

Mitigation Monitoring and Reporting Program Healdsburg Recycled Water Program Expansion



Prepared for:

City of Healdsburg Public Works Department
401 Grove Street
Healdsburg, CA 95448

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LIST OF ACRONYMS AND ABBREVIATIONS

BAAQMD	Bay Area Air Quality Management District
BMP	best management practices
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
City	City of Healdsburg
County	Sonoma County
CWA	Clean Water Act
CDFW	California Department of Fish and Wildlife
DWQ	Division of Water Quality
EIR	environmental impact report
Federal ESA	federal Endangered Species Act of 1973
MMRP	Mitigation Monitoring and Reporting Program
mph	miles per hour
MBTA	Migratory Bird Treaty Act
NAHC	Native American Heritage Commission
NMFS	National Marine Fisheries Service
NPDES	National Pollutant Discharge Elimination System
NSCAPD	Northern Sonoma County Air Pollution Control District
PRC	California Public Resources Code
RWQCB	Regional Water Quality Control Board
SVP	Society of Vertebrate Paleontology
SWPPP	storm water pollution prevention plan
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
VOH	Valley Oak Habitat

MITIGATION MONITORING AND REPORTING PROGRAM

CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENT

Where a California Environmental Quality Act (CEQA) document has identified significant environmental effects, Public Resources Code Section 21081.6 requires adoption of a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required for the proposed expansion of the recycled water program as set forth in the Subsequent Final Environmental Impact Report (EIR) for the City of Healdsburg Wastewater Treatment Plant Upgrade Project.

The City of Healdsburg (City) is the Lead Agency that must adopt the MMRP for development and operation of the project. This report will be kept on file with the City Municipal Utility Department, 401 Grove Street, Healdsburg, California 95448.

The CEQA Statutes and Guidelines provide direction for clarifying and managing the complex relationships between a lead agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of portion of the project, as identified in the EIR.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. Additionally, for the purposes of public disclosure and to assist in monitoring compliance, the MMRP identifies actions necessary to comply with specific regulatory requirements discussed in the EIR related to potential wildfire impacts. As provided for in CEQA Guidelines section 15091, subdivision (d), the MMRP should identify both mitigation measures as well as “a condition of approval to avoid or substantially lessen significant environmental effects.” The MMRP is intended to be used by City staff and others responsible for project implementation.

This document identifies the individual mitigation measures, the party responsible for monitoring implementation of the measure, the method of verification, the timing of implementation, and a section to confirm implementation of the mitigation measures by the responsible party.

ROLES AND RESPONSIBILITIES

The City will oversee monitoring and documenting the implementation of mitigation measures. The City or its construction contractor is responsible for fully understanding and effectively implementing all of the mitigation measures contained within this MMRP. Certain mitigation measures also will require that

the City coordinate or consult with one or more other public agencies, in particular the Sonoma County Permit and Resource Management Department (Permit Sonoma), in implementing mitigation measures specified herein.

CHANGES TO MITIGATION MEASURES

Any substantive change in the MMRP is required to be documented through written changes to this MMRP. Modifications to the mitigation measures may be made by the City, subject to one of the following findings, and documented by evidence included in the public record:

- ▶ The mitigation measure included in the Final EIR and the MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in environment conditions, or other factors.

OR,

- ▶ The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the Final EIR and the MMRP; and,
- ▶ The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing parties in their decisions on the Final EIR and the proposed project; and,
- ▶ The modified or substitute mitigation measures are feasible, and the City, through measures included in the MMRP or other City procedures, can ensure implementation.

SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with this MMRP and shall be made available to the public upon request.

This MMRP will be kept on file at:

City of Healdsburg
401 Grove Street
Healdsburg, California 95448

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Mitigation Measure	Method of Verification	Timing of Verification	Responsible Party	Completion of Implementation	
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Hydrology and Water Quality					
<p>S3.2-1: Implement Best Management Practices to Prevent Runoff from Recycled Water Irrigation</p> <ul style="list-style-type: none"> The following BMPs shall be applied to landscape and agricultural irrigation activities to prevent degradation of surface water quality from the application of recycled water. Do not irrigate during or immediately before or after rainfall events. Apply recycled water within hydraulic agronomic rates. Do not irrigate on water-saturated or frozen ground. Do not irrigate before a predicted rainfall event of 0.5 inch or greater. Do not irrigate for more than 12 continuous hours. Allow at least 24 hours of drying time between irrigations. Do not allow recycled water to pond on-site. All irrigation water shall infiltrate within a 24-hour period. Maintain 100-foot setbacks to surface waters (including ponds with river connections), unless it can be demonstrated that a lesser setback is sufficient. Inspect and maintain irrigation distribution system once per week during growing season to prevent pipe breaks or leaks. Repair leaks or pipe breaks within 72 hours or prior to the release of 1,000 gallons, whichever comes first. Do not install hose bibs in areas that can be accessed by general public. Inspect and maintain drip emitters once per month during growing season. Verify or re-establish proper operation, aim, and flowrate. Periodically adjust valves or pressure regulators to ensure operation of the irrigation system at the appropriate pressure. Conduct recycled water operations training before each growing season and whenever new employees are hired. Ensure that the site supervisor attends the initial and periodic refresher training required of all recycled water users. Implement the above measures in accordance with the BMPs prescribed by the applicable North Coast RWQCB Title 22 permit. 	Customer signature on Recycled Water Use Agreement that includes all applicable BMPs	Prior to operations	City Public Works Department		
	Inspection Reports	Ongoing during operations	City Public Works Department		

