



Fitch Mountain Park and Open Space Preserve Management Plan

Final Mitigated Negative Declaration

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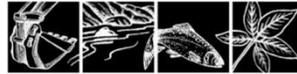
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S O N O M A C O U N T Y
**AGRICULTURAL PRESERVATION
AND OPEN SPACE DISTRICT**

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Mitigated Negative Declaration
City of Healdsburg
Fitch Mountain Park and Open Space Preserve Management Plan

Project Title

Fitch Mountain Park and Open Space Preserve Management Plan

Lead Agency Name and Address

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Project Location

The Fitch Mountain Park and Open Space Preserve is a 173-acre property that encompasses the entire 991-foot peak of Fitch Mountain and most of its surrounding slopes. The Preserve is located within the City of Healdsburg and unincorporated Sonoma County.

Fitch Mountain Park Open Space Preserve Management Plan

The Project would consist of adoption and implementation of the Fitch Mountain Park and Open Space Management Plan. The 173-acre Fitch Mountain Park and Open Space Preserve encompasses the mountain's peak and most of its slopes. It includes most of the undeveloped portions of the mountain. Preserve features include dense, shady forests of oak, bay, madrone, redwood, and Douglas fir; an intermittent creek; diverse bird life; and displays of visiting butterflies. The mountain offers views of the Russian River, Alexander and Dry Creek Valleys, and the Mayacamas mountain range. The Preserve consists of nineteen parcels, which range from under one acre to 53 acres in size. It is located in unincorporated Sonoma County and is within the City of Healdsburg's Sphere of Influence, Urban Growth Boundary, and Urban Service Area. The City has recognized the Preserve's importance by designating it as Open Space and a Major Scenic Ridgeline in the City's General Plan. The Fitch Mountain Park and Open Space Preserve property is adjacent to the City-owned Villa Chanticleer.

The Fitch Mountain Park and Open Space Preserve Management Plan presents management actions and guidelines in support of the City's goals for the Preserve. The management actions are intended to guide staff in the day-to-day activities and to provide criteria for the operations, maintenance, and management of the Preserve. In keeping with the primary goals of protecting the mountain's scenic resources and biodiversity, soil and aquatic resources, and ecological functions, most of the management actions either directly or indirectly implement the natural resources goals.

The Management Plan was designed to protect the conservation values of the Preserve while providing public recreational and educational opportunities that are compatible with protection of natural resources. It provides guidance for balancing multiple goals.

The actions and policies of the Management Plan are organized into four resource/use categories with multiple topic areas within each: Resource Management, Fire Risk Abatement, Public Uses and Engagement, and Trails and Recreation.

Findings

The project impacts would be mitigated to less-than-significant levels through implementation of mitigation measures or through compliance with existing City and County Municipal Code requirements. With the recommended mitigation measures, no significant adverse effects to the environment are expected from the project. The project would not have a detrimental effect upon either short-term or long-term environmental goals. This project would not have impacts which are individually limited but cumulatively considerable. This project would not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

Initial Study

An Initial Study/Proposed MND was prepared for the project and sent to the State Clearinghouse and interested agencies on September 22, 2017 for a 30-day public review period. The comment period ended on October 23, 2017.

The City mailed a Notice of Intent to Adopt to residences within 300 feet of the Preserve boundary and published the notice in the Press Democrat at the start of the comment period. The notice was also posted at the County Administrative office and on the City's website for the entire 30-day comment period.

Responses to Comments on the Initial Study

The City of Healdsburg did not receive comments from the public or federal, State, or local agencies. See Appendix A.

Environmental Protection Measures, General Program Measures, and Mitigation Measures

The following Environmental Protection Measures, General Program Measures, and Mitigation Measures have been added as part of the management of the Fitch Mountain Park and Open Space Preserve to protect and enhance native habitats and protect sensitive biotic resources; protect cultural resources; and potentially expand access to the Preserve. The City of Healdsburg has found that the measures reduce potentially significant impacts to less-than-significant levels. A Mitigation Monitoring and Reporting Plan has been included as Appendix B.

Project Measures

Project Measure 1 – Locate Preserve Facilities to Avoid Native Plants and Wildlife Communities

The City shall use the following design standards to minimize impacts on native vegetation and wildlife communities:

- Limit development of new trails, roads, and other park infrastructure.
- Site roads, trails, and other park infrastructure out of sensitive habitat areas.
- Maintain buffers between new trails or park infrastructure development and drainages.
- Limit removal of existing native vegetation during site development.
- Design trails to avoid mature trees and plan revegetation as needed to maintain native canopy cover and understory species.

