

# Mitigation Monitoring and Reporting Program

## Roseland Area/Sebastopol Road Specific Plan, Hearn Avenue Community Hub

SCH No. 2016012030

Mitigation Measures (MM) and Environmental Protection Actions (EPAs)	Monitoring Responsibility	Timing	Verification (Date and Initials)
<b>Air Quality</b>			
<p><b>Project Environmental Protection Action 1 – Construction Noise</b></p> <p>As a standard condition of development approval, the City requires the implementation of measures for the control of construction-generated noise levels. Commonly applied measures in Santa Rosa include limiting noise-generating construction activities to the less noise-sensitive hours of the day, prohibiting idling of heavy-duty off-road equipment when not in use, and ensuring that construction equipment is properly maintained and equipped with noise-reduction intake and exhaust mufflers and shrouds, in accordance with manufacturers' recommendations. For the proposed action, the City has developed a tailored list of construction noise controls to be implemented during construction activities, which includes the following:</p> <p><u>Timing Limitations and Notifications</u></p> <ul style="list-style-type: none"> <li>• Construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, unless permission is granted by the City.</li> <li>• Prior to construction, notify businesses, residences, and other noise-sensitive land uses within 100 feet of the site of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences.</li> <li>• Designate a "disturbance coordinator" who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.</li> </ul> <p><u>Proper Maintenance, Muffling, &amp; Noise Barriers</u></p> <ul style="list-style-type: none"> <li>• During construction activities, utilize the best available noise suppression devices and techniques, equip internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment, and prohibit unnecessary idling of internal combustion engines.</li> <li>• Utilize "quiet" air compressors and other stationary noise sources where technology exists.</li> <li>• Construct temporary noise barriers to screen stationary noise-generating equipment when located near sensitive land uses.</li> <li>• Construct a solid plywood fence along the eastern property line, where feasible, to shield the adjoining residential receptors from construction work. The noise barrier should be 8-foot-tall noise to block direct line-of-sight with</li> </ul>	<p>City of Santa Rosa Planning and Economic Development Department</p>	<p>Notifications shall be made prior to construction</p> <p>Construction noise controls shall be implemented during construction activities</p>	

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<p>ground-level receptors. If such a fence is not feasible, consider other noise barrier options that would contribute to attenuating construction noise at the eastern property line by approximately 5 dBA.</p> <ul style="list-style-type: none"> <li>Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.</li> </ul> <p><u>Staging &amp; Stockpiling</u></p> <ul style="list-style-type: none"> <li>Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors.</li> <li>Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise source and noise-sensitive receptors during all project construction.</li> <li>Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.</li> </ul>			
<p><b>Project Environmental Protection Action 2 – Groundborne Vibration</b></p> <p>As a standard condition of development approval, the City requires the implementation of measures for the control of construction-generated groundborne vibration. For the proposed action, the City has developed a tailored list of groundborne vibration controls to be implemented during construction activities, which include the following:</p> <ul style="list-style-type: none"> <li>Large vibratory rollers shall not occur on the construction site within 14 feet of the site boundaries shared with existing buildings to the east. The dropping of heavy equipment or materials shall not occur on the construction site within 13 feet of the site boundaries shared with existing buildings to the east. All other equipment shall not be used within 5 feet of the east boundary of the site.</li> <li>Smaller equipment shall be used to minimize vibration levels to below 0.3 in/sec PPV at the property lines adjoining adjacent buildings. For example, a smaller vibratory roller, such as the Caterpillar model CP433E vibratory compactor, could be used when compacting materials within 20 feet of the adjacent conventional buildings;</li> <li>Use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, within 20 feet of conventional buildings.</li> <li>A Disturbance Coordinator will be designated to be responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.</li> <li>A list of all heavy construction equipment to be used for the proposed action known to produce high vibration levels (e.g., tracked vehicles, vibratory compaction, jackhammers, clam shovel drop, and vibratory roller, etc.) shall be submitted to the City by the contractor.</li> </ul>	City of Santa Rosa Planning and Economic Development Department	Groundborne vibration controls shall be implemented during construction activities	
<p><b>Project Environmental Protection Action 3 – Operational Noise</b></p> <p>If the building design and orientation changes from that evaluated in the 2024 CEQA Checklist, then the City will require the building design to be further reviewed by an acoustical consultant to evaluate the potential noise generated and to demonstrate the necessary noise controls to meet ambient noise level conditions. Noise control features such as sound attenuators, sound enclosures, baffles, and barriers will be identified and evaluated to demonstrate that mechanical equipment noise would not exceed City thresholds at noise-sensitive locations surrounding the project site.</p>	City of Santa Rosa Planning and Economic Development Department	Prior to construction	