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<p>S3.2-2: Implement Best Management Practices to Prevent Runoff of Recycled Water Applied for Frost Protection</p> <p>The following BMPs shall be applied to frost protection activities to prevent degradation of surface water quality from the application of recycled water.</p> <ul style="list-style-type: none"> • Conduct preseason inspections and infrastructure testing to ensure proper operation and verify that runoff capture systems are in place. • Limit application rates to the rates established by the City of Healdsburg to prevent site runoff. • Check irrigation systems during spray events to minimize ponding and runoff. • Do not use recycled water within 25 feet of state waters containing standing or flowing water. or in a manner that could result in uncontrolled runoff into state waters. • Adequately protect all recycled water storage ponds from erosion, washout, and flooding from a 24-hour rain event having a predicted frequency of once in 25 years. • Prevent recycled water from entering street gutters, storm drains, or nearby creeks. • The site supervisor must attend the initial and periodic refresher training required of all recycled water users. <p>Implement the above measures in accordance with the BMPs prescribed by the applicable North Coast RWQCB Title 22 permit.</p>	Customer signature on Recycled Water Use Agreement that includes all applicable BMPs	Prior to operations	City Public Works Department	LKML KM003B	
	Inspection Reports	Ongoing during operations	City Public Works Department		
<p>,M MKL;CVS3.2-3: Implement Best Management Practices to Prevent Recycled Water Applied during Irrigation Activities from Entering Groundwater</p> <p>The following BMPs shall be applied to landscape and agricultural irrigation activities to prevent degradation of groundwater quality from the application of recycled water.</p> <ul style="list-style-type: none"> • Apply recycled water within hydraulic agronomic rates. • Do not irrigate within 50 ft of domestic water supply wells. • Do not allow recycled water to pond on-site. All irrigation water must infiltrate within a 24-hour period. • Do not irrigate on water-saturated or frozen ground. 	Customer signature on Recycled Water Use Agreement that includes all applicable BMPs	Prior to operations	City Public Works Department		
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<ul style="list-style-type: none"> Do not irrigate prior to a predicted rainfall event of 0.5 inches or greater. Implement short and frequent irrigation periods to prevent soil saturation and increase the soil water available to roots. Apply recycled water within nitrogen agronomic rates. When calculating the amount of commercial fertilizer needed, consider the nitrogen load applied through irrigation with recycled water. Implement the above measures in accordance with the BMPs prescribed by the applicable North Coast RWQCB Title 22 permit. 					
<p>S3.2-4: Implement Best Management Practices to Prevent Recycled Water Applied for Frost Protection from Entering Groundwater</p> <p>The following BMPs shall be applied to frost protection activities to prevent degradation of groundwater quality from the application of recycled water.</p> <ul style="list-style-type: none"> Limit application rates to the agronomic rates established by the City of Healdsburg (see Appendix B of this EIR). Avoid applying recycled water for frost protection at a level exceeding the applicable nutrient agronomic rates of the vineyard and the cover crop. Conduct pre-season inspections and infrastructure testing to ensure proper operation and verify that runoff capture systems are in place. Plant cover crops to prevent runoff, protect against erosion, and provide additional nitrogen removal. Check irrigation systems during spray events to minimize ponding and runoff. Ensure that the site supervisor attends the initial and periodic refresher training required of all recycled water users. Implement the above measures in accordance with the BMPs prescribed by the applicable North Coast RWQCB Title 22 permit. 	Customer signature on Recycled Water Use Agreement that includes all applicable BMPs	Prior to operations	City Public Works Department		
	Inspection Reports	Ongoing during operations	City Public Works Department		

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<p>S3.2-5: Develop and Implement a SWPPP and BMPs</p> <p>In accordance with the SWRCB guidelines for the statewide NPDES stormwater permit for general construction activity, the City (or its designated general contractor) shall prepare a SWPPP in compliance with the North Coast RWQCB requirements for construction-related activities. Pollution prevention measures shall be incorporated into all final design and construction plans. The SWPPP shall describe the proposed construction activities, the pollution prevention BMPs to be implemented to prevent discharge of pollutants, and the BMP inspection and monitoring activities to be conducted. All water quality, erosion, and sediment control measures included in the SWPPP shall be implemented in accordance with the guidelines set forth in the SWPPP and the City's standard BMPs. The SWPPP shall identify the responsibilities of all parties, contingency measures, agency contacts, and training requirements and documentation for those personnel responsible for installation, inspection, maintenance, and repair of BMPs.</p>	Submittal of final SWPPP to Permit Sonoma	Prior to issuance of grading permits	Construction Contractor		
			Permit Sonoma		
Biological Resources					
<p>S3.4-1: Avoid Significant Impacts on Special-Status Plants</p> <p>Conduct focused-surveys for special-status plants at all areas subject to disturbance during construction. If no special-status plants are found during focused surveys, the findings will be documented in a letter report to the City of Healdsburg, and no further mitigation would be required.</p> <p>If special-status plants are found during focused surveys in the areas where pipelines will be installed, they should be avoided during construction. If impacts to special-status plant species can be avoided during construction, avoidance zones shall be included in construction drawings and the methods should be documented in a letter report to the City of Healdsburg. Locations of special-status plant populations shall be clearly identified in the field for avoidance by staking or flagging before construction. No project activity would occur in the marked areas. If special-status plants are found in areas to be irrigated at the dairy/vineyard property, the areas supporting the plants plus a 100 foot buffer zone shall be excluded from the area to be irrigated to avoid adverse effects on the plants from exposure to excessive moisture.</p>	Submittal of letter report to Permit Sonoma documenting special-status plant survey results, and any applicable avoidance or compensation measures	Prior to issuance of grading permits	Construction contractor		
			Permit Sonoma		
	Weekly monitoring reports	During construction	Construction Contractor		
			City Public Works Department		

