

## EXHIBIT C

# **SAGGIO HILLS PROJECT ENVIRONMENTAL IMPACT REPORT MITIGATION MONITORING AND REPORTING PROGRAM**

## **1. INTRODUCTION**

The California Environmental Quality Act (CEQA) requires public agencies to adopt a mitigation reporting or monitoring program for all projects for which a mitigated negative declaration has been prepared (Public Resources Code, Section 21081.6; State CEQA Guidelines, Section 15091). This is intended to ensure the implementation of all mitigation measures adopted through the CEQA process. Specifically, Section 21081.6(a)(1) of the Public Resources Code requires a lead or responsible agency to "... adopt a reporting or monitoring program for changes made to the project or conditions of project approval, adopted to mitigate or avoid significant effects on the environment."

On August 23, 2007, the City of Healdsburg (City) distributed to public agencies and the general public a draft environmental impact report (DEIR) for the Saggio Hills Project in accordance with the requirements of the California Environmental Quality Act (CEQA). The proposed project includes adoption of an area plan and implementation of the associated development proposal for a combination of destination resort lodging, meeting and spa facilities, residential homes, a city-owned community park, a trails system, a future city-developed affordable housing complex, a city-owned pump station, and a city-owned fire substation. The development is proposed on an approximately 258.5-acre site located in unincorporated Sonoma County immediately north of Healdsburg, California.

The City is the lead agency for this project under CEQA. A Final Environmental Impact Report (FEIR) for the project has been prepared, and the EIR will be considered for certification by the Healdsburg City Council. Approval of the project would also involve adoption of Findings of Fact and a Statement of Overriding Considerations. If the EIR is certified, the City will also file a Notice of Determination with the State Clearinghouse.

This mitigation monitoring and reporting program (MMRP) includes all mitigation measures included in the FEIR.

## **2. PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM**

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the project. The MMRP may be modified by the City during project implementation, as necessary, in response to changing conditions or other refinements. Table 1 (included at the end of this chapter) has been prepared to assist the responsible parties in implementing the MMRP. The table identifies individual mitigation measures, monitoring/mitigation timing, responsible person/agency for implementing the measure, and monitoring and reporting procedures and provides space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the EIR.

### 3. ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the City is responsible for taking all actions necessary to implement the mitigation measures according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. The City, at its discretion, may delegate implementation responsibility or portions thereof to a licensed contractor or other designated agent.

The City would be responsible for overall administration of the MMRP and for verifying that the applicant, City staff members and/or the construction contractor has completed the necessary actions for each measure. The City would designate a project manager to oversee the MMRP. Duties of the project manager include the following:

- ▶ Ensure that routine inspections of the construction site are conducted by appropriate staff; check plans, reports, and other documents required by the MMRP; and conduct report activities.
- ▶ Serve as a liaison between the applicant, the City (where necessary), and the construction contractor regarding mitigation monitoring issues.
- ▶ Complete forms and maintain reports and other records and documents generated by the MMRP.
- ▶ Coordinate and ensure that corrective actions or enforcement measures are taken, if necessary.

The responsible party for implementation of each item would identify the staff members responsible for coordinating with the city on the MMRP.

### 4. ANNUAL REPORTING

The project manager for the applicant shall prepare a monitoring report, annually and on completion of the project describing the compliance of the activity with the required mitigation measures. Information regarding inspections and other requirements shall be compiled and explained in the report. The report shall be designed to simply and clearly describe whether mitigation measures have been adequately implemented. At a minimum, each report shall identify the mitigation measures or conditions to be monitored for implementation, whether compliance with the mitigation measures or conditions has occurred, the procedures used to assess compliance, and whether further action is required. The monitoring report shall be presented to the City for review and decisions regarding any required action or determination.

### 5. MITIGATION MONITORING PLAN TABLE

The annual report will verify the implementation of mitigation measures. Table 1 should guide the City in its evaluation and should be the basis for annual reporting.

The column categories identified in Table 1 are described below.

- ▶ **Mitigation Number** – This column lists the mitigation measures according to the number in the EIR.
- ▶ **Mitigation Measure** – This column provides the text of the mitigation measures identified in the EIR.
- ▶ **Timing/Schedule** – This column lists the time frame in which the mitigation will take place.

- ▶ **Implementation Responsibility** – This column identifies the entity responsible for complying with the requirements of the mitigation measure. In most cases, the construction contractor will be responsible for conforming with the mitigation measure.
- ▶ **Implementation and Verification** – These columns are for verifying compliance. The “Action” column describes the type of action taken to verify implementation. The “Date Completed” column is to be dated and initialed by the project manager, or his/her designee, based on the documentation provided by the construction contractors, its agents (qualified individuals), or through personal verification by the City.

**Table 1  
Mitigation Monitoring and Reporting Plan for the Saggio Hills Project**

Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
					Action	Date Completed
3.1-1	<p><b>Relocate or Redesign Resort Residence “A-6” to Avoid Projecting Above the Ridgeline.</b></p> <p>The location and design of resort residence “A-6” potentially conflict with Policy A.4 in the City’s General Plan, which states: “Major scenic ridgelines and highly visible hillsides shall be protected from visually obtrusive development... Structural projections above the ridgeline shall not be allowed unless it can be demonstrated that the projection will be screened by existing natural features.” Therefore, resort residence A-6 shall be relocated and/or redesigned so that no part of the structure projects above the dense tree canopy on the ridgeline.</p>	Before the approval of grading permits or final map.	The project applicant for all project phases.	City of Healdsburg Planning and Building and Public Works Departments.		
3.1-4a	<p><b>Establish and Require Conformance to Lighting Standards and Prepare and Implement a Lighting Plan.</b></p> <p>To reduce impacts associated with light and glare, including skyglow and scattered light, a lighting plan shall be prepared and submitted to the City for review and approval. The lighting plan shall include the following elements (i.e., performance standards) that address construction and operation of the resort, the resort residences and resort villas, and the community park and fire substation:</p> <p><b>Construction</b></p> <p>Lighting needed for construction activities shall be fully shielded from adjacent residential areas and passing motorists.</p> <p><b>Resort Residences and Villas</b></p> <p>The use of mercury vapor or low-pressure sodium for public lighting in residential neighborhoods shall be prohibited.</p> <p><b>Community Park</b></p> <p>Lighting needed for nighttime sporting activities shall be shielded from adjacent residential areas and passing motorists.</p>	Before the approval of grading permits or final maps for all phases.	The project applicant for all project phases.	City of Healdsburg Planning and Building and Public Works Departments.		

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	<p>All field lights shall have a manual timer that allows continuous use up to 10:00 p.m.</p> <p>The applicant shall implement the “dimmed” feature in the LSG lighting design to help mitigate the effects of the lighting. This feature will allow the lights to be turned on to full brightness during activities such as a soccer game, while after the game the lights would be switched to a dimmed setting to allow other activities not requiring full brightness (e.g., practices, clean-up).</p> <p><b>All Project Elements</b></p> <p>Lights shall be at the minimum allowable light level (footcandles), with cutoff, and shall not spill light onto adjacent properties. The 14-foot street lights in the valleys of the project site, which are proposed with low (70-watt, 0.6 fc) light levels, shall be assumed to meet this requirement.</p> <p>Building materials, lighting, and signage (excluding street signs) within view of Healdsburg Avenue or U.S. 101 shall not have a shiny reflective finish. These materials shall have a flat finish with earth tone colors of dark shades. These materials shall be used on the project site to prevent light and glare from adversely affecting motorists on Healdsburg Avenue or U.S. 101.</p> <p>An exterior lighting plan shall be prepared for the buildings and landscape design for review by the City. Lighting fixtures shall be architecturally consistent with the overall site design and character and shall be consistent with the City’s design guidelines.</p> <p>Architectural lighting shall be directed below the horizontal plane and shall not spill beyond the feature intended to be lit.</p> <p>Standards for outdoor lighting (such as using the minimum allowable light level as listed above) shall be established to reduce high-intensity nighttime lighting and glare as part of the Saggio Hills Area Plan design guidelines/standards. Street lighting,</p>					

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	<p>parking lot lighting, and other substantial light sources shall be shielded to reduce effects of nighttime lighting. In addition, where applicable, automatic shutoffs or motion sensors shall be used for lighting features to further reduce excess nighttime light. All nighttime lighting shall be shielded to prevent the light from shining off of the surface intended to be illuminated.</p> <p>The lighting plan may be submitted concurrently with other improvement plans, and shall be submitted before the installation of any lighting or the approval of building permits for all phases. The project applicant for all future phases shall implement the approved lighting plan.</p>					
3.1-4b	<p><b>Implement Landscaping Plan to Provide a Visual Buffer and to Improve Aesthetics Around Lighted Sports Fields.</b></p> <p>To provide a visual buffer between the lighted sports fields and surrounding views, and to improve the aesthetic character of the field portion of the community park in relation to the adjacent neighborhood, the project applicant shall implement the following elements into a landscaping plan for the field portion of the community park:</p> <p>The vegetation species list included in the landscaping plan shall comprise species that are native and indigenous to the project region. The species list shall include evergreen and deciduous trees, shrubs, and an herbaceous understory of varying heights. The chosen plant variety will increase the effectiveness of the screen by providing multiple layers, seasonality, increased habitat diversity, and reduced susceptibility to disease.</p> <p>A landscape architect shall create the planting design to reflect patterns that are in keeping with established neighboring properties to maintain the local character of the adjacent neighborhood.</p>	Before the approval of sports field and lighting building permit.	City of Healdsburg Public Works Department.	City of Healdsburg Planning and Building and Public Works Departments.		