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<p><b>Project Environmental Protection Action 4 – Construction Pollutant Mitigation Plan</b></p> <p>A Health Risk Assessment meeting the requirements of Mitigation Measure MM 3.3.5 of the Specific Plan Program EIR was prepared for the proposed action (Illingworth &amp; Rodkin 2023). In accordance with PEIR Mitigation Measure MM 3.3.5, the Health Risk Assessment identified a construction pollutant mitigation plan as part of the proposed action that reduces concentrations of air quality emissions below Bay Area Air Quality Management District thresholds of significance during construction. Based on the results of the Health Risk Assessment, the construction pollutant mitigation plan for the proposed action is as follows:</p> <ul style="list-style-type: none"> <li>• All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for PM (PM10 and PM2.5), if feasible.</li> <li>• If use of Tier 4 equipment is not feasible, use equipment that meets U.S. EPA emission standards for Tier 2 or 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 70 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment.</li> <li>• Alternatively (or in combination), use electrical or non-diesel fueled equipment.</li> <li>• The City and Design-Build contractor may also develop another construction operations plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 70 percent or greater. Elements of the plan could include a combination of some of the following measures, and would be subject to review by an air quality expert and approved by the City prior to construction: <ul style="list-style-type: none"> <li>○ Implementation of No. 1 above to use Tier 4 or alternatively fueled equipment,</li> <li>○ Installation of electric power lines during early construction phases to avoid use of diesel generators and compressors,</li> <li>○ Use of electrically-powered equipment,</li> <li>○ Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered,</li> <li>○ Change in construction build-out plans to lengthen phases, and</li> <li>○ Implementation of different building techniques that result in less diesel equipment usage.</li> </ul> </li> </ul>	<p>City of Santa Rosa Planning and Economic Development Department</p>	<p>Notifications shall be made prior to construction</p> <p>Construction equipment selection and use shall be implemented in accordance with the specified construction pollutant mitigation plan during construction activities</p> <p>Any separate construction operations plan shall be reviewed by an air quality expert prior to construction</p>	
<b>Air Quality</b>			
<p><b>MM 3.3.3</b></p> <p>Where projects in the project area are subject to subsequent CEQA review, the City of Santa Rosa must ensure that in addition to the BAAQMD basic construction mitigation measures from the BAAQMD CEQA Air Quality Guidelines are noted on the construction documents and implemented. These measures include the following, which are taken from Tables 5-2 and 5-3 of the currently adopted BAAQMD 2022 CEQA Air Quality Guidelines:</p> <ul style="list-style-type: none"> <li>• B-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.</li> </ul>	<p>City of Santa Rosa Planning and Economic Development Department</p>	<p>Implemented during construction activities for subsequent projects within the Specific Plan area</p>	

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<ul style="list-style-type: none"> <li>• B-2: All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>• B-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 is prohibited.</li> <li>• B-4: All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).</li> <li>• B-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.</li> <li>• B-6: All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.</li> <li>• B-7: All trucks and equipment, including their tires, shall be washed off prior to leaving the site.</li> <li>• B-8: Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.</li> <li>• B-9: Publicly visible signs shall be posted with the telephone number and name of the 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 General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.</li> <li>• E-1: Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities.</li> <li>• E-2: Install wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.</li> <li>• E-3: Plant vegetative ground cover (e.g., fast-germinating native grass seed) in disturbed areas as soon as possible and watered appropriately until vegetation is established.</li> <li>• E-4: Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.</li> <li>• E-5: Minimize the amount of excavated material or waste materials stored at the site.</li> <li>• E-6: Hydroseed or apply non-toxic soil stabilizers to construction areas, including previously graded areas, that are inactive for at least 10 calendar days.</li> </ul>			
<p><b>MM 3.3.5 (ALREADY IMPLEMENTED)</b></p> <p>Projects within the project [Specific Plan] area that have a construction area greater than 5 acres and which are scheduled to last more than two years shall be required to prepare a site-specific construction pollutant mitigation plan in consultation with Bay Area Air Quality Management District (BAAQMD) staff prior to the issuance of grading permits. A project-specific construction-related dispersion model acceptable to the BAAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter. If BAAQMD risk thresholds (i.e., probability of contracting cancer is greater than 10 in one million) would be exceeded, mitigation measures shall be identified in the construction pollutant mitigation plan to address potential impacts and shall be based on site-specific information, such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The City shall ensure construction contracts include all identified measures. Construction pollutant mitigation plan measures shall include but not be limited</p>	City of Santa Rosa Planning and Economic Development Department	A Health Risk Assessment meeting the requirements of Mitigation Measure MM 3.3.5 was prepared for the proposed action (Illingworth & Rodkin 2023). The Health Risk Assessment identified a construction pollutant mitigation plan that is conditioned as part of the proposed action as part of	