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<p>If special-status plants found during focused surveys cannot be completely avoided during construction or irrigation, informal consultation with CDFW shall be conducted to determine the appropriate measures for avoiding significant impacts to the plants. During this consultation, measures to protect the plants during construction shall be developed and implemented. These measures may include one or more of the following: erecting protective fencing (to avoid indirect impact), providing worker education, transplanting the plants to suitable nearby protected habitat, or locating and enhancing another off-site population of the species. The City or its contractor shall implement the protective measures deemed suitable in informal consultation with CDFW.</p>					
<p>S3.4-2: Avoid Indirect Impacts on Habitat for Special-status Amphibians and Reptiles</p> <p>Before any construction activity, the City shall avoid and minimize indirect impacts on suitable aquatic and riparian habitat for special-status amphibians and reptiles by implementing 2005 EIR Mitigation Measure 3.4-5, "Protect Waters of the United States, Wetlands, and Riparian Habitat" (listed below). To avoid impacts on these habitats, a qualified biologist will be assigned to identify the locations of aquatic resources and riparian habitat and corresponding setbacks for avoidance. Riparian setback requirements will be identified as appropriate (i.e., minimum 25-foot setback) on project maps in accordance with provisions in the certified EIR (2005), and to comply with Sonoma County Riparian Corridor Combining Zone streamside conservation setback requirements.</p> <p>Measures to minimize erosion and runoff will be included in all drainage plans, in accordance with the Sonoma County Construction Grading and Drainage Ordinance. Appropriate runoff controls, such as berms, straw wattles, silt fencing, filtration systems, and sediment traps, will be implemented to control siltation and the potential discharge of pollutants.</p>	<p>Submittal to Permit Sonoma report documenting delineation of jurisdictional waters of the United States that would be affected by project construction and any applicable permits from USACE, CDFW and RWQCB</p>	<p>Prior to issuance of grading permits</p>	<p>Construction Contractor Permit Sonoma</p>		

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<p>Mitigation Measure 3.4-5: Protect Waters of the United States, Wetlands, and Riparian Habitat (from 2005 EIR):</p> <ul style="list-style-type: none"> • Before project implementation, a delineation of jurisdictional waters of the United States, including wetlands and all riparian habitat, that would be affected by the proposed options shall be made by qualified biologists using the U.S. Army Corps of Engineers (USACE) methodology for wetland delineations. • The applicant shall consult with USACE to determine whether the waters and wetlands occurring onsite fall under the jurisdiction of USACE. If it is determined that the waters and/or wetlands onsite fall under USACE jurisdiction, a permit under Section 404 of the CWA would be required from USACE. • If it is determined through consultation with USACE that the waters and/or wetlands occurring onsite do not fall under USACE jurisdiction, no Section 404 permit from USACE would be required. • RWQCB certification, pursuant to Section 401 of the Clean Water Act (CWA), and a streambed alteration agreement, pursuant to Section 1602 of the Fish and Game Code, would likely be required for impacts on waters and wetlands onsite, including those waters and wetlands that are not considered under the jurisdiction of the USACE. • Impacts on USACE jurisdictional waters of the United States, including wetlands, and CDFW jurisdictional riparian habitat should be avoided, if feasible. If these sensitive habitats cannot be avoided, then implement the following measures: <ul style="list-style-type: none"> < Before construction begins, authorization for fill of jurisdictional areas shall be secured from USACE via the Section 404 permitting process. A Section 401 RWQCB certification shall be secured for effects on water quality. • A CDFW streambed and lakebed alteration agreement shall be required for construction in the bed, bank, or associated riparian vegetation of rivers and creeks in the project area. • The acreage of jurisdictional habitat removed shall be replaced or rehabilitated on a no-net-loss basis in accordance with USACE and CDFW regulations. Habitat restoration, rehabilitation, and replacement shall be at a location and by methods agreeable to USACE and CDFW. 					

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<ul style="list-style-type: none"> <i>An onsite wetlands mitigation plan, including a replacement ratio for wetlands agreed to by USACE, shall be developed by a qualified biologist. The mitigation plan shall quantify the total jurisdictional acreage lost and shall describe creation/replacement ratios for acres filled, annual success criteria, potential mitigation sites, and monitoring and maintenance requirements. The plan shall be prepared by a qualified wetland biologist pursuant to, and through consultation with, USACE. Implementation of the plan shall create wetlands to compensate for the loss of jurisdictional waters of the United States.</i> <i>Measures to minimize erosion and runoff into drainage channels shall be included in all drainage plans. Appropriate runoff controls, such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps, shall be implemented to control siltation and the potential discharge of pollutants.</i> 					
<p>S3.4-3a: Avoid and Minimize Impacts on Special-Status Amphibians and Reptiles</p> <ul style="list-style-type: none"> Before the start of any construction activity, the construction contractor shall develop a worker environmental awareness program subject to review and approval by the City of Healdsburg. Before the start of construction, the environmental training will be provided to all personnel working on the project site during construction and operation. Worker environmental awareness program training materials will be submitted to the City, for their review and approval before ground-disturbing activities begin. Once approved, all City, consultant, and construction personnel entering the project site will be trained before being allowed on-site. Training materials and briefings will include but not be limited to: <ul style="list-style-type: none"> discussion of the federal ESA and CESA, the MBTA, and CWA; California Fish and Game Code Sections 3503, 3503.5, 3511, 3513, 3800(a), 4150, 4700, 5050, 5515, and 1602; and the Porter-Cologne Act, as applicable; the consequences of noncompliance with these regulatory requirements; 	<p>Submittal to Permit Sonoma:</p> <ul style="list-style-type: none"> City-approved worker environmental awareness programs Final SWPPP Drawings showing location of all aquatic habitats to be avoided 	<p>Prior to issuance of grading permit</p>	<p>Construction Contractor</p> <p>Permit Sonoma</p>		