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	Vegetation will be planted immediately following sports field construction or at the latest within the first year following construction depending on optimal seasonal planting times. An irrigation and maintenance program will be implemented during the plant establishment period and carried on permanently.					
3.2-1a	<p><b>Implement Control Measures Recommended by BAAQMD to Limit PM<sub>10</sub> Emissions during Construction.</b></p> <p>The project applicant and construction contractor for all project phases shall implement the following control measures recommended by BAAQMD to limit construction emissions of PM<sub>10</sub> (NSCAPCD defers to BAAQMD for recommended mitigation measures):</p> <p>(a) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.</p> <p>(b) Cover all hauling trucks or maintain at least 2 feet of freeboard.</p> <p>(c) Pave, apply water at least twice daily, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.</p> <p>(d) Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.</p> <p>(e) Hydroseed or apply (nontoxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for 10 days or more).</p> <p>(f) Enclose, cover, water twice daily, or apply (nontoxic) soil binders to exposed stockpiles.</p>	During all phases of project construction.	The project applicant for all project phases and all construction contractors.	City of Healdsburg Planning and Building and Public Works Departments and Northern Sonoma County Air Pollution Control District.		

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	<p>(g) Limit traffic speeds on any unpaved roads to 15 mph.</p> <p>(h) Replant vegetation in disturbed areas as quickly as possible.</p> <p>(i) Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.</p> <p>(j) Install windbreaks, or plant trees or other vegetative windbreaks at windward side(s) of construction areas.</p> <p>(k) Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.</p> <p>(l) Limit the area subject to excavation, grading, and other construction activity at any one time.</p> <p>(m) Designate a disturbance coordinator when construction activities occur within 200 feet of sensitive receptors. Prominently post a phone number for this person on the job site, and distribute same to all nearby residents and businesses. The coordinator will respond to and remedy any complaints about dust, exhaust, or other air quality concerns. A log shall be kept of all complaints and how and when the problem was remedied.</p> <p>These measures shall be implemented for all areas (both on-site and off-site) where construction activities would occur to reduce fugitive dust emissions.</p>					
3.2-1b	<p><b>Implement Further Measures to Reduce Pollutant Emissions.</b></p> <p>The project applicant and construction contractor for all project phases shall implement the following measures (in addition to Mitigation Measure 3.2-1a) to reduce exhaust emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub>:</p> <p>(a) Require that the heavy-duty (i.e., greater than 50 horsepower) off-road vehicles to be used in the construction of the project, including owned, leased, and subcontractor vehicles,</p>	During all phases of project construction.	The project applicant for all project phases and all construction contractors.	City of Healdsburg Planning and Building and Public Works Departments and Northern Sonoma		



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	<p>would achieve a project wide fleet-average 20% NO<sub>x</sub> reduction and 45% particulate matter reduction compared to the most recent ARB fleet average at time of construction. Acceptable options for reducing emissions may include use of late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p> <p>(b) Install temporary electrical service whenever possible to avoid need for independently powered equipment (e.g., compressors).</p> <p>(c) Turn off diesel equipment standing idle for more than 5 minutes. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site.</p> <p>(d) Properly tune and maintain equipment for low emissions.</p>			County Air Pollution Control District.		
3.2-4	<p><b>Implement Mitigation Measures 3.2-1a, “Implement Control Measures recommended by BAAQMD to Limit PM10 Emissions during Construction,” and 3.2-1b, “Implement Further Measures to Reduce Pollutant Emissions.</b></p> <p>The project applicant and construction contractor for all project phases shall implement the following control measures recommended by BAAQMD to limit construction emissions of PM<sub>10</sub> (NSCAPCD defers to BAAQMD for recommended mitigation measures):</p> <p>(a) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.</p> <p>(b) Cover all hauling trucks or maintain at least 2 feet of</p>	During all phases of project construction.	The project applicant for all project phases and all construction contractors.	City of Healdsburg Planning and Building and Public Works Departments and Northern Sonoma County Air Pollution Control District.		

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	<p>freeboard.</p> <p>(c) Pave, apply water at least twice daily, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.</p> <p>(d) Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.</p> <p>(e) Hydroseed or apply (nontoxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for 10 days or more).</p> <p>(f) Enclose, cover, water twice daily, or apply (nontoxic) soil binders to exposed stockpiles.</p> <p>(g) Limit traffic speeds on any unpaved roads to 15 mph.</p> <p>(h) Replant vegetation in disturbed areas as quickly as possible.</p> <p>(i) Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.</p> <p>(j) Install windbreaks, or plant trees or other vegetative windbreaks at windward side(s) of construction areas.</p> <p>(k) Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.</p> <p>(l) Limit the area subject to excavation, grading, and other construction activity at any one time.</p> <p>(m) Designate a disturbance coordinator when construction activities occur within 200 feet of sensitive receptors. Prominently post a phone number for this person on the job site, and distribute same to all nearby residents and businesses. The</p>					

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	<p>coordinator will respond to and remedy any complaints about dust, exhaust, or other air quality concerns. A log shall be kept of all complaints and how and when the problem was remedied.</p> <p>These measures shall be implemented for all areas (both on-site and off-site) where construction activities would occur to reduce fugitive dust emissions.</p>					
3.2-4a	<p><b>Implement Recommendations Contained in the Asbestos Report Related to Construction in Serpentinite Soils.</b></p> <p>The project applicant for all project phases shall implement all recommended engineering controls contained in the Kleinfelder (2006) letter report <i>Naturally Occurring Asbestos Sampling Results</i> (Appendix G). Engineering controls shall comply with the standards required by 17 California Code of Regulations ("CCR") Section 93501, "Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations," ("Section 93501 standards") and shall include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• track-out prevention for vehicles leaving the project site,</li> <li>• covering or wetting soil storage piles,</li> <li>• washing equipment prior to exiting the project site,</li> <li>• watering construction areas during earth-moving activities,</li> <li>• excavation of serpentinite soils in the proposed park area to a depth of 3 inches or more and replacement with engineered fill material that does not contain asbestos,</li> <li>• air monitoring of asbestos during construction activities (if required by NSCAPCD), and</li> <li>• post construction stabilization of disturbed areas with</li> </ul>	Before commencement of the first phase of construction and throughout the project construction period	The project applicant for all project phases and all construction contractors.	City of Healdsburg Planning and Building and Public Works Departments and Northern Sonoma County Air Pollution Control District.		

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	vegetative cover.					
3.2-4b	<p><b>Prepare and Implement an Asbestos Dust Control Plan.</b></p> <p>The project applicant shall prepare an Asbestos Dust Control Plan for approval by the Northern Sonoma County Air Pollution Control District (NSCAPCD) which conforms to the Section 93501 standards. The Asbestos Dust Control Plan shall specify measures, such as periodic watering to reduce airborne dust and ceasing construction during high winds, that will be taken to ensure that no visible dust crosses the property line. The project applicant shall submit the plan to the City Planning and Building Department for review and NSCAPCD for review and approval before construction of the first project phase. The plan shall not be approved unless it meets the Section 93501 standards and any other applicable NSCAPD standards. NSCAPCD approval of the plan must be received before any asbestos-containing rock (serpentinite) can be disturbed. Upon approval of the Asbestos Dust Control Plan by NSCAPCD, the applicant shall ensure that construction contractors implement the terms of the plan throughout the construction period.</p>	Before commencement of the first phase of construction and throughout the project construction period	The project applicant for all project phases and all construction contractors.	City of Healdsburg Planning and Building and Public Works Departments and NSCAPD		
3.3-2	<p><b>Implement Minimization Measures to Avoid Potential Impacts on Nesting Special-Status Bird Species and Other Nesting Birds.</b></p> <p>The following measures shall be implemented by the project applicant of all project phases to avoid potential adverse effects on nesting special-status bird species and other nesting birds:</p> <p>A qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities. Preconstruction surveys shall occur no later than 2 weeks before the start of construction activities.</p>	For avoidance, March 1–September 1; for minimization, 2 weeks before start of construction.	The project applicant for all project phases.	City of Healdsburg Planning and Building Department and City Forester.		