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to limiting the amount of acreage to be graded in a single day, requiring the use of advanced particulate filters on construction equipment, and requiring the use of alternative fuels, such as biodiesel, to power construction equipment.		Project Environmental Protection Action 4, listed in this MMRP.	
<p><b>MM 3.3.6 (ALREADY IMPLEMENTED)</b></p> <p>The following measures shall be utilized in site planning and building designs to reduce TAC and PM2.5 exposure where new receptors are located within 1,000 feet of emissions sources:</p> <ul style="list-style-type: none"> <li>Future development in the project area that includes sensitive receptors (such as residences, schools, hospitals, daycare centers, or retirement homes) located within 1,000 feet of US 101, SR 12 and/or stationary sources shall require site-specific analysis to determine the level of health risk. This analysis shall be conducted following procedures outlined by the BAAQMD. If the site-specific analysis reveals significant exposures from all sources (i.e., health risk in terms of excess cancer risk greater than 100 in one million, acute or chronic hazards with a hazard Index greater than 10, or annual PM2.5 exposures greater than 0.8 µg/m3), measures shall be employed to reduce the risk to below the threshold (e.g., electrostatic filtering systems or equivalent systems and location of vents away from TAC sources).</li> <li>Future nonresidential developments projected to generate more than 100 heavy-duty truck trips daily and/or include the need for a BAAQMD permit to operate a stationary source shall include measures to protect public health to ensure they do not cause a significant health risk in terms of excess cancer risk greater than 10 in one million, acute or chronic hazards with a Hazard Index greater than 1.0, or annual PM2.5 exposures greater than 0.3 µg/m3.</li> </ul>	City of Santa Rosa Planning and Economic Development Department	A Health Risk Assessment meeting the requirements of Mitigation Measure MM 3.3.6 was prepared for the proposed action (Illingworth & Rodkin 2023).	
<b>Biological Resources</b>			
<p><b>MM 3.4.1a</b></p> <p>Implement General Plan Mitigation Measure 4.F-5: The City of Santa Rosa shall incorporate the avoidance and mitigation measures described in the Santa Rosa Plain Conservation Strategy and the USFWS Programmatic Biological Opinion, as conditions of approval for development in or near areas with suitable habitat for California tiger salamander, Burke's goldfields, Sonoma sunshine, Sebastopol meadowfoam, and many flowered navarretia. However, in accordance with the USFWS Programmatic Biological Opinion, projects within the Southwest Santa Rosa Preserve System will be evaluated individually and mitigation may not necessarily adhere to the ratios described in the Conservation Strategy.</p>	City of Santa Rosa Planning and Economic Development Department	Prior to construction of any subsequent project	
<p><b>MM 3.4.1b</b></p> <p>If there is the potential for destruction of a nest or substantial disturbance to nesting birds or bats due to construction activities, a plan to monitor nesting birds or bats during construction shall be prepared and submitted to the USFWS and CDFG for review and approval. The City shall comply with all USFWS or CDFG guidance for protection of nesting birds.</p> <p>If vegetation, buildings, or bridges that potentially provide nesting sites must be removed, a qualified wildlife biologist shall conduct pre-construction surveys. If an active bird nest is found, the bird shall be identified as to species and the approximate distance from the closest work site to the nest estimated. No additional measures need be implemented if active nests are more than the following distances from the nearest work site: (a) 300 feet for raptors; or (b) 75 feet for</p>	City of Santa Rosa Planning and Economic Development Department	Prior to construction of any subsequent project that could result in disturbance to bird or bat nests	