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<ul style="list-style-type: none"> ○ specific conditions of any permits from regulatory and other agencies obtained for the project (e.g., USACE, North Coast RWQCB, USFWS, NMFS, CDFW, and the County); ○ identification and values of the special-status amphibian and reptile species to be protected, as well as their life history descriptions, habitat requirements during various life stages, and the species' protected status; ○ hazardous substance spill prevention and containment measures; ○ clear instructions that if any workers encounter a special-status species within or near the project site during construction, work shall halt and the project biologist and City shall be informed; ○ clear instructions regarding the scenarios in which permit conditions require the notification of specific agencies, the method for contacting the agencies, and the legally required time frames for such contact; ○ a contact person at the on-call biological services provider in the event of the discovery of dead or injured wildlife; and ○ review of any mitigation requirements related to biological resources. ● The City shall assign a qualified biologist to flag or fence aquatic habitats to clearly delineate the extent of construction. All crews will be provided a set of drawings showing the locations of aquatic habitats in and near the work area. ● Before issuance of a grading permit, the City shall consult with the State Water Resources Control Board and the North Coast RWQCB to acquire the appropriate regulatory approvals that may be necessary to obtain Section 401 water quality certification, a State Water Resources Control Board statewide National Pollutant Discharge Elimination System stormwater permit for general construction activity (Water Quality Order 2009-0009-DWQ), and any other necessary site-specific waste discharge requirements or waivers under the Porter-Cologne Act. The City shall prepare and submit the appropriate notices of intent and if applicable prepare the storm water pollution prevention plan and any other necessary engineering plans and specifications for erosion and pollution prevention and control. 					

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<p>S3.4-3b: Develop and Implement a Preconstruction Survey Plan for Special-Status Amphibians and Reptiles.</p> <p>The City and its construction contractor shall implement preconstruction surveys as described below. The preconstruction survey plan will identify, at minimum, the following information for each special-status amphibian species and western pond turtle:</p> <ul style="list-style-type: none"> • The life stage(s) to be surveyed for • Survey method(s) • Timing of survey(s) • Justification for timing and methodology of survey design (e.g., watershed characteristics, timing and rate of spring runoff, day length, average ambient air and water temperatures, local and seasonal conditions) <p>The City and its construction contractor shall conduct preconstruction surveys for special-status amphibians and western pond turtles. Preconstruction surveys shall include, at minimum, the following provisions:</p> <ul style="list-style-type: none"> • Surveys shall be conducted by a qualified biologist within 3–5 days before entering or working within suitable aquatic and/or upland habitat. • Surveys shall be conducted within the boundaries of the proposed worksite plus a 500-foot buffer zone of the construction area. • Surveys shall include a description of any standing or flowing water. • Visual surveys for California red-legged frog, foothill yellow-legged frog, and western pond turtle. • If special-status amphibians or reptiles are detected during the preconstruction survey, impacts shall be avoided by establishing an exclusion buffer of no less than 50 feet within which construction activities shall be prohibited. A qualified biologist shall be on-site during all nearby construction activities. If the biologist determines that the habitat is no longer occupied, construction may proceed within the exclusion buffer. 	Submittal to Permit Sonoma report describing survey results	Prior to issuance of grading permit	Construction contractor		
	Permit Sonoma				
	Weekly monitoring reports	During construction	Construction contractor		
	City Public Works Department				

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If avoidance is infeasible, the City and its construction contractor shall coordinate with CDFW and, if applicable, USFWS (i.e., for California red-legged frog) to passively relocate the special-status amphibian or reptile.					
<p>S3.4-4: Protect Nesting Raptors</p> <p>The City and its construction contractor shall implement the following measures to protect nesting raptors:</p> <ul style="list-style-type: none"> To the extent feasible, all grading and tree removal will occur outside the raptor nesting season (September through January). If grading or tree removal is avoided during the raptor nesting season, no further mitigation would be necessary. This measure applies to any heavy equipment activities that would occur within 500 feet of trees in or adjacent to the project area. If grading within 500 feet of trees or tree removal is proposed to take place during the raptor nesting season, a focused survey for raptor nests will be conducted by a qualified biologist during the nesting season to identify active nests in the project area. The survey would be conducted no more than 30 days before the beginning of grading or tree removal. The results of the survey would be summarized in a written report to be submitted to the City of Healdsburg before the beginning of grading. <p>If active nests are found, no construction activity shall take place within 300 feet of the nest until the young have fledged (as determined by a qualified biologist). If no active nests are found during the focused survey, no further mitigation will be required.</p>	<p>Submittal to Permit Sonoma written report describing survey results</p>	<p>Prior to issuance of grading permit</p>	<p>Construction Contractor</p>		
			<p>Permit Sonoma</p>		
	<p>Weekly monitoring reports</p>	<p>During construction</p>	<p>Construction Contractor</p>		
			<p>City Public Works Department</p>		
<p>S3.4-7: Implement Requirements of the Sonoma County Valley Oak Habitat Combining District</p> <p>For portions of the proposed pipeline extensions that fall within the Valley Oak Habitat Combining District as designated by the County of Sonoma, removal of any valley oak tree, or small valley oaks having a cumulative diameter at breast height greater than 60 inches, will be mitigated by implementing the measures outlined in Section 26-67-030 of the Sonoma County Zoning Ordinance. Consistent with the requirements of the Sonoma County Ordinance, compensation for loss of valley oak trees shall include one or more of the following requirements:</p>	<p>Grading plan application documenting compliance with Section 26-67-030 of the Sonoma County Grading Ordinance</p>	<p>Prior to issuance of grading permit</p>	<p>Construction contractor</p>		
			<p>Permit Sonoma</p>		