Project Measure 2 -Erosion Control, Water Quality Protection, and Site Maintenance

The City shall ensure erosion control, sediment detention, and site maintenance activities occur in accordance with the following measures:

- Protect disturbed areas against erosion. When a project involves grading or work within or adjacent to a stream, a spill prevention and clean-up plan, Stormwater Pollution Prevention Plan (if disturbance is greater than one acre), or similar document (Erosion Control Plan) shall be prepared and implemented during construction activities to protect water quality. The plan would address polluted runoff and spill prevention policies, BMPs that are required to be available on site in case of rain or a spill (e.g., straw bales, silt fencing, erosion control blankets), clean-up and reporting procedures, and locations of refueling and minor maintenance areas.
- Dispose of all debris, sediment, rubbish, vegetation, or other construction-related materials in a location approved by the City. No materials, including petroleum products, chemicals, silt, fine soils, or substances deleterious to the function of a watercourse, water quality, or biological resources, would be allowed to pass into, or be placed where it can pass into stream channels.
- Cover stockpiled soils if rain occurs while materials are temporarily stockpiled. Cover stockpiles with plastic that is secured in place to ensure the piles are protected from rain and wind. Silt fencing or wattles would be installed on contour around all stockpile locations.
- Outslope trails to allow water to sheet across it naturally.
- Implement cross-drainage techniques to quickly move water off the trails.
- Minimize the amount of soil disturbance and avoid trail alignments in seeps or wet areas.
- Construct during the dry months when ground is not saturated.
- Install temporary erosion control measures such as wattles before construction begins and remove once the site has been stabilized with native vegetation or other method.
- Maintain vegetated filter strips at the base of slopes and along trails to allow surface water to slow down and for sediment to be retained.

Project Measure 3 - Control Dust during Construction and other Management Activities

The City shall implement the following dust control measures in areas where soil or vegetation has been disturbed and during construction activities:

- Cover open-bodied trucks when used for transporting materials likely to give rise to airborne dust.
- Use water or chemicals to control dust during construction operations or clearing of land.
- Apply water or suitable chemicals on materials stockpiles and other surfaces that can give rise to airborne dusts.
- Require prompt cleanup of paved streets onto which earth or other material has been transported by trucking or earth moving equipment, erosion by water, or other means.
- Limit vehicle speeds on dirt roads to 20 miles per hour.

Project Measure 4 – Revegetation after Soil Disturbance

The City shall implement the following measures in areas where soil or vegetation has been disturbed by management activities:

- Implement soil protection measures, including seeding or planting, promptly with appropriate native species and covering with weed-free straw mulch, and/or installing biodegradable erosion control fabric on slopes.
- Use seed or container stock of local origin for plantings. Seed or propagules for revegetation would be collected from the property itself if a viable source is present. Where this is not possible, propagules shall be from within the Russian River watershed with exceptions being made only after review by a qualified staff member or consultant. Within these geographic parameters, collections shall be made with the goal of capturing natural genetic variation (e.g., collect from a range of elevations and from plants exhibiting varied phenology).
- Include native plant species with high value to local wildlife and/or butterflies and other pollinators in planting palettes as appropriate to the site.
- For management actions that have removed native vegetation, evaluate post-construction revegetation success on individual site conditions based generally on the following: 1) establishment of native trees and shrubs at a ratio of 1:2 living after five years (or the ratio mandated by regulatory permits), 2) establishment of herbaceous cover equal to that of adjacent undisturbed ground within three years, and 3) no increase in invasive species populations (or no greater cover of invasive species than that of adjacent undisturbed ground).
- Install an irrigation system to ensure establishment of vegetation (if needed); when vegetation is sufficiently established, remove irrigation materials.
- Enhance native butterfly habitat by incorporating larval host plants and nectar plants into restoration palettes as appropriate.
- Include a mixture of plant types (i.e., shrubs, vines, perennials, and herbaceous species as well as trees) in planting palettes to maintain or improve the structural diversity of habitats.
- Use limited organic, weed-free amendments if required to help establish restoration vegetation for soils that have been disturbed and require additional organic matter or nutrients to support

native plants. Organic fertilizers shall only be used above the normal high water mark of any adjacent waterways. No chemical fertilizers shall be used.

Project Measure 5 - Best Management Practices for Hazardous Materials Handling and Pollution Prevention

The City shall employ Best Management Practices for staging, maintenance, fueling, and spill containment of potentially hazardous materials used on the property. The City shall ensure that all equipment used onsite is inspected for leaks. Vehicles shall be parked and fueled in a designated staging area away from bodies of water. All equipment shall be properly cleaned before entering the Preserve, and spill prevention kits shall be available onsite.