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<p>other non-special-status bird species. Disturbance of active nests shall be avoided to the extent possible until it is determined that nesting is complete and the young have fledged. Bats shall be absent or flushed from roost locations prior to demolition of buildings. If flushing of bats from buildings is necessary, it shall be done by a qualified biologist during the non-breeding season from October 1 to March 31. When flushing bats, structures shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away. During the maternity season from April 1 to September 30, prior to building demolition or construction, a qualified biologist shall determine if a bat nursery is present at any sites identified as potentially housing bats. If an active nursery is present, disturbance of bats shall be avoided until the biologist determines that breeding is complete and young are reared.</p>			
<p><b>MM 3.4.2a</b> Implement Mitigation Measures MM 3.4.1a. and MM 3.4.1b.</p>	City of Santa Rosa Planning and Economic Development Department	Prior to any vegetation removal or ground disturbing activities	
<p><b>MM 3.4.2b (ALREADY IMPLEMENTED FOR PROJECT SITE)</b> A formal wetland delineation shall be conducted for areas that will be permanently or temporarily impacted by the project. If jurisdictional waters cannot be avoided, the City shall apply for a CWA Section 404 permit from the USACE and a Section 401 permit from the RWQCB. These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.  The City shall ensure that the project will result in no net loss of waters of the U.S. by providing mitigation through impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the CWA Section 404/401 permits.  Compensatory mitigation may consist of (a) obtaining credits from a mitigation bank; (b) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities (these programs are generally administered by government agencies or nonprofit organizations that have established an agreement with the regulatory agencies to use in-lieu fee payments collected from permit applicants); and/or (c) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This last type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project proponent/permit applicant retains responsibility for the implementation and success of the mitigation project.  Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.</p>	City of Santa Rosa Planning and Economic Development Department	A formal wetland delineation was conducted for the project site in 2023. A delineation update would be needed for potential off- site storm water improvements to Colgan Creek. The overall requirements of this mitigation measure shall be implemented prior to any vegetation removal or ground disturbing activities.	
<b>Cultural Resources</b>			
<p><b>MM 3.5.2a (ALREADY IMPLEMENTED)</b> <u>Phase 1 Archaeological Resource Study</u>. When specific projects are proposed within the project area [Specific Plan area] that involve ground-disturbing activity, a site-specific Phase I archaeological resource study shall be performed by a</p>	City of Santa Rosa Planning and Economic Development Department	A Cultural Resources Study meeting the requirements of Mitigation Measure MM 3.5.2a was prepared for the	

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<p>qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric deposits, and preparation of a technical report that meets federal and state requirements. If significant or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and appropriate Native American representatives to mitigate potential impacts to a less than significant level based on the provisions of Public Resources Code Section 21083.2.</p>		<p>proposed action (SSU-ASC 2023). This Mitigation Measure is included because MM 3.5.2b refers to it.</p>	
<p><b>MM 3.5.2b</b> Should any archaeological artifacts be discovered during construction of any subsequent project, all construction activities shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional archaeologist that meets the Secretary of the Interior’s Standards and Guidelines for Professional Qualifications in archaeology and/or history shall be retained to determine the significance of the discovery. The professional archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the discovery shall not recommence until impacts on the archaeological resource are mitigated as described in Mitigation Measure MM 3.5.2a. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifacts is prohibited by law.</p>	<p>City of Santa Rosa Planning and Economic Development Department</p>	<p>As a condition of subsequent project approval, and during construction of any subsequent project</p>	
<p><b>MM 3.5.3a</b> Implement Mitigation Measure MM 3.5.2a (Phase 1 Archaeological Resource Study).</p>	<p>City of Santa Rosa Planning and Economic Development Department</p>	<p>A Cultural Resources Study meeting the requirements of Mitigation Measure MM 3.5.2a was prepared for the proposed action (SSU-ASC 2023).</p>	
<p><b>MM 3.5.3b</b> Should human remains be discovered during construction of any project in the project area [Specific Plan area], all construction activities shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the Sonoma County Coroner shall be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.</p>	<p>City of Santa Rosa Planning and Economic Development Department</p>	<p>As a condition of subsequent project approval, and during construction of any subsequent project</p>	
<p><b>Hazards and Hazardous Materials</b></p>			
<p><b>MM 3.8.4a (ALREADY IMPLEMENTED)</b> Phase I Environmental Site Assessment. Developers shall be required to complete a Phase I environmental site assessment for each property to be developed or redeveloped. If a Recognized Environmental Condition (REC) is identified in a Phase I environmental site assessment, a Phase II environmental site assessment shall be prepared to</p>	<p>City of Santa Rosa Fire Department; City of Santa Rosa Planning and</p>	<p>Phase I Environmental Site Assessments meeting the requirements of Mitigation Measure MM 3.8.4a were prepared for the site (EBA</p>	