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<ul style="list-style-type: none"> retaining other valley oaks on the subject property; planting replacement valley oaks on the subject property or on another site in the county having the geographic, soil, and other conditions necessary to sustain a viable population of valley oaks; a combination of measures two measures listed above; or paying an in-lieu fee, which shall be used exclusively for valley oak planting programs in the county. <p>The specific requirements are specified in Table 26-67-030 of the County zoning ordinance. The applicable measures shall be undertaken and completed within 1 year after the valley oak or valley oaks are cut down or removed in accordance with guidelines established by resolution or ordinance of the board of supervisors.</p>					
<p>S3.4-8a: Protect Waters of the United States, Wetlands, and Riparian Habitat from adverse effects due to water quality impacts</p> <p>The City and its construction contractor shall avoid and minimize indirect impacts on waters of the United States, wetlands, and riparian habitat by implementing the following measures:</p> <ul style="list-style-type: none"> Before any construction activity, a qualified biologist will be assigned to identify the locations of aquatic resources and riparian habitat and corresponding setbacks for avoidance. Identification of aquatic resources and riparian habitat for avoidance will be in addition to and distinguished from any required construction boundary fencing or flagging. Riparian setback requirements will be identified as appropriate (i.e., minimum 25-foot setback) on project maps in accordance with provisions in the certified EIR (2005), and to comply with Sonoma County Riparian Corridor Combining Zone streamside conservation setback requirements. Streamside conservation areas will be established as indicated in the zoning database from the top of the highest bank, and increased to include the outer drip line of any riparian trees, if present. Measures to minimize erosion and runoff into the drainage ditch south of Hozz Road will be included in all drainage plans, in accordance with the Sonoma County Construction Grading and Drainage Ordinance. Appropriate runoff controls, such as berms, straw wattles, silt fencing, filtration systems, and sediment traps, will 	<p>Grading plan application documenting:</p> <ul style="list-style-type: none"> 25 foot setback from all aquatic resources and riparian habitat Compliance with Sonoma County Riparian Corridor Combining Zone requirements final SWPPP Copies of applicable permits from USACE, CDFW, or RWQCB 	<p>Prior to issuance of grading permit</p>	<p>Construction contractor</p> <p>Permit Sonoma</p>		

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<p>be implemented to control siltation and the potential discharge of pollutants.</p> <ul style="list-style-type: none"> • Direct impacts on USACE jurisdictional waters of the United States, including wetlands, and CDFW jurisdictional riparian habitat will be avoided. If direct impacts cannot be avoided because direct physical disturbance would occur in these habitats, then the City and its construction contractor shall implement the following measures: <ul style="list-style-type: none"> ○ Before project implementation, a formal delineation of jurisdictional waters of the United States, including wetlands and all riparian habitat, that would be directly affected by the proposed options will be made by qualified biologists using the USACE methodology for wetland delineations. ○ The City shall consult with USACE to determine whether the waters and wetlands occurring on-site that would be directly affected by construction activity fall under the jurisdiction of USACE. If it is determined that the waters and/or wetlands that will be directly impacted fall under USACE jurisdiction, a permit under Section 404 of the CWA would be required from USACE. ○ If a 404 permit is required, secure authorization for fill of jurisdictional areas from USACE via the Section 404 permitting process, and a Section 401 RWQCB certification for effects on water quality before construction begins. ○ RWQCB certification, pursuant to Section 401 of the CWA would likely be required for direct impacts on waters and wetlands on-site, including those waters and wetlands which are not considered under the jurisdiction of the USACE but would fall under jurisdiction of the state. ○ A CDFW streambed and lakebed alteration agreement would be required for construction in the bed, bank, or associated riparian vegetation of rivers and creeks in the project area. ○ If permits are needed, the City shall comply with the mitigation requirements of the permits. At a minimum, the acreage of jurisdictional habitat removed will be replaced or rehabilitated on a no-net-loss basis in accordance with USACE, RWQCB and CDFW regulations. Habitat restoration, rehabilitation, and replacement would be at a location and by methods agreeable to USACE, RWQCB, and CDFW. If needed as a results of permit 					