Project Measure 6- Prevent the Spread of Invasive Plant Species

The City shall prevent the spread of invasive weeds to the extent feasible. Weed control methods shall include, but would not be limited to:

- Clean plant material and soil from the tires and undercarriage of vehicles and equipment (e.g., mowers) that have traveled through weed-infested areas before they leave those areas. Cleaning may be done with a hose if water is available and/or with a scrub brush or stiff broom.
- Train staff and Preserve volunteers to recognize invasive species and report new infestations promptly.
- If resources are available, educate residents immediately adjacent to the Preserve about invasive species and encourage use of native species for landscaping.

Project Measure 7 – Prevent Spread of Sudden Oak Death and Other Plant Pathogens

The City shall be responsible for protecting against the spread of Sudden Oak Death (SOD) and other plant pathogens through implementation of the following requirements:

- Before purchasing any nursery stock for restoration plantings, confirm that the nursery follows current Best Management Practices for preventing the spread of SOD (consult the [California Oak Mortality Task Force](#) for current standards).
- Inspect all plant materials for symptoms of SOD before bringing onto the property.
- Train management staff on host species, symptoms, and disease transmission pathways for *Phytophthora ramorum* and other *Phytophthora* species, and on Best Management Practices to prevent the spread of SOD, including:
 - Clean equipment after working in forest and woodland habitats, including chainsaws, boots, and truck tires (spray with a 10% bleach solution or other disinfectant, then rinse).
 - Work in forest and woodlands in the dry season instead of the wet season when spores are being produced and infections are starting. Avoid or minimize pruning oak, tanoak, and bays in wet weather.
 - Leave potentially infected downed trees on site instead of transporting the material to an uninfected area. Where infection is already known to be present, leaving *P. ramorum*-infected or killed trees on site has not been shown to increase the risk of infection to

adjacent trees. Allow removal from the property only if fire risk is high or for aesthetic or safety. If infected material is removed from the site, dispose of at an approved and permitted facility within the quarantine zone encompassing the 14-county infected quarantine zone.

- If necessary to reduce safety or fire hazards, infected trees can be cut, branches chipped, and wood split. Do not leave cut wood and chips in an area where they might be transported to an uninfected location.
- Educate Preserve users about measures to prevent the spread of SOD. Provide signage at major trailheads explaining that SOD occurs on the property, showing typical symptoms and explaining that it can be spread by Preserve visitors, especially in wet winters, during rainy and windy weather. This may be based on existing public educational materials such as those developed by the California Oak Mortality Task Force. Request that Preserve visitors:
 - Stay on established trails and respect trail closures.
 - Avoid entering areas that appear to be diseased, especially in wet, muddy conditions. If avoidance is not possible, follow the sanitation practices described below.
 - Avoid transporting SOD on shoes, vehicles, or other transport methods (e.g., bike tires or horses, if allowed). After traveling through an infected area, clean up and disinfect. For instance, hikers should remove mud from shoes using an old screwdriver, stiff brush, and/or towel. Further disinfect shoes by washing with soap and water or spraying with a 10% bleach solution.

Project Measure 8 – Best Management Practices for Use of Pesticides and Herbicides

The City shall minimize the use of pesticides and herbicides to the extent feasible. The City shall ensure that any use of pesticides is done according to manufacturers’ recommendations and only as part of an integrated pest management strategy designed to protect natural resources and conservation values. Use pesticides with caution to prevent contaminated runoff. A surfactant-free formulation shall be used any time pesticides or herbicides are used within a riparian area. Herbicide application shall be done under the guidance of a licensed Pest Control Advisor and according to the manufacturer’s instructions. The use of herbicides shall be limited to stump or spot treatments.

Project Measure 9 – Protect Dusky-footed Woodrat Nests

The City shall limit disturbance to dusky-footed woodrat nests during vegetation management activities. Nests shall be left intact, and adjacent vegetation shall be carefully pruned under the guidance of a qualified biologist.

Project Measure 10 – Protect Habitat during Fire Abatement and Vegetation Management Activities

The City shall maintain habitat quality and complexity during fire abatement and vegetation management activities to the fullest extent consonant with protecting public safety. The following habitat protection measures shall be implemented:

- Maintain Fitch Mountain Trail, Hilltop Trail, and Riverview Trail as emergency access routes. Preserve areas along the emergency access routes shall be maintained for emergency vehicle travel while retaining as much vegetation as possible.

- Fire management activities shall follow the trail widths and vegetation clearances shown below:
 - Fire and Emergency Access Road (Fitch Mountain and Hilltop Trails): 10 feet minimum and 