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<p>determine whether conditions are present that require remediation or other controls to minimize the potential for hazardous materials contamination to adversely affect public health and the environment. If remediation is required, developers shall complete site remediation in accordance with OSHA standards and Santa Rosa Fire Department, Sonoma County Environmental Health Department, and State Water Resources Control Board guidelines. The Department of Toxic Substances Control (DTSC) may become involved wherever toxic levels of contaminants are found that pose an immediate hazard. Remediation shall reduce human exposure risk and environmental hazards, both during and after construction. The remediation plan shall be prepared in accordance with the environmental consultant's recommendations and established procedures for safe remediation. Specific mitigation measures designed to protect human health and the environment will be provided in the plan. Requirements shall include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• Documentation of the extent of previous environmental investigation and remediation at the site, including closure reports for underground storage tanks (USTs) and contaminant concentrations.</li> <li>• A site-specific health and safety plan to be prepared by all contractors at the project site, where applicable. The plan must address all demolition, grading, and excavation on the site, as well as for future subsurface maintenance work. The plan shall include appropriate training, any required personal protective equipment, and monitoring of contaminants to determine exposure. The Health and Safety Plan shall be reviewed and approved by a certified industrial hygienist.</li> <li>• Description of protocols for the investigation and evaluation of previously unidentified hazardous materials that could be encountered during project development, including engineering controls that may be required to reduce exposure to construction workers and future users of the site.</li> <li>• Requirements for site-specific construction techniques that would minimize exposure to any subsurface contamination, where applicable, which shall include treatment and disposal measures for any contaminated groundwater removed from excavations, trenches, and dewatering systems in accordance with local and Regional Water Quality Control Board guidelines.</li> <li>• Sampling and testing plan for excavated soils to determine suitability for reuse or acceptability for disposal at a state-licensed landfill facility.</li> <li>• Restrictions limiting future excavation or development of the subsurface by residents and visitors to the proposed development, and prohibition of groundwater development should it be determined from test results that contamination is present. The restrictions would be developed based on site-specific conditions and would reflect the requirements of the RWQCB and/or DTSC, depending on which agency is responsible for oversight of the particular site. Restrictions, which are sometimes also referred to as land use covenants, shall be recorded with the parcel(s), shall run with the land. The developer or landowner successor(s)-in-interest shall be responsible for ensuring development complies with the restrictions. Compliance with the restrictions must be demonstrated to the satisfaction of the City before a grading permit is issued.</li> <li>• Completion of an approved remediation plan should land use restrictions be insufficient to allow development to proceed safely. Remediation measures may include excavation and replacement of contaminated soil with clean fill, pumping and treatment of groundwater, thermal treatment, etc.</li> </ul>	Economic Development Department	2021a, 2021b, 2021c). This mitigation measure is included because MM 3.8.4b refers to it.	



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<p><b>MM 3.8.4b</b></p> <p>In the event previously unknown contaminated soil, groundwater, or subsurface features are encountered or have the potential be present during ground-disturbing activities at any site, work shall cease immediately, and the developer's contractor shall notify the City of Santa Rosa Fire Department for further instruction. The City shall ensure any grading or improvement plan or building permit includes a statement specifying that if hazardous materials contamination is discovered or suspected during construction activities, all work shall stop immediately until the City of Santa Rosa Fire Department has determined an appropriate course of action. Such actions may include, but would not be limited to, site investigation, human health and environmental risk assessment, implementation of a health and safety plan, and remediation and/or site management controls. The City of Santa Rosa Fire Department shall be responsible for notifying the appropriate regulatory agencies and providing evidence to the City Planning and Economic Development Department that potential risks have been mitigated to the extent required by regulatory agencies. Work shall not recommence on an impacted site until the applicable regulatory agency has determined further work would not pose an unacceptable human health or environmental risk. Deed restrictions may be required as provided under mitigation measure MM 3.8.4a.</p>	<p>City of Santa Rosa Fire Department; City of Santa Rosa Planning and Economic Development Department</p>	<p>As a condition of subsequent project approval, and implemented during construction activities</p>	
<b>Transportation</b>			
<p><b>MM 3.14.9</b></p> <p>Prior to construction activities, applicants seeking to construct projects in the project area [Specific Plan area] shall submit a construction traffic control plan to the City of Santa Rosa for review and approval. The plan shall identify the timing and routing of all major construction-related traffic to avoid potential congestion and delays on the local street network. Any temporary road or sidewalk closures shall be identified along with detour plans for rerouting pedestrian and bicycle traffic for rerouting pedestrian and bicycle traffic. The plan shall also identify locations where transit service would be temporarily rerouted or transit stops moved, and these changes must be approved by the Santa Rosa CityBus and Sonoma County Transit before the plan is finalized. If necessary, movement of major construction equipment and materials shall be limited to off-peak hours to avoid conflicts with local traffic circulation</p>	<p>City of Santa Rosa Transportation and Public Works Department; City of Santa Rosa Planning and Economic Development Department</p>	<p>Prior to construction activities</p>	