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	<p>If active nests of raptors or other bird species are found during preconstruction surveys, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged (i.e., left the nest). The size of the buffer zones and types of construction shall be determined in consultation with DFG and shall be based on existing noise and human disturbance levels at the project site.</p> <p>If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees, shrubs, and buildings that have been determined to be unoccupied by special-status birds or that are located more than 500 feet from active nests may be removed, subject to all other state and local laws, including conservation plans.</p>					
3.3-3	<p><b>Perform Predemolition Surveys and If Roosting Bats Are Found, Postpone Demotion Until Young are Reared and Able to Forage on Their Own.</b></p> <p>Before demolition of any of the abandoned buildings on the project site, a qualified biologist shall conduct a predemolition building survey of each building to be demolished to determine if roosting bats are present. The biologist shall be experienced in and familiar with bat biology and able to recognize evidence of bat use. If abandoned buildings are being used by bats as a maternity roost, demolition of identified buildings shall be postponed until the young are reared and able to forage on their own as determined by a qualified biologist.</p>	Before on-site building demolition.	The project applicant for all project phases.	City of Healdsburg Planning and Building Department.		
3.3-5a	<p><b>Mitigate for the Loss of Heritage Trees in Accordance with the Healdsburg Zoning Ordinance Heritage Tree Protection Requirements.</b></p> <p>In accordance with the Healdsburg Zoning Ordinance Heritage</p>	After final plans and specifications are prepared for each	The project applicant for all project phases.	City of Healdsburg Planning and Building		

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	Tree Protection Requirements, any heritage trees (30 inches or greater in diameter at breast height) that are to be removed must be replaced at a ratio of three new trees for every heritage tree removed, planted on the project site. If the Planning and Building Director determines that it would be infeasible to plant all of the replacement trees on the same site or within immediately adjacent right-of-way, both to allow retention of existing riparian habitat and to allow for creek restoration and enhancement as rights-of-way, an in-lieu equivalent fee for the excess trees may be paid into the City's Tree Planting and Maintenance Fund.	phase so the exact number of trees have been determined		Department		
3.3-5b	<p><b>Avoid Encroachment into Oak Woodlands during Construction and Develop and Implement an Oak Tree Protection and Monitoring Plan.</b></p> <p>To ensure that the minimum number of trees are removed, the project applicant shall flag the boundaries of land grading within the oak woodland so that grading, earthmoving, and construction activities do not inadvertently encroach into the oak woodlands. All trees that are to remain within the construction area shall be protected with orange safety fencing or a similar type of measure that clearly identifies the trees as to be saved. Grading, compaction, and trenching activities under the dripline of trees to remain shall be kept to a minimum. The above activities shall be supervised by a qualified arborist or ecologist. A qualified arborist or ecologist shall develop an oak tree protection and monitoring plan that is specific to the affected areas.</p> <p>The oak tree protection and monitoring plan shall include performance standards including, but not limited to, providing a site-specific tree preservation plan for each phase of development and requiring the monitoring and replacement (at a 3:1 ratio as required by City code) of oak trees damaged or destroyed during</p>	After final plans and specifications and before issuance of the grading permit	The project applicant for all project phases.	City of Healdsburg Planning and Building Department		

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	construction. The project applicant shall retain a qualified arborist or ecologist to monitor the replacements for a 10-year period. All planted trees shall have no less than 70% survival rate at the end of the 10-year monitoring period. Furthermore, the application shall identify compatible uses with oak trees and incompatible uses (e.g., planting lawns under the dripline); these compatible and incompatible uses shall be integrated into the covenants, codes, and restrictions of the homeowners association that will be established as part of the project.					
3.3-5c	<p><b>Obtain Heritage Tree Removal Permit.</b></p> <p>Before the start of project-related activities, the project applicant shall obtain a heritage tree removal permit from the City of Healdsburg with the policy of 3:1 replacement. Replacement shall be on the project site to the extent feasible. If the Planning and Building Director determines that it would be infeasible to plant all of the replacement trees on the same site or within immediately adjacent rights-of-way, an in-lieu equivalent fee may be paid into the City’s Tree Planting and Maintenance Fund for the trees that cannot be accommodated on the site.</p>	During preparation of plans and specifications, and during and after construction	The project applicant for all project phases.	City of Healdsburg Planning and Building Department and City Forester; and		
3.3-5d	<p><b>Perform Bridge Construction during the Dry Season and Take Measures to Prevent Water Pollution from Concrete.</b></p> <p>All earthmoving, ground clearing, grading, and bridge construction activities within 35 feet of the unnamed tributary to Foss Creek shall be conducted during the dry-season low-flow period (May 1 through October 1). During bridge construction, the following measures shall be implemented by the project applicant:</p> <p>If applicable, poured concrete shall be excluded from the wetted channel for a period of 30 days after it is poured. A DFG-approved commercial sealant may be applied to the poured concrete surfaces if streamflows are expected to come into contact with the concrete</p>	Before preparation of plans and specifications	The project applicant for all project phases.	City of Healdsburg Planning and Building Department		

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	<p>before the end of the 30-day period. If a sealant is used, water shall be excluded from the site until the sealant is dry.</p> <p>If applicable, and to the extent feasible, disturbed channel banks shall be returned to original grade and revegetated with native plant species.</p> <p>The use of hardscape scour protections, such as riprap, at the abutments shall be minimized.</p>					
3.3-5e	<p><b>Develop Streambank Monitoring Program, Monitor Stream Erosion along the Primary Drainages, and Implement Additional Restoration Measures if Erosion Continues or Worsens.</b></p> <p>To determine whether the increase in nonpermeable surfaces (e.g., roads, building roofs, parking lots) would lead to bank erosion or downcutting, the project applicant shall monitor any changes to the two primary drainages, the unnamed tributary drainage that enters Foss Creek from the north through a monitoring program to be implemented as part of the project's restoration efforts. The project applicant shall retain a qualified restoration ecologist and geomorphologist to monitor stream erosion along these drainages. Monitoring shall occur for a minimum of 5 years after project infrastructure buildout to capture potential changes caused by the project as well as several rainy seasons. If erosion along these drainages is found to continue or worsen, additional restoration measures identified by the restoration ecologist and geomorphologist shall be implemented to reverse the damage and restore the streambanks to preconstruction condition. Compliance with specific standards contained in the master drainage plan required by Mitigation Measure 3.7-2 below will also protect streambanks from erosion that could otherwise be caused by excessive or uncontrolled runoff.</p>	For a minimum of 5 years after project buildout	The project applicant for all project phases.	City of Healdsburg Planning and Building and Public Works Departments		



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3.3-5f	<p><b>Replace Oak Trees 6” Removed From the Site and Include in the CC&amp;Rs Enforcement Provisions For Unauthorized Cutting of Oak Trees.</b></p> <p>All oak trees removed in the course of Project construction shall be replaced, using a 1:1 ratio for non-heritage trees and a 3:1 ratio for heritage trees. The Applicant shall also maintain a program which will gather and germinate acorns from oak trees on the Project site, in order to replant with identical site-specific oak tree stock, as appropriate, under the supervision of a qualified arborist or ecologist, including on-going monitoring and replacement as required. CC&amp;Rs required by the development agreement and as a condition of approval of the subdivision map for the Project are required to contain a prohibition on cutting of all trees by individual homeowners in any common area and further limit the ability of individual homeowners to cut oaks on their own property, thus further mitigating oak tree removal.</p>	Prior to issuance of an occupancy permit for the associated development, or if multiple structures are constructed in a single phase prior to the first occupancy permit (for tree replacement); prior to approval of a final map for the resort (for the CC&Rs).	The project applicant for all project phases.	City of Healdsburg Planning and Building, Community Services and Public Works Departments		
3.3-6a	<p><b>Secure Clean Water Act Section 404 and 401 Permits and Implement All Permit Conditions, and Ensure No Net Loss of Wetlands, Other Waters of the United States, and Associated Functions and Values.</b></p> <p>Before the approval of grading and improvement plans and before any groundbreaking activity, the project applicant for each project phase requiring the fill of wetlands or other waters of the United States or waters of the state shall obtain all necessary permits under Sections 401 and 404 of the CWA or the State’s Porter-Cologne Act. The project applicant shall commit to replace, restore, or enhance on a “no net loss” basis (in accordance with USACE and the North Coast RWQCB) the acreage of all wetlands and other waters of the United States subject to USACE jurisdiction and waters of the state subject to RWQCB jurisdiction</p>	Before the approval of grading or improvement plans or any ground-disturbing activities for any project development phase containing wetland features. The mitigation and monitoring	The project applicant for all project phases.	U.S. Army Corps of Engineers, the North Coast Regional Water Quality Control Board, California Department of Fish and Game, and City of Healdsburg Planning and		

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	<p>that would be removed, lost, and/or degraded with implementation of project plans. Wetland habitat shall be restored, enhanced, and/or replaced at an acreage and location and by methods agreeable to USACE and the North Coast RWQCB, and the City, as appropriate depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes.</p> <p>To accomplish this mitigation, the project applicant shall take the following steps:</p> <ul style="list-style-type: none"> <li>▪ As part of the Section 404 permitting process, a proposed wetland and creekbed mitigation plan has been developed for the project (Appendix M) by Charles Patterson on behalf of the project applicant. Before any ground-disturbing activities that would adversely affect wetlands and before engaging in mitigation activities associated with each phase of development, the project applicant shall obtain approval of the proposed wetland and creekbed mitigation plan from USACE, the North Coast RWQCB, and the City for review and approval of those portions of the plan over which they have jurisdiction. Once the mitigation plan is approved and implemented, mitigation monitoring will continue for a minimum of 5 years from completion of mitigation, or human intervention, or until the performance standards identified in the approved mitigation plan have been met, whichever is longer.</li> <li>▪ The plan shall be prepared to the satisfaction of the City, in accordance with the City's Grading and Erosion Control Ordinance, as well as to the satisfaction of those agencies with jurisdiction over all or portions of the plan.</li> <li>▪ In conjunction with preparation and implementation of an</li> </ul>	<p>plan must be approved before any impact on wetlands can occur. Mitigation shall be implemented on an ongoing basis throughout and after construction, as required.</p>		<p>Building and Public Works Departments, as appropriate depending on agency jurisdiction, and as determined during the Section 401, Section 404, and 1602 permitting processes.</p>		