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<p>requirements from USACE, CDFW, or RWQCB an on-site wetlands mitigation plan, including a replacement ratio for habitat types agreed to by the agencies, would be developed by a qualified biologist. The mitigation plan would quantify the total jurisdictional acreage lost and describe creation/replacement ratios for acres filled, annual success criteria, potential mitigation sites, and monitoring and maintenance requirements. The plan would be prepared by a qualified wetland biologist pursuant to, and through consultation with the regulatory agency whose permit requirement is triggering the permit. Implementing the plan would create habitat to compensate for the loss of jurisdictional waters of the United States.</p> <ul style="list-style-type: none"> Alternatively to onsite mitigation, the City may seek to purchase credit at a local agency approved mitigation bank, if available. 					
<p>S3.4-8b: Prevent Runoff of Recycled Water Applied to Irrigated Pasture</p> <p>To avoid indirect impacts on jurisdictional waters of the United States, including wetlands, and riparian habitat as a result of runoff of summer irrigation water from pastures, develop a site-specific irrigation management plan as part of a recycled water use agreement between dairy/vineyard property and the City of Healdsburg before installation of a recycled water meter at the user's property. The irrigation management plan will ensure compliance with the General Order of the Regional Water Board, which requires use of recycled water at agronomic rates that consider soil, climate, and plant demand. The irrigation management plan will include provisions of the General Order, including general operating parameters, monitoring and reporting procedures, and methods to ensure compliance with Titles 17 and 22 of the California Code of Regulations. The irrigation management plan may include downloading evapotranspiration data from the local California Irrigation Management Information System Windsor Station No. 103 on a daily or weekly basis to better inform irrigation system operation. The irrigation management plan will also include the general parameters and limitations applicable to the project, summarized as follows.</p>	Final irrigation management plan incorporated into Recycled Water Use Agreement	Prior to installation of recycled water meter	City Public Works Department		

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Irrigation Management Plan General Parameters and Limitations								
Irrigation Type	Irrigation Months	Irrigation Schedule	Irrigation Method	Monthly Agronomic Rate (acre-ft/ac)	Annual Agronomic Rate (acre-ft/ac)			
Pasture	May–October	Daily, depending on demand	Sprinkler	0.02 to 0.76	3.08			
Vineyard	April–September	Variable, generally weekly	Drip Irrigation	0.03 to 0.19	0.75			
Note: acre-ft/ac = acre-feet per acre								
<p>S3.4-9: Protect Valley Oak Woodland Sensitive Natural Community in the dairy/vineyard property Recycled Water Pipeline Extension and SIR Distribution System</p> <p>The City and its construction contractor shall avoid and minimize impacts on valley oak woodland that occurs outside of the Sonoma County VOH Combining District to the greatest extent feasible.</p> <p>Before the start of any construction activity, the City and its construction contractor shall protect the valley oak woodland sensitive natural community in and adjacent to the eastern extent of the proposed 12-inch recycled water pipeline extension and the entire dairy/vineyard property distribution system by implementing the following measures:</p> <ul style="list-style-type: none"> Assign a qualified biologist to flag or fence valley oak woodland to clearly delineate the extent of construction. All crews will be provided a set of drawings showing the locations of valley oak woodland in and near the work area. Develop a worker environmental awareness program (introduced in Mitigation Measure S3.4-1, “Avoid and Minimize Impacts on Special-Status Amphibians and Reptiles”), subject to review and approval by the City of Healdsburg in consultation with CDFW, to include specific information regarding the valley oak woodland sensitive natural community that occurs on the project site and that either would be affected or has been identified for avoidance; the locations and extent of the sensitive natural community; and methods of resource avoidance. 				<p>Grading plan application documenting:</p> <ul style="list-style-type: none"> location of valley oak woodland in and near the extent of construction City-approved worker environmental awareness programs Compensation plan for loss or damage to valley oak or other native trees consistent with the requirements of Section 26-67-030 of the Sonoma 	<p>Prior to issuance of grading permit</p>	<p>Construction Contractor</p> <p>Permit Sonoma</p>		

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If impacts on valley oak woodland sensitive natural community cannot be avoided, then the City and its construction contractor shall compensate for any loss or damage to valley oak or other native trees within the valley oak woodland sensitive natural community (e.g., coast live oak) by implementing the mitigation measures outlined in Mitigation Measure S3.4-7, " Implement Requirements of the Sonoma County Valley Oak Habitat Combining District" for all native tree species affected.	County Zoning Ordinance				
Earth Resources					
S3.5-2: Develop and Implement an Erosion Control Plan As required by Chapter 17.36 of the City of Healdsburg Municipal Code, the City shall develop and implement an erosion control plan that specifies the land treatment, structural measures, and timing requirements that would be implemented at the project site to effectively minimize soil erosion and sedimentation. The plan shall also include appropriate construction site BMPs to prevent erosion and off-site sediment transport; the specific locations where BMPs will be installed; a maintenance schedule; and the rationale for selecting the BMPs. The plan shall be prepared by a registered civil engineer. Erosion and sediment control BMPs that could be used include, but are not limited to, detention basins, berms, swales, wattles, silt fencing, and covering stockpiled soils.	Submittal of final SWPPP to Permit Sonoma	Prior to issuance of grading permits	Construction contractor		
			Permit Sonoma		
S3.5-3: Prepare a Design-Level Landslide Hazards Evaluation A design-level landslide hazard evaluation shall be completed before construction permits are issued for all proposed facilities on the west side of Westside Road. The study shall specifically address the susceptibility of the site to landslides and shall include recommendations applicable to earthwork and site preparation, such as buttressing toe slopes and avoiding certain hazardous locations more susceptible to landslides. The evaluation shall be prepared by a registered civil or geotechnical engineer. Measures included in the report shall be implemented as appropriate, based on specific site conditions.	Submittal of design-level landslide hazard evaluation to Permit Sonoma	Prior to issuance of building permit	Construction Contractor		
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<p>S3.5-4: Prepare Design-Level Geotechnical Study to Address Expansive Soils</p> <p>A design-level geotechnical study shall be completed for the project area before construction permits are issued. The study shall specifically address whether expansive soils are present in the project area and shall identify measures, such as use of artificial/imported fill or soil treatment with lime, to address these soils where they occur. Measures included in the report shall be implemented as appropriate, based on specific soil conditions.</p>	<p>Submittal of geotechnical study to Permit Sonoma</p>	<p>Prior to issuance of building permit</p>	<p>Construction Contractor</p>		
			<p>Permit Sonoma</p>		
<p>S3.5-5: Conduct Construction Personnel Education, Stop Work if Paleontological Resources are Discovered, Assess the Significance of the Find, and Prepare and Implement a Recovery Plan, as Required</p> <p>To minimize the potential for destruction of or damage to potentially unique, scientifically important paleontological resources during project-related earthmoving activities associated with all water conveyance pipelines and the booster pump station, the City shall implement the following measures.</p> <ul style="list-style-type: none"> Before the start of construction activities, construction personnel involved with earthmoving activities shall be informed of the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction activities, and proper notification procedures should fossils be encountered. This worker training may either be prepared and presented by an experienced field archaeologist at the same time as construction worker education on cultural resources, or prepared and presented separately by a qualified paleontologist. <p>If paleontological resources are discovered during earthmoving activities, the construction crew shall notify the City and shall immediately cease work in the vicinity of the find. The City shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with SVP (1996) guidelines. The recovery plan may include but is not limited to a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City,</p>	<p>Incorporation of worker training requirements into construction specifications</p> <p>If applicable, preparation of a recovery plan</p>	<p>Prior to start of construction activities</p> <p>During construction and prior to resuming construction activities in the area of the find</p>	<p>City Public Works Department</p>		
			<p>Construction Contractor</p> <p>City Public Works Department</p>		

