as subsequently revised, supplemented, or	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Confirm compliance with standards	Once, prior to project approval		

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replaced. (Mitigates impacts to cultural resources)							
Policy 5-1.1: Prior to new development approval, where there are known geological hazards as shown on Figures 5-2, 5-3, and 5-4 and current maps from the United States Geological Survey, California Geological Survey, California Department of Water Resources, California Office of Emergency Services, the City shall ensure that new development, redevelopment, and major remodels avoid or adequately mitigate seismic and geologic hazards through the preparation of a site-specific geologic study prepared by a California Certified Engineering Geologist and/or Geotechnical Engineer and compliance with identified measures. (Mitigates impacts to geology and soils)	City of Santa Rosa; Project applicant; California Certified Engineering Geologist and/or Geotechnical Engineer	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review geologic studies and analyses	Once, prior to project approval		
Action 5-1.1: Prior to new development approval, the City shall ensure site-specific geologic studies and analyses are deemed acceptable by a California Certified Engineering Geologist and/or Geotechnical Engineer to appropriately mitigate hazardous conditions. (Mitigates impacts to geology and soils)	City of Santa Rosa; Project applicant; California Certified Engineering Geologist and/or Geotechnical Engineer	Prior to project approval	City of Santa Rosa Planning and Economic Development	Confirm review by a California Certified Engineering Geologist and/or Geotechnical Engineer	Once, prior to project approval		

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Mitigating General Plan Policies/Actions							
Action 5-1.2: The City shall restrict development in areas where adverse conditions associated with known natural or human-caused geologic hazards cannot be effectively mitigated, as determined by a California Certified Engineering Geologist and/or Geotechnical Engineer. <i>(Mitigates impacts to geology and soils)</i>	City of Santa Rosa; California Certified Engineering Geologist and/or Geotechnical Engineer	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		
Action 5-2.14: The City shall require improvements that maintain and improve the storm drainage system citywide and prioritize areas needing significant investment, consistent with the Santa Rosa Citywide Creek Master Plan goals of preserving natural conditions of waterways and minimizing channelization of creeks. <i>(Mitigates impacts to hydrology and water quality)</i>	City of Santa Rosa	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		
Action 5-2.15: The City shall ensure creek-side paths and trails are consistent with the Citywide Creek Master Plan and Bicycle and Pedestrian Master Plan, as subsequently revised, supplemented, or replaced, and are incorporated into stormwater improvement projects along creek corridors. <i>(Mitigates impacts to hydrology and water quality)</i>	City of Santa Rosa	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		

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Action 5-2.17: The City shall require implementation of best management practices for all new development to reduce discharges of nonpoint-source pollutants to the storm drain system. <i>(Mitigates impacts to hydrology and water quality)</i>	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Confirm implementation of best management practices	Once, prior to project approval		
Action 5-3.8: The City shall require the preparation of fire protection plans for new development and major remodels in the City's Very High Fire Hazard Severity Zone and WUIFA. Require that fire protection plans be consistent with requirements of the California Fire Code and include a risk analysis, fire response capabilities, fire safety requirements (e.g., defensible space, infrastructure, and building ignition resistance), mitigation measures, design considerations for non-conforming fuel modifications, wildfire education maintenance and limitations, and evacuation plans. <i>(Mitigates wildfire impacts)</i>	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review fire protection plans	Once, prior to project approval		
Action 5-5.14: The City shall require all new development projects to provide adequate access for fire and emergency response personnel. <i>(Mitigates wildfire impacts)</i>	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review site plans	Once, prior to project approval		
Action 5-5.15: The City shall prohibit the creation of new single ingress/egress roadway conditions in the city. <i>(Mitigates wildfire impacts)</i>	City of Santa Rosa	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		