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	<p>approved wetland mitigation plan, the project applicant shall prepare and submit plans for the creation of jurisdictional waters of the United States, including wetlands, at an adequate mitigation ratio to offset the aquatic functions and values that would be lost at the project site, account for the temporal loss of habitat, and contain an adequate margin of safety to reflect anticipated success. The mitigation and monitoring plans must demonstrate how the aquatic functions and values that would be lost through project implementation will be replaced. The habitat mitigation and monitoring plan for jurisdictional wetland features will need to be consistent with USACE's December 30, 2004, <i>Habitat Mitigation and Monitoring Proposal Guidelines</i>. The wetland mitigation and monitoring plan shall also describe specific method(s) to be implemented to avoid and/or mitigate any potential off-site project-related impacts. The wetland creation section of the habitat mitigation and monitoring plan shall include the following:</p> <ul style="list-style-type: none"> <li>▪ target areas for creation;</li> <li>▪ a complete biological assessment of the existing resources in the target areas;</li> <li>▪ specific creation and restoration plans for each target area;</li> <li>▪ performance standards for success that will illustrate that the compensation ratios are met; and</li> <li>▪ a monitoring plan, including schedule and annual-report format.</li> </ul> <p>The project applicant shall secure the permits and regulatory approvals described below and shall implement all permit conditions. For each respective phase, all permits, regulatory</p>					

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	<p>approvals, and permit conditions for effects on wetland habitats shall be secured before implementation of any grading activities.</p> <p>Authorization to place dredged or fill material into waters of the United States shall be secured from USACE through the CWA Section 404 permitting process before any fill is placed in jurisdictional wetlands or other waters of the United States. USACE has determined that the project will require an individual permit (i.e., more than 0.5 acre of wetlands would be affected). In its final stage and once approved by USACE, the proposed mitigation and monitoring plan for the project is expected to detail proposed wetland restoration, enhancement, and/or replacement activities that would ensure no net loss of aquatic functions and values in the project vicinity. Approval and implementation of the wetland mitigation and monitoring plan shall fully mitigate all impacts on jurisdictional waters of the United States, including jurisdictional wetlands. In addition to USACE approval, approval by the City and the North Coast RWQCB, as appropriate depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes, will also be required. To satisfy the requirements of the City and the North Coast RWQCB, mitigation of impacts on nonjurisdictional wetlands beyond the jurisdiction of USACE shall be included in the same mitigation and monitoring plan. All mitigation requirements determined through this process shall be implemented before grading plans are approved. Wetland mitigation must be approved before any impacts on wetlands commence.</p> <p>Water quality certification pursuant to Section 401 of the CWA will be required before-issuance of a Section 404 permit. Before construction in any areas containing wetland features, the project applicant shall obtain water quality certification for the applicable</p>					

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	<p>phase of the project. Any measures required as part of the issuance of water quality certification shall be implemented.</p> <p>If Section 401 and 404 permit requirements ensure no net loss of all wetland features, and these requirements are addressed before any ground-disturbing activities, no additional mitigation will be required by the City. Written approval from the City indicating that these requirements fulfill all no-net-loss obligations must be obtained before the approval of grading or improvement plans or any ground-disturbing activities in any project phase containing wetland features.</p>					
3.3-6b	<p><b>Secure Section 1602 Lake and Streambed Alteration Agreement and Implement All Permit Conditions.</b></p> <p>The project applicant shall secure a Section 1602 Lake and Streambed Alteration Agreement for activities that would do any of the following: (1) substantially obstruct or divert the natural flow of a river, stream, or lake; (2) substantially change or use any material from the bed, channel, or bank of a river, stream, or lake; or (3) deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into a river, stream, or lake. Fish and Game Code Section 1602 applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state. DFG received a Notification of Lake or Streambed Alteration from the project applicant on January 30, 2007.</p>	<p>Before the approval of grading or improvement plans or any ground-disturbing activities for any project development phase containing wetland features. The mitigation and monitoring plan must be approved before any impact on wetlands can occur. Mitigation shall be implemented on</p>	<p>The project applicant for all project phases.</p>	<p>U.S. Army Corps of Engineers, the North Coast Regional Water Quality Control Board, California Department of Fish and Game, and City of Healdsburg Planning and Building and Public Works Departments, as appropriate depending on agency jurisdiction,</p>		

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		an ongoing basis throughout and after construction, as required.		and as determined during the Section 401, Section 404, and 1602 permitting processes.		
3.4-2	<p><b>Provide Preconstruction Worker Education and Stop Potentially Damaging Work If Cultural Resources are Uncovered.</b></p> <p>Before initiation of each phase of construction or ground-disturbing activities associated with the project, the project applicant shall require all construction personnel to participate in a worker education meeting to better understand the types of buried cultural resources that may be uncovered by project construction and their responsibilities under California state law if buried cultural resources are uncovered. The general contractor, its supervisory staff, and machinery operators shall be responsible for monitoring the construction project for disturbance of cultural resources. If evidence of archaeological or historic-era resources is uncovered during project construction, work in the vicinity of the find shall be halted until the discovery can be evaluated and treated. If unusual amounts of stone (more than a 10% increase over adjacent areas) or any artifacts, bone, or shell are uncovered during construction activities, work within 50 feet of the specific location at which the suspected resources have been uncovered shall be suspended, and the project applicant and lead agency shall be immediately contacted. At that time, the project applicant shall retain a professional archaeologist, who shall conduct a field investigation of the specific site and recommend mitigation</p>	At the beginning of construction of all project phases and when resources are found	The project applicant for all project phases and the construction contractor.	City of Healdsburg Planning and Building and Public Works Departments.		

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	deemed necessary for the protection or recovery of any cultural resources concluded by the archaeologist to represent significant or potentially significant resources (as defined by CEQA or the NHPA). The City of Healdsburg Planning and Building Department shall ensure that the mitigation is implemented before the resumption of construction activities at the location of the find.					
3.4-3	<p><b>Provide Preconstruction Worker Education and Stop Potentially Damaging Work If Human Remains are Uncovered.</b></p> <p>Before initiation of construction or ground-disturbing activities associated with the project, the project applicant shall require all construction personnel to be alerted to the possibility of buried Native American burials/human remains. The general contractor and its supervisory staff shall be responsible for monitoring the construction project for disturbance of human remains. If evidence of human remains is uncovered during project construction, work in the vicinity of the find shall be halted until the burials can be evaluated and treated. In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor and/or the project applicant shall immediately halt potentially damaging excavation in the area of the burial and notify the Sonoma County Coroner and a professional archaeologist to determine the nature of the remains. 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]). Following the coroner's findings, the property owner, contractor or project applicant, an archaeologist, and the</p>	When human remains are found.	The project applicant for all project phases and the construction contractor.	City of Healdsburg Planning and Building and Public Works Departments.		

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	<p>NAHC-designated Most Likely Descendant (MLD) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in PRC Section 5097.9.</p> <p>Upon the discovery of Native American remains, the project applicant shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the MLD has taken place. The MLD shall have 48 hours to complete a site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment may be discussed. PRC Section 5097.9 suggests that the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. The following is a list of site protection measures that the landowner shall employ:</p> <ol style="list-style-type: none"> <li>(1) Record the site with the NAHC or the appropriate Information Center.</li> <li>(2) Utilize an open-space or conservation zoning designation or easement.</li> <li>(3) Record a document with the county in which the property is located.</li> </ol> <p>The project applicant or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not</p>					



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	subject to further subsurface disturbance if the NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or their authorized representative may also reenter the remains in a location not subject to further disturbance if they reject the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the project applicant.					
3.5-1a	<p><b>Update Recommendations from Preliminary Geotechnical Report, Prepare a Final Geotechnical Report and Implement All Applicable Geotechnical Recommendations from Both Reports.</b></p> <p>Kleinfelder has prepared a preliminary geotechnical report for the project that includes recommendations for construction and design (Kleinfelder 2004). Although these recommendations remain generally applicable to the project site, they were based on a previous project design that has been modified. In particular, the recommendations for specific lot modifications require updating to reflect the revised lot pattern. As a result, before the approval of grading plans for all project phases, a final geotechnical subsurface investigation report updating the existing recommendations shall be prepared by the project applicant for the proposed development and shall be submitted to the City. The final geotechnical engineering report shall address and make (or update) recommendations on the following:</p> <ul style="list-style-type: none"> <li>▪ site preparation;</li> <li>▪ appropriate sources and types of fill;</li> <li>▪ potential need for soil amendments;</li> <li>▪ road, pavement, and parking areas;</li> </ul>	Before approval of grading permits or final map for geotech report and on-site monitoring throughout earth-moving activities as recommended in the geotechnical engineering report and/or City requirements.	The project applicant for all project phases.	City of Healdsburg Planning and Building and Public Works Departments.		