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as the CEQA lead agency, to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.					
Air Quality					
S3.6-2: Implement Air Quality Emissions Control Measures during Construction In accordance with the BAAQMD CEQA Guidelines (BAAQMD 2017), as recommended for use by NSCAPCD and the City of Healdsburg, the City and its construction contractor shall implement the following mitigation, which includes BAAQMD-recommended Basic Construction Mitigation Measures Recommended for All Proposed Projects, as applicable to reduce construction-generated emissions. Construction activities shall also comply with all applicable NSCAPCD rules and regulations, specifically Rule 485 regarding architectural coatings, Rule 430 regarding fugitive dust, and Rule 410 regarding visible emissions.	Incorporation of BAAQMD measures and NSCAPCD rules into construction specifications	Prior to construction	City Public Works Department		
<ul style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). 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. Idling times shall be minimized either by shutting equipment off when not in use or by 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). Clear signage shall be provided for construction workers at all access points. 	Construction site inspections	During construction	City Public Works Department		

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<ul style="list-style-type: none"> All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. <p>A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.</p>					
Noise					
<p>S3.7-1: Implement Noise Control Measures</p> <p>The City and the general construction contractor shall implement the following measures to reduce construction-generated noise:</p> <ul style="list-style-type: none"> Construction equipment shall be maintained properly and equipped with noise control devices, such as mufflers and shrouds, in accordance with manufacturers' specifications. Project construction activities shall be limited to 8 a.m. to 6 p.m. Monday through Friday, 9 a.m. to 6 p.m. on Saturdays, and 10 a.m. to 6 p.m. on Sundays and holidays. Construction staging areas shall be located as far from noise-sensitive uses as feasible. Construction equipment not being used for more than 30 minutes shall be shut down. 	<p>Incorporation of noise reduction measures into construction specifications</p>	<p>Prior to construction</p>	<p>City Public Works Department</p>		
	<p>Construction site inspections</p>	<p>During construction</p>	<p>City Public Works Department</p>		
Cultural Resources					
<p>S3.8-1: Reduce Potential Impacts on Cultural Resources through Archaeological Monitoring and/or Testing, Where Necessary</p> <p>If the pipeline along Westside Road is to be extended or any other subsurface ground disturbance is required in the project area, the City will retain a qualified archaeologist to conduct a cultural resources field survey before ground-disturbing activities. If a potentially affected cultural resource is identified, the qualified archaeologist shall assess the resources further by conducting additional archival research to determine the significance of the resource. If warranted by the field survey and research, the project design shall be refined to help ensure avoidance of the resource and archaeological monitoring of project construction activities in the vicinity of the resource shall be required.</p>	<p>Submittal to Permit Sonoma of report documenting results of cultural resources survey of pipeline extension corridor along Westside Road</p>	<p>Prior to issuance of grading permit</p>	<p>Construction contractor</p>		
			<p>Permit Sonoma</p>		

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<p>S3.8-2: Reduce Potential Impacts on Cultural Resources through Archaeological Monitoring, Where Necessary</p> <p>Before ground-disturbing activities are initiated, all construction personnel shall be alerted to the possibility of buried cultural resources, regulations protecting cultural resources and human remains, and the protocol to follow in case such resources are discovered. If potential historical, architectural, archaeological, or cultural resources are discovered during subsurface excavations at the site of construction, the following procedures shall apply:</p> <ol style="list-style-type: none"> 1. The Contractor shall immediately notify the City's designated construction management engineer (Engineer) and shall stop any work that may jeopardize the discovery pending an investigation of its significance. 2. The Engineer shall select a qualified archaeologist to complete an evaluation of significance before continuing work in that area. 3. The Engineer shall supply the contractor with a "stop-work order" directing the contractor to cease all portions of the work that the Engineer determines may affect the discovery. The stop-work order shall be effective until a qualified archaeologist assesses the value of the potential cultural resources. The stop-work order shall contain the following: <ol style="list-style-type: none"> a. A clear description of the work to be suspended. b. Any instructions regarding issuance of further orders by the contractor for materials services. c. Guidance as to action to be taken regarding subcontractors. d. Any direction to the contractor to minimize costs. e. Estimated duration of the temporary suspension. <p>The archaeologist shall determine the potential significance of the discovery and shall determine a course of action to reduce further impacts in accordance with CEQA standards. Such efforts may include no action, documentation, or testing and potential further subsurface investigation.</p>	<p>Incorporation of worker training, stop work, and City notification requirements into construction specifications</p>	<p>Prior to start of construction activities</p>	<p>City Public Works Department</p>		
	<p>As applicable, engage a qualified archeologist to assess any resource discovery</p>	<p>During construction</p>	<p>Construction Contractor</p>	<p>City Public Works Department</p>	