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Mitigating General Plan Policies/Actions							
Action 5-5.16: The City shall retrofit existing single-access residential neighborhoods to include additional access routes or other provisions to increase evacuation safety. <i>(Mitigates wildfire impacts)</i>	City of Santa Rosa	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		
Action 5-5.17: The City shall analyze the capacity, viability, and safety of evacuation routes and evacuation locations throughout the city under a range of emergency scenarios and incorporate the results, as necessary, into the Safety Element of the General Plan. This analysis will be completed as part of the City's Annex to the Sonoma County Multi-Jurisdictional Hazard Mitigation Plan in 2026. <i>(Mitigates wildfire impacts)</i>	City of Santa Rosa	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		
Action 5-7.1: The City shall continue to require acoustical studies prepared by qualified acoustical consultants in accordance with Municipal Code standards. <i>(Mitigates noise impacts)</i>	City of Santa Rosa; Project applicant; Qualified acoustical consultant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review acoustical studies	Once, prior to project approval		
Action 5-7.2: The City shall use the Federal Transit Administration's construction noise and vibration thresholds as applicable to assess impacts to surrounding land uses and identify measures during the project approval process to ensure the threshold is met prior to project approval. <i>(Mitigates noise impacts)</i>	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review acoustical studies and mitigation	Once, prior to project approval		

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Mitigating General Plan Policies/Actions							
Action 5-7.3: The City shall require development projects to reduce noise exceeding normally acceptable levels as identified in Figure 5-13, unless the activities are specifically exempted by the City Council, on the basis of community health, safety, and welfare, such as emergency medical vehicles, helicopters, and sirens. <i>(Mitigates noise impacts)</i>	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review acoustical studies	Once, prior to project approval		
Action 5-7.7: The City shall work with Caltrans to evaluate and develop traffic noise mitigation programs along Highway 101 and State Route 12. <i>(Mitigates noise impacts)</i>	City of Santa Rosa	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		
Action 5-7.9: The City shall require development projects to implement measures to reduce noise and vibration impacts primarily through site planning, and avoid engineering solutions for noise and vibration mitigation, such as sound walls, if possible. <i>(Mitigates noise impacts)</i>	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review site plans, acoustical studies, and mitigation	Once, prior to project approval		
Action 5-7.10: The City shall update the Noise Ordinance to incorporate construction best management practices (BMP) to minimize construction noise, and require projects to demonstrate compliance with the BMPs prior to project approval. <i>(Mitigates noise impacts)</i>	City of Santa Rosa	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		

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Action 5-9.30: The City shall evaluate stormwater capture and reuse consistent with goals of the Santa Rosa Citywide Creek Master Plan and the MS4 National Pollutant Discharge Elimination System (NPDES) permit to preserve natural conditions of waterways, minimize channelization of creeks, and protect water quality, and identify, educate, and label to promote community awareness that storm drains flow untreated into creeks. <i>(Mitigates impacts to hydrology and water quality)</i>	City of Santa Rosa	Ongoing	City of Santa Rosa Planning and Economic Development	Follow Santa Rosa General Plan 2050 Implementation Plan	Ongoing		
Action 6-1.5: As recommended by the California Air Resources Board, the City shall require projects that would result in construction activities within 1,000 feet of residential and other land uses that are sensitive to toxic air contaminants (e.g., hospitals, nursing homes, day care centers), as measured from the property line of the project, to prepare a construction health risk assessment in accordance with policies and procedures of the Office of Environmental Health Hazard Assessment and the Bay Area Air District (Air District) California Environmental Quality Act (CEQA) Guidelines that identifies mitigation measures and appropriate enforcement mechanisms capable of reducing potential cancer and non-cancer risks below the Air District threshold. <i>(Mitigates air quality impacts)</i>	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review construction health risk assessment and mitigation	Once, prior to project approval		

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Action 6-1.6: The City shall require an operational health risk assessment for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use or Overburdened Community, as defined by the Air District. The operational HRA shall be prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment and the Air District. If the operational HRA shows that the incremental cancer risk exceeds 10 in a million, the noncancer hazard index of 1.0, or the thresholds as determined by the Air District, require the project applicant to identify and demonstrate measures that can reduce potential cancer and noncancer risks to acceptable levels. <i>(Mitigates air quality impacts)</i>	City of Santa Rosa; Project applicant	Prior to project approval	City of Santa Rosa Planning and Economic Development	Review operational health risk assessment and mitigation	Once, prior to project approval		