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Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
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	<ul style="list-style-type: none"> <li>▪ structural foundations, including retaining wall design;</li> <li>▪ grading practices;</li> <li>▪ erosion/winterization; and</li> <li>▪ site-specific seismic design parameters.</li> </ul> <p>Although the project site is located in Seismic Zone 4 according to the UBC, the project site contains active and/or potentially active fault traces that may not be accounted for in the current seismic zone designation. Therefore, the final geotechnical report shall include or update site-specific seismic design calculations and engineering recommendations to address the potential for strong seismic ground shaking. The final geotechnical report shall also include or update subsurface testing of soil and groundwater conditions and determine appropriate foundation designs that are consistent with the CBC.</p> <p>The final geotechnical study shall include a precise determination of the location of active and/or potentially active fault traces at the project site. Where possible, underground utilities shall avoid crossing active fault traces. If this is not possible, flexible utility connections and/or shut off valves shall be placed at active fault crossings to reduce damage and loss of service in the event of fault rupture. No buildings intended for human occupancy shall be placed within 50 feet of any of the active fault traces.</p> <p>The final geotechnical study shall also include site-specific subsurface investigations of all landslide areas that affect project facilities (e.g., roads, structures, underground utilities) and cut or fill slope sites. The investigation shall include subsurface testing to confirm the extent of landslides and delineate landslide limits in areas where project facilities are affected by landsliding. The report shall include specific recommendations for each landslide area that affects the project and larger (greater than 10 feet in</p>					

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	<p>vertical height) cut and fill slopes. Recommendations to address construction in landslide areas may include removal and replacement of soils with engineered fill and/or installation of retaining walls. All appropriate recommendations made by the geotechnical engineer shall be implemented.</p> <p>All generally accepted engineering design requirements indicated as the result of the final geotechnical report shall be incorporated into the design of the Project components. With incorporation of all engineering requirements, the Project components will be constructed so that they do not present a significant geological hazard either on or off-site.</p> <p>Recommendations contained in the geotechnical engineering reports shall be noted on the grading plans and implemented as appropriate before the issuance of building permits. Design and construction of all new development in all phases of the project shall be in accordance with the CBC. It is the responsibility of the project applicant to provide for engineering inspection and certification proof that earthwork has been performed in conformity with the recommendations contained in the report. All appropriate recommendations made by the geotechnical engineer shall be implemented.</p>					
3.5-1b	<p><b>Provide On-Site Monitoring by a Geotechnical Engineer.</b></p> <p>As recommended in the preliminary geotechnical report (Kleinfelder 2004), all earthwork shall be monitored by a geotechnical engineer retained by the project applicant for all project phases. The geotechnical engineer shall provide oversight during all excavation, placement of fill, and disposal of materials removed from and deposited on the project site and other sites.</p>	Before approval of grading permits or final map for geotech report and on-site monitoring throughout earth-moving activities as recommended	The project applicant for all project phases.	City of Healdsburg Planning and Building and Public Works Departments.		

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		in the geotechnical engineering report and/or City requirements.				
3.5-2a	<p><b>Prepare and Implement a Grading and Erosion Control Plan.</b></p> <p>A grading and erosion control plan shall be prepared by a California Registered Civil Engineer retained by the project applicant for all project phases. At a minimum, all slopes over 25 feet in vertical height shall be equipped with terraces containing concrete-lined drainage ditches. In addition, all lots shall be graded to drain away from structures. The grading and erosion control plan shall be submitted to the City Public Works Department before approval of any final map for all new development within the project site. The plan shall be consistent with Appendix Chapter 33 of the CBC as well as the City's Stormwater Ordinance and Stormwater Management Plan and shall include the site-specific grading associated with development for all project phases. The plan shall include the location, implementation schedule, and maintenance schedule of all erosion and sediment control measures, including construction and postconstruction measures; a description of measures designed to control dust and stabilize the construction-site road and entrance; and a description of the location and methods of storage and disposal of construction materials. Erosion and sediment control measures could include the use of detention basins, berms, swales, wattles, and silt fencing. Stabilization of construction entrances to minimize trackout (control dust) is commonly achieved by installing and maintaining filter fabric and crushed rock to a depth of approximately 1 foot. The project applicant shall ensure that the</p>	Before the approval of grading permit or final map for all project phases.	The project applicant for all project phases.	City of Healdsburg Planning and Building and Public Works Departments.		

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	construction contractor is responsible for securing a source of transportation and deposition of excavated materials.					
3.5-2b	<p><b>Prepare and Implement a Stormwater Pollution Prevention Plan and any Other Necessary Engineering Plans and Specifications for Pollution Prevention and Control.</b></p> <p>Before the approval of grading permits and improvement plans, the project applicant for all project phases shall consult with the City, the State Water Resources Control Board (SWRCB), and the North Coast Regional Water Quality Control Board to acquire the appropriate regulatory approvals that may be necessary to obtain Section 401 water quality certification, a SWRCB statewide stormwater permit for general construction activity under the National Pollutant Discharge Elimination System, and any other necessary site-specific waste discharge requirements or waivers required under the Porter-Cologne Act. The project applicant shall prepare and submit the appropriate notice of intent and prepare a stormwater pollution prevention plan (SWPPP) and any other necessary engineering plans and specifications for pollution prevention and control.</p> <p>Best management practices (BMPs) identified in the SWPPP shall be in place throughout all site work and construction and shall be used in all subsequent site development activities. The project applicant has proposed BMPs as described in Table 3.7-2 in Section 3.7, "Hydrology and Water Quality." Additional BMPs that shall be incorporated into the SWPPP are identified in Mitigation Measure 3.7-1.</p>	Before the approval of grading permits and improvement plans.	The project applicant for all project phases	City of Healdsburg Planning and Building and Public Works Departments, California State Water Resources Control Board, and the North Coast Regional Water Quality Control Board.		
3.5-3	<p><b>Implement Recommendations Contained in the Geotechnical Report (Mitigation Measure 3.5-1a) Related to Construction on Unstable Soils.</b></p> <p>The final geotechnical report required in Mitigation Measure 3.5-</p>	Before the approval of grading permit or final map for all	The project applicant for all project phases.	City of Healdsburg Planning and Building and		

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	1a (to be prepared and submitted to the City Planning and Building and Public Works Departments for review and approval) shall determine the areas at risk from debris flows/soil slips/soil creep and provide specific recommendations for design of project structures. Debris flow hazards could be addressed by (1) avoiding debris flow paths, (2) constructing catchment/diversion structures, (3) removing or stabilizing potential source deposits, or (4) adding protective subdrainage. The design of such measures shall be based on an assessment of the potential size and velocity of the flows and their probable paths, as determined by the geotechnical engineer. All recommendations made by the geotechnical engineer shall be implemented by the project applicant of all project phases.	project phases and on-site monitoring throughout earth-moving activities as recommended in the geotechnical engineering report and/or City requirements.		Public Works Departments.		
3.5-4	<b>Implement Recommendations Contained in the Final Geotechnical Report (Mitigation Measure 3.5-1a) Related to Construction on Expansive Soils.</b> The final geotechnical report required in Mitigation Measure 3.5-1a (to be prepared and submitted to the City Planning and Building and Public Works Departments for review and approval) shall identify areas of critically expansive soils and make recommendations to address proper engineering design of structures that would be placed in those areas. Recommendations could include utilization of pier-and-grade foundations or post-tensioned mat foundation systems underlain by soil that has been properly moisture conditioned. All recommendations made by the geotechnical engineer shall be implemented by the project applicant of all project phases.	Before the approval of grading permit or final map for all project phases.	The project applicant for all project phases	City of Healdsburg Planning and Building and Public Works Departments.		
3.5-5	<b>Implement Mitigation Measure 3.2-4a (contained in Section 3.2, "Air Quality").</b> The project applicant for all project phases shall implement all recommended engineering controls contained in the Kleinfelder	Before commencement of the first phase of construction	The project applicant for all project phases and all	City of Healdsburg Planning and Building and		

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	<p>(2006) letter report Naturally Occurring Asbestos Sampling Results (Appendix G). Engineering controls shall conform to the standards set in 17 CCR Section 93501 and shall include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• track-out prevention for vehicles leaving the project site,</li> <li>• covering or wetting soil storage piles,</li> <li>• washing equipment prior to exiting the project site,</li> <li>• watering construction areas during earth-moving activities,</li> <li>• excavation of serpentinite soils in the proposed park area to a depth of 3 inches or more and replacement with engineered fill material that does not contain asbestos,</li> <li>• air monitoring of asbestos during construction activities (if required by NSCAPCD), and</li> <li>• post construction stabilization of disturbed areas with vegetative cover.</li> </ul>	and throughout the project construction period	construction contractors.	Public Works Departments and Northern Sonoma County Air Pollution Control District.		
3.6-1	<p><b>Implement Appropriate Measures to Prevent the Exposure of Construction Workers and the General Public to Potential On-Site Hazardous Materials.</b></p> <p>If during site preparation and construction activities previous undiscovered or unknown USTs or evidence of hazardous materials contamination is observed or suspected through either obvious or implied measures (i.e., stained or odorous soil), construction activities shall immediately cease in the area of the find.</p> <p>The City of Healdsburg Fire Department staff shall be immediately consulted regarding remediation requirements, if any. In addition, the project applicant shall contract with a qualified consultant registered in DTSC's Registered Environmental Assessor Program to assess the situation. The Registered</p>	Before the start of ground-disturbing activities and during construction for each phase of project development.	The project applicant for all project phases.	City of Healdsburg Planning and Building and Fire Departments, and other regulatory agencies such as Sonoma County Waste Management Agency, California Department of		