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<p>S3.8-3: Stop Potentially Damaging Work if Human Remains Are Discovered during Construction, Assess the Significance of the Find, and Pursue Appropriate Management</p> <p>California law recognizes the need to protect historic-era and Native American human burials, skeletal remains, and items associated with Native American interments from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code Sections 7050.5 and 7052 and PRC Section 5097.</p> <p>In accordance with the California Health and Safety Code, if human remains are uncovered during construction at the project site, the construction contractor shall immediately halt potentially damaging excavation and notify the City's designated representative. The City will immediately notify the Sonoma County coroner of the discovery. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the NAHC by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). After a Most Likely Descendant has been designated by the NAHC, the Most Likely Descendant, in consultation with the City's representative, will determine the ultimate disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native American human remains are outlined in detail in PRC Section 5097.9.</p>	<p>Incorporation of worker training, stop work, and City notification requirements into construction specifications</p>	<p>Prior to start of construction activities</p>	<p>City Public Works Department</p>		
				<p>As applicable, notification of the City's designated representative</p>	<p>During construction</p>
			<p>City Public Works Department</p>		
Transportation					
<p>S3.9-3: Prepare and Implement a Traffic Control Plan.</p> <p>Before construction begins, the City and/or its construction contractor shall prepare and implement a traffic control plan to minimize construction-related traffic safety hazards on affected roadways and ensure adequate access for emergency responders. The City and/or its contractor shall coordinate development and implementation of this plan with agencies with jurisdiction over the affected routes (e.g., Sonoma County), as appropriate. The traffic control plan shall, at minimum:</p>	<p>Submittal of Traffic Control Plan to Permit Sonoma</p>	<p>Prior to issuance of grading permits</p>	<p>Construction Contractor</p>		
			<p>City Public Works Department</p>		
			<p>Permit Sonoma</p>		
	<p>Construction site inspections</p>	<p>During Construction</p>	<p>City Public Works Department</p>		

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<ul style="list-style-type: none"> • Discuss work hours and haul routes, delineate work areas, and identify traffic control methods and plans for flagging. • Determine the need to require workers to park personal vehicles at an approved staging area and take only necessary project vehicles to the work sites. • Develop and implement a process for communicating with affected residents and landowners about the project before the start of construction. Public notification shall include posting notices and appropriate signage regarding construction activities. The written notification shall include the construction schedule, the exact location and duration of activities on each roadway (e.g., which roads/lanes and access points/driveways will be blocked on which days and for how long), and contact information for questions and complaints. • Notify the public regarding alternative routes that may be available to avoid delays. • Ensure that appropriate warning signs are posted in advance of construction activities, alerting bicyclists and pedestrians to any closures of nonmotorized facilities. • Notify administrators of police and fire stations, ambulance service providers, and recreational facility managers regarding the timing, location, and duration of construction activities and the locations of detours and lane closures, where applicable. Maintain access for emergency vehicles in and/or adjacent to roadways affected by construction activities at all times. • Require the repair and restoration of affected roadway rights-of-way to their original condition after construction is completed. 					
Wildfire					
S3.12-1: Prepare and Implement a Fire Safety and Management Plan to Minimize Potential for Wildland Fires. Before any construction permits are issued or construction activity begins, the City shall develop a fire protection plan, which the construction contractor shall implement during construction. The fire safety and management plan shall do all of the following:	Submittal of Fire Safety Management Plan to Permit Sonoma	Prior to issuance of grading permits	Construction Contractor		
			City Public Works Department		
			Permit Sonoma		

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<ul style="list-style-type: none"> Require that light trucks and cars with factory-installed (type) mufflers be used only on roads where the roadway is cleared of vegetation. These vehicle types shall maintain their factory-installed (type) muffler in good condition. Ensure that equipment staging areas and worker parking areas are cleared of all extraneous flammable materials. Require that construction personnel be trained and equipped to extinguish small fires to prevent them from growing into more serious threats. Provide a list of key names and addresses identifying whom to alert in case of an emergency. Prohibit smoking in wildland areas, with smoking limited to paved areas or areas cleared of all vegetation. 	Construction site inspections	During construction	City Public Works Department		
<p>Implementation Measure 3.12-1: Implement Applicable Requirements of the California Public Resources Code during Construction.</p> <p>The City of Healdsburg and its construction contractor shall:</p> <ul style="list-style-type: none"> require removal of flammable materials to a distance of 10 feet from any equipment that could produce a spark, fire, or flame on days when burning permits are required (PRC Section 4427); provide firefighting equipment, including but not limited to backpack pump-type fire extinguishers filled with water, McLeod fire tools, and a sufficient number of shovels, during the period of highest fire danger (April 1–December 1) (PRC Section 4428); and prohibit the use of portable tools powered by gasoline-fueled internal combustion engines within 25 feet of flammable materials when burning permits are required (PRC Section 4431). 	Incorporation of applicable PRC Sections 4427, 4428, and 4431 into construction specifications	Prior to start of construction activities	City Public Works Department		
	Construction site inspections	During construction	City Public Works Department		