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	Environmental Assessor shall collect soil samples to determine whether the site has been adversely affected by past activities. The samples shall be analyzed for the contaminants determined to be a potential health concern by the environmental professional. Any contaminated areas shall be remediated in accordance with recommendations made by the City of Healdsburg Fire Department, North Coast RWQCB, DTSC, or other appropriate federal, state, or local regulatory agencies as generally described above. Site preparation and construction activities shall not proceed until remediation is completed to the satisfaction of the City of Healdsburg Fire Department. See also Mitigation Measures 3.2-4a and 3.2-4b.			Toxic Substances Control, or North Coast Regional Water Quality Control Board, if warranted		
3.6-2	<b>Implement Mitigation Measures 3.2-4a “Implement Recommendations Contained in the Asbestos Report Related to Construction in Serpentinite Soils,” and 3.2-4b, “Prepare and Implement Dust Control Plan” (contained in Section 3.2, “Air Quality”).</b>	The project applicant for all project phases.	Before the start of ground-disturbing activities and during construction for each phase of project development.	City of Healdsburg Planning and Building and Fire Departments, and other regulatory agencies such as Sonoma County Waste Management Agency, California Department of Toxic Substances Control, or		



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				North Coast Regional Water Quality Control Board, if warranted.		
3.7-1	<p><b>Prepare and Implement a Stormwater Pollution Prevention Plan and any Other Necessary Engineering Plans and Specifications for Pollution Prevention and Control.</b></p> <p>As described in Mitigation Measure 3.5-2b, before the approval of grading permits and improvement plans, the project applicant for all project phases shall consult with the City, the SWRCB, and the North Coast RWQCB to acquire the appropriate regulatory approvals that may be necessary to obtain Section 401 water quality certification, an SWRCB statewide NPDES stormwater permit for general construction activity, and any other necessary site-specific WDRs or waivers under the Porter-Cologne Act. The project applicant shall prepare and submit the appropriate NOIs and prepare the SWPPP and any other necessary engineering plans and specifications for pollution prevention and control.</p> <p>Where applicable, BMPs identified in the SWPPP shall be in place throughout all site work and construction and shall be used in all subsequent site development activities. The project applicant has proposed BMPs as shown in Table 3.7-2 [attached at end of this MMRP]. Additional BMPs that shall be incorporated into the SWPPP are identified in Table 3.7-5 [attached at end of this MMRP].</p> <p>All construction contractors shall retain a copy of the approved SWPPP on the construction site.</p>	Before construction of any project phase, with implementation of the SWPPP to continue through all construction phases. Temporary construction-related BMPs shall be in place until permanent BMPs are in place and/or temporary BMPs are no longer required.	The project applicant for all project phases.	City of Healdsburg Planning and Building and Public Works Departments, the State Water Resources Control Board, and the North Coast Regional Water Quality Board.		
3.7-2	<p><b>Prepare and Implement a Drainage Plan.</b></p> <p>The project applicant shall develop and implement a master drainage plan (also referred to as a runoff design report) for the</p>	Before approval of grading plan or final map,	The project applicant for all project	One or more owners or a master		

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Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
					Action	Date Completed
	<p>project and shall submit the plan to the City Public Works Department for review and approval. A registered civil engineer shall develop the drainage plan before project construction occurs and the project applicant shall implement the recommendations of the drainage plan. The plan shall meet the criteria and comply with the <i>Sonoma County Water Agency Flood Control Design Criteria Manual</i> and the <i>City of Healdsburg Public Works Department Engineering Design Standards</i>.</p> <p>The master drainage plan shall demonstrate to the satisfaction of the City Public Works Department that runoff from the site would be appropriately channeled and contained, such that the risk to people or damage to structures within or downgradient to the project site would not occur, and that the drainage system and BMPs would function effectively in the removal of urban runoff pollutants.</p>	<p>whichever comes first, for all project phases and continuing through ongoing long-term maintenance of source controls and other BMPs</p>	<p>phases.</p>	<p>association for long-term maintenance of the source controls and other related BMPs, pursuant to one or more operating agreements, and as recorded in the project Covenants, Codes and Restrictions (CC&amp;Rs); City of Healdsburg Public Works Department for those portions dedicated to a public entity such as the public park, Healdsburg Avenue, and Passalacqua Drive; City of</p>		

**Table 1  
Mitigation Monitoring and Reporting Plan for the Saggio Hills Project**

Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
					Action	Date Completed
				Healdsburg Planning and Building Department.		
3.7-2	<p><b>Prepare and Implement a Drainage Plan.</b> Implementation of Mitigation Measure 3.7-2 would reduce the potentially significant impact related to flooding hazards to a less-than-significant level because the project applicant for all project phases would conform to applicable state and local regulations regulating flooding and flooding hazards. The design criteria summarized in Mitigation Measure 3.7-2 and described in the preliminary master drainage plan and hydrology and hydraulics study (Carlile Macy 2006a, 2007) are designed to meet or exceed the requirements of the City’s SWMP (City of Healdsburg 2005a). Rainfall, soils, the rainfall runoff curve, and other data specific to the project site and vicinity (criteria from the Sonoma County Water Agency Flood Control Design Criteria Manual as set forth by the City’s Engineering Design Standards) have been used in the design specifications for proposed stormwater drainage system. Approaches to drainage system design similar to those of the proposed project have been successfully implemented to safely and effectively contain, detain, and convey the 100-year, 48-hour storm event (CASQA 2003).</p>					
3.8	There are no potentially and or significant impacts, thus there are no mitigation measures for Land Use Planning and Agriculture.					
3.9-1	<p><b>Implement Measures to Reduce Temporary, Short-Term Project-Generated Noise Levels from Construction.</b> To reduce impacts associated with noise generated during construction/demolition activities, the project applicant for all project phases shall conform to the following requirements:</p> <ul style="list-style-type: none"> <li>▪ All construction activities within the Healdsburg city limits</li> </ul>	During all construction for all project phases	The project applicant for all project phases.	City of Healdsburg Planning and Building and Public Works Departments.		

**Table 1  
Mitigation Monitoring and Reporting Plan for the Saggio Hills Project**

Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
					Action	Date Completed
	<p>shall be limited to the hours of 7:30 a.m.–6 p.m. to ensure compliance with Section 7.A of the City of Healdsburg Excessive Noise Regulation Ordinance. Painting, interior finish work, and other generally quiet activities may be allowed outside of these hours provided that construction noise does not exceed ambient noise levels by 10 dBA at nearby sensitive receptors.</p> <ul style="list-style-type: none"> <li>▪ All construction equipment shall be properly maintained and equipped with noise control, such as mufflers, in accordance with manufacturers’ specifications.</li> <li>▪ Construction equipment shall be staged and construction employee parking shall be located as far as possible from any sensitive receptors. For the purposes of this project, sensitive receptors are residential dwellings and the community park.</li> <li>▪ Noisy stationary equipment (e.g., compressors, generators) shall be placed away from existing noise-sensitive receptors (including residences constructed during earlier phases) and/or acoustical shielding shall be provided.</li> <li>▪ A disturbance coordinator shall be designated and the name and phone number of this person shall be posted conspicuously at the site. The disturbance coordinator shall respond to complaints about noise and shall take the steps necessary to mitigate the problem in a timely fashion.</li> <li>▪ Access to the site by construction-related truck traffic shall be limited to the hours of 7 a.m.–6 p.m., Monday–Saturday, unless a special permit is issued to the project applicant by the City Planning and Building Department.</li> </ul>					
3.10	There are no potentially and or significant impacts, thus there are no mitigation measures for Land Use Planning and Agriculture.					
3.11-1	<b>Prepare and Implement a Construction Traffic Control Plan.</b> The project applicant of all project phases shall prepare and	Before the approval of all	The project applicant for	City of Healdsburg		

**Table 1  
Mitigation Monitoring and Reporting Plan for the Saggio Hills Project**

Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
					Action	Date Completed
	implement traffic control plans for construction activities that may affect road rights-of-way. The traffic control plans must follow standards of the agency responsible for the affected roadway and must be signed by a professional engineer. Measures typically used in traffic control plans include advertising of planned lane closures, warning signage, a flagperson to direct traffic flows when needed, and methods to ensure continued access by emergency vehicles. During project construction, access to existing land uses shall be maintained at all times, with detours used as necessary during road closures. This plan shall also specifically prohibit use of Parkland Farms Boulevard by all construction-related traffic (to mitigate Impact 3.12-8 in Section 3.12, "Transportation and Circulation"). Traffic control plans shall be submitted to the City Public Works Department for review and approval before the approval of all project plans or permits for all project phases where implementation may cause impacts on traffic.	relevant plans and/or permits and during construction of all project phases.	all project phases.	Public Works Department.		
3.11-3	<b>Incorporate Fire Suppression System Requirements into Project Design and Submit Project Design to the City of Healdsburg Fire Department for Review and Approval.</b> The project applicant for all project phases shall incorporate into their project design for all project elements an on-site fire suppression system capable of meeting standards and requirements for adequate fire-flow pressures for development above the elevation of 293 feet. The fire suppression system may include elements such as booster pumps, storage tanks, and a standby generator for power backup, and other elements as deemed appropriate by the City of Healdsburg Fire Department. Fire suppression system plans shall be submitted to the City of Healdsburg Fire Department and City Planning and Building Department for review before issuance of building permits for all	Before issuance of building permits for all project phases.	The project applicant for all project phases.	City of Healdsburg Fire, Public Works, and Planning and Building Departments.		

**Table 1  
Mitigation Monitoring and Reporting Plan for the Saggio Hills Project**

Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
					Action	Date Completed
	project phases.					
3.12-1	<p><b>Pay Impact Fees for Signalization of the Dry Creek Road/U.S. 101 Interchange.</b></p> <p>As noted in the discussion of existing conditions, the U.S. 101 southbound off-ramp at Dry Creek Road is operating at LOS E or F during the morning and evening peak periods under current traffic volumes. The City has identified this location as needing to be signalized, and plans to signalize the northbound off-ramp simultaneously. Additionally, Dry Creek Road would need to be widened and improved to provide separate left-turn pockets at both on-ramps as well as a right-turn lane from eastbound Dry Creek Road to the southbound on-ramp. Finally, a second eastbound egress lane is planned beginning at the northbound off-ramp to allow a free right-turn movement.</p> <p>The project applicant shall pay City of Healdsburg traffic impact fees in accordance with the fee schedule established by the City of Healdsburg. This program includes funding for this signalization and roadway improvement project. In combination with fees from other developments, these funds are designated for various projects, including to partially fund installation of traffic signals at the Dry Creek Road/U.S. 101 interchange.</p> <p>Precise timing for this intersection improvement cannot be established at this time. This transportation improvement shall be coordinated with the City and Caltrans.</p>	As a condition of the development agreement.	The project applicant for all project phases, City of Healdsburg Public Works Department for Dry Creek Road improvements, and California Department of Transportation for U.S. 101 improvements.	City of Healdsburg Public Works Department and Caltrans.		
3.12-6	<p><b>Install Bicycle Lanes on Healdsburg Avenue.</b></p> <p>The project applicant shall incorporate a Class II bike lane along the site's Healdsburg Avenue frontage into project design before approval of improvement plans by the City.</p>	Before approval of improvement plans.	The project applicant for all project phases.	City of Healdsburg Planning and Building and Public Works Departments.		

**Table 1  
Mitigation Monitoring and Reporting Plan for the Saggio Hills Project**

Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
					Action	Date Completed
3.12-6a	<p><b>Connect Pathway to City Network and Install Secure Bike Parking.</b></p> <p>As identified in the greenhouse gas reduction measures described in Section 4.6.2, "Air Quality" of the DEIR, the bikeways/paths will connect to a bikeway system. Secure bicycle parking will also be provided at the community park.</p>	Before approval of improvement plans.	The project applicant for all project phases.	City of Healdsburg Planning and Building and Public Works Departments.		
3.12-7	<p><b>Provide a Transit Stop on Healdsburg Avenue.</b></p> <p>Before approval of project improvement plans, the project applicant and/or the City of Healdsburg Planning and Building Department shall coordinate with Sonoma County Transit to establish transit stops on both sides of Healdsburg Avenue near Passalacqua Drive. The project applicant shall fund the construction by Sonoma County Transit of a shelter for the stop on the northbound side of the roadway.</p>	Before approval of improvement plans.	The project applicant for all project phases, City of Healdsburg Planning and Building and Public Works Departments, and Sonoma County Transit.	City of Healdsburg Planning and Building and Public Works Departments.		
3.12-9	<p><b>Implement Time Constraints for Large Special Events at the Resort.</b></p> <p>To ensure that parking demands at the resort do not exceed the available supply, events having more than 175 attendees shall be scheduled to avoid periods of peak parking demand for the resort and restaurant, including 6 p.m. to 10 p.m. every day during the months of April through October. If an event with more than 175 attendees is scheduled during a period of peak parking demand, then the project applicant shall obtain a permit for the event from the City Planning and Building Department in advance of the event, specifying the plan for addressing the parking demand.</p>	During project operation.	The project applicant for all project phases.	City of Healdsburg Planning and Building Department.		

**Table 1  
Mitigation Monitoring and Reporting Plan for the Saggio Hills Project**

Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
					Action	Date Completed
3.12-10	<p><b>Restrict Landscaping on the West Side of Healdsburg Avenue Near Passalacqua Drive to Ensure Adequate Sight Distance.</b></p> <p>To ensure that the Healdsburg Avenue/Passalacqua Drive intersection will continue to operate safely, the City should place restrictions on the use of landscaping along the west side of Healdsburg Avenue that would reduce stopping sight distance upon development of the RJW Lumber site. If the applicant constructs a left-turn pocket as currently proposed, no mitigation would be required.</p>	Before approval of grading permit or final map.	The project applicant for all project phases.	City of Healdsburg Public Works Department.		
3.12-11	<p><b>Prepare Sight Distance Analyses for Intersections within the Project Site.</b></p> <p>The project applicant shall hire a qualified professional to conduct a sight distance analysis for each intersection within the project development, including both public and private roadways in order to provide adequate stopping site distance. The sight distance analyses shall be prepared based on corner sight distance criteria as published in the Caltrans <i>Highway Design Manual</i> and submitted to the City Public Works Department for review before approval of project grading permit or final map. These analyses shall include a graphical representation of the available sight distance together with the minimum required values based on Caltrans standards. If appropriate, measures needed to achieve adequate sight distance shall be included. The project applicant shall implement any recommendations included in the sight distance analyses as directed by the City Public Works Department.</p>	Before approval of grading permit or final map.	The project applicant for all project phases.	City of Healdsburg Public Works Department.		
3.12-12	<p><b>Provide Turnarounds and Turnouts Approved by the City of Healdsburg Fire Department.</b></p> <p>To allow for adequate emergency access particularly to homes with long driveways, the project applicant shall incorporate into</p>	Before issuance of grading permit or approval of final map, whichever is	The project applicant for all project phases and City of	City of Healdsburg Fire Department.		



**Table 1  
Mitigation Monitoring and Reporting Plan for the Saggio Hills Project**

Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
					Action	Date Completed
	the project hammerhead turnarounds to be provided at the terminus of any driveway longer than 150 feet. The project applicant shall submit design plans for the hammerhead turnarounds to the City of Healdsburg Fire Department for review and approval. The project applicant shall also incorporate into the project turnouts meeting City Fire Department standards, to be constructed at all hydrant locations, including those on private roadways. Plans for these turnouts shall be submitted to the City Fire Department for review and approval before issuance of grading permit or approval of final maps, whichever is first.	first.	Healdsburg Fire Department.			
3.13-5	<p><b>Prepare and Implement a Construction Recycling Plan.</b></p> <p>The project applicant for all project phases shall prepare and implement a construction recycling plan for all project phases. The recycling plan shall address the major recyclable materials, such as soil, brush and other vegetative growth, dimensional lumber, metal scraps, and cardboard packaging, generated by project construction and identify the means to divert these materials away from County transfer stations and landfills. The recycling plan shall conform to the Healdsburg Transfer Station standards with respect to vehicles per day and maximum capacity. All recyclable materials shall be disposed of at the Healdsburg Transfer Station Reuse and Recycling, Sonoma Transfer Station Reuse and Recycling, the Central Disposal Site, or other designated recycling facility permitted to accept construction debris and solid waste. Construction recycling plans shall be submitted to the Sonoma County Waste Management Agency and Sonoma County Department of Health Services, Environmental Health Division, Local Enforcement Agency for review and approval before the approval of building permits for all project phases. The construction recycling plans shall be implemented during construction of all project phases.</p>	Before issuance of building permits and during construction of all project phases.	The project applicant for all project phases.	Sonoma County Waste Management Agency and Sonoma County Department of Health Services, Environmental Health Division, Local Enforcement Agency.		

**Table 1  
Mitigation Monitoring and Reporting Plan for the Saggio Hills Project**

Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
					Action	Date Completed
<b>Cumulative Air Quality (Sec. 4.6.2)</b>	<p><b>Design Components to Address Reduction of Greenhouse Gases.</b></p> <p>Design components associated with the proposed project will reduce its potential carbon footprint in line with the goals and policies set forth in Resolution No. 84-2005. Those components include the following design and operational measures:</p> <ol style="list-style-type: none"> <li>(1) Provide transit-enhancing infrastructure that includes transit shelters, benches, street lighting, route signs and displays, and/or bus turnouts/bulbs at Healdsburg Avenue.</li> <li>(2) Provide pedestrian-enhancing infrastructure that includes sidewalks and pedestrian paths, direct pedestrian connections, trees to shade sidewalks, pedestrian safety designs/infrastructure, street lighting, and/or pedestrian signage.</li> <li>(3) Provide bicycle-enhancing infrastructure that includes bikeways/paths connecting to a bikeway system and secure bicycle parking at the community park.</li> <li>(4) Provide on-site shops and services within ¼ to ½ mile for residents and employees such as cafeteria and bank/ATM.</li> <li>(5) Provide pedestrian facilities and improvements such as internal trails and paths.</li> <li>(6) Provide electrical outlets at building exterior areas and electric-powered landscape maintenance equipment. Provide garage parking spaces in residences associated with the resort for electric golf carts. Electric golf carts and walking trails will provide the major vehicular mode of transportation and access within the resort for guests and employees.</li> <li>(7) Provide low-emission or central water heaters.</li> <li>(8) Increase wall and attic insulation beyond Title 24 requirements (residential and commercial).</li> </ol>	During design, construction, and operation of all project phases.	The project applicant for all project phases.	City of Healdsburg Planning and Building Department.		

**Table 1  
Mitigation Monitoring and Reporting Plan for the Saggio Hills Project**

Mit. No.	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Enforcement	Verification	
					Action	Date Completed
	<p>(9) Eliminate or limit the amount of traditional fireplaces installed (e.g., natural gas fireplaces/inserts or at least U.S. Environmental Protection Agency–certified wood stoves or inserts instead of open hearth fireplaces).</p> <p>(10) Provide energy-efficient windows (double pane and/or Low-E) and awnings or other shading mechanisms for windows, porch, patio, and walkway overhangs.</p> <p>(11) In the design of heating and cooling systems, consider ceiling fans and programmable thermostats.</p> <p>(12) Provide physical development consistent with requirements for neighborhood electric vehicles.</p> <p>(13) Provide shade (within 5 years) and/or open grid pavement for at least 30% of the site’s non-roof impervious surfaces, including parking lots, walkways, and plazas; OR place a minimum of 50% of parking spaces underground or covered by structured parking; OR use an open-grid pavement system (less than 50% impervious) for a minimum of 50% of the parking lot area. Unshaded parking lot areas, driveways, fire lanes, and other paved areas have a minimum albedo of 0.3 or greater.</p> <p>(14) Use of removed trees as building material for habitat protection or as mulch</p> <p>(15) Pursuit of LEED certification for resort and "building it green" principles for design and construction of residences</p> <p>(16) A carpool program for hotel employees, which will include preferred parking for carpool/vanpool vehicles. Preferred parking is intended to promote carpooling/vanpooling.</p>					

**Table 3.7-3  
Proposed Best Management Practices**

Category	Type of BMP	Description	Typical Placement
<b>Planning</b>	Phased Construction (Measure EC-1)	Assess BMP needs in terms of construction and development schedule.	BMP Report
<b>Runoff Control</b>	Catch Basins and Drain Inlets (Measure SE-10)	All catch basins and drain inlets will be protected with inlet filters, and straw or fiber roll inlet protection, or gravel bags. Catch basin filters will be inspected before and after every rain event.	Permanent/temporary BMP
<b>Erosion Control</b>	Project Phasing (Measure EC-1)	Grading will be limited to areas that can be completed and stabilized prior to anticipated storm events.	Permanent BMP
	Dust Control (Measure WE-1)	The principal construction phase deterrent to wind erosion is the spraying of water onto dirt surfaces in order to adhere soil particles, and minimize wind transport loss.	Temporary BMP
	Hydroseeding (Measure EC-4)	Adds nutrients to soil and minimizes raindrop impact, thus reducing erosion potential.	Applied as needed on disturbed and graded areas
	Erosion Control Blankets	Material creates a filtering barrier against erosion.	Temporary BMP
<b>Sediment Control</b>	Fiber Rolls (Measure SE-5)	Fiber rolls will be used to further reduce sediment runoff. Fiber rolls will be inspected before and after every rain event, and every 24 hours during significant rain events, and required maintenance will be provided as needed.	Temporary BMP
	Brush and Rock Filters (Measure EC-10)	Slows velocity of runoff so that sediments can settle out.	Permanent BMP
	Silt Fences (Measure SE-1)	Physical barrier.	Temporary BMP
	Sediment Retention Basins (Measure SE-2)	Basins used to settle out sediments. Can be used for large volume amounts.	Temporary or Permanent BMP
	Construction Site Entrance Stabilization (Measure TC-1)	Stabilize entrance to minimize off tracking onto roads.	Temporary BMP

<b>Water Treatment</b>	Stabilized Construction Roadway (Measure TC-2)	Minimizes dust and off tracking of sediments.	Temporary BMP
	Stormwater Detention Treatment Basins (Measure SE-2)	Slows and retains stormwater runoff for treatment.	Permanent BMP
<b>Drainage Protection</b>	Turbidity Curtain	BMP employed to minimize impacts downstream from equipment during bridge construction.	Temporary BMP
	Stormdrain Outlet Protection	Rock rip rap installed to prevent scour at outfalls.	Permanent BMP
<b>General Site and Materials</b>	Stormdrain Inlet Protection (Fossil Filters)	Filter installed to filter out sediment and hydrocarbon contaminants.	Permanent BMP
	Spill Prevention & Control (Measure WM-4)	<ul style="list-style-type: none"> <li>▶ Contain the spread of the spill, clean up using “dry” methods on paved or impermeable surfaces, and in dirt areas, spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.</li> <li>▶ If spill occurs during rain, cover the impacted area to avoid runoff.</li> <li>▶ Record all steps taken to report, contain, and clean up the spill.</li> </ul>	Permanent management BMP

Vehicle & Equipment  
Maintenance and Fueling  
(Measure NS-10)

- ▶ No major maintenance/repair allowed on-site.
- ▶ A fueling area will be established in the vehicle storage area, away from any drain inlets.
- ▶ Construction equipment emissions shall not exceed Placer County Air Pollution Control District Rules 202 limitations.
- ▶ All materials transported off-site shall be either sufficiently watered or securely covered to prevent visible emissions and public nuisance.
- ▶ Paved streets adjacent to the construction shall be swept or washed at the end of each day, or as required to remove excess accumulations of silt and/or mud.
- ▶ Drip pans and drip cloths will be used, if necessary, to drain and replace fluids on-site.
- ▶ All on-site vehicle speeds will be limited to a speed of 15 mph on dry unpaved roads.
- ▶ All clearing, grading and excavation activities shall be limited during windy conditions such that no visible emissions or dust leave the site.
- ▶ Diesel powered haul trucks shall be required to use emulsified diesel fuel.

Permanent management  
BMP

Handling and Disposal of  
Concrete & Cement  
(Measure WM-8)

- ▶ All concrete will be the ready-mixed type, delivered via trucks from the batch plant; no on-site mixing will occur.
- ▶ A washout area will be designated on the Erosion Control Plan.
- ▶ To the extent possible, washout will occur in an area that will be utilized as the next day's concrete pour.
- ▶ The Agent of the responsible party will monitor on-site concrete washout and disposal procedures at least once a week.

Permanent management  
BMP

Material Delivery, Handling,  
Storage & Use

- ▶ All hazardous materials will be labeled and stored according to federal and state regulations.
- ▶ All hazardous materials will be appropriately covered or stored indoors prior to rain events.
- ▶ All subcontractors will be trained in proper material delivery, handling, and storage practices, during the weekly safety meetings.
- ▶ Hazardous chemicals will not be applied outdoors during wet weather.
- ▶ A small, covered stockpile of sand will be stored nearby to be used for emergency spill containment.
- ▶ Proper storage instructions will be posted at all times in an open and conspicuous location.
- ▶ Material Safety Data Sheets for all materials will be stored at all times on the construction site, in an easily accessible location.
- ▶ Storage areas will be inspected before and after all rainfall events, and at least weekly throughout the job.
- ▶ Storage areas will be kept clean and well organized.

Permanent management  
BMP

Paints & Liquid Materials

- ▶ Cleaning of painting equipment and tools will be allowed only in the designated areas.
- ▶ For water based paints, brushes will be rinsed in a temporary sink connected to the sanitary sewer.
- ▶ For oil-based paints, brushes will be cleaned by use of reusable thinners/solvents.

Permanent management  
BMP

Pavement Construction Management	<ul style="list-style-type: none"> <li>▶ Concrete, asphalt, and seal coat will be applied only in dry weather.</li> <li>▶ Storm drain inlets and manholes will be covered prior to paving, or applying seal coat.</li> <li>▶ Paving machines will be parked on level ground over absorbent material to accommodate drips.</li> <li>▶ When making saw-cuts, each catch basin sill be covered completely with filter fabric, the slurry will be contained by placing gravel dams around the catch basin, and wet vacuum will be used to remove saw-cut slurry, to prevent it from entering storm drains.</li> <li>▶ All broken concrete/asphalt will be hauled off.</li> </ul>	Temporary BMP
<p>Note:  BMP = best management practice  Sources: Carlile Macy 2006a, 2006b; CASQA 2003</p>		

<b>Table 3.7-5 Additional Best Management Practices</b>			
Category	Type of BMP	Description	Typical Placement
<b>Planning</b>	Employee Training	BMP training for contractor/employees.	BMP Report—add to requirements
<b>Erosion Control</b>	Slope Terracing & Tracking	Terracing, if used in this project, will be used to reduce erosion potential within landslide repair areas by reducing slope lengths.	Applied on slopes >12%—add if required in final engineering plans
<b>Water Treatment</b>	Stormwater Detention Treatment Basins	Slows and retains stormwater runoff for treatment.	Other Stormwater Detention Treatment Basin BMPs if required
<p>Note:  BMP = best management practice  Sources: Carlile Macy 2006a, 2006b; CASQA 2003</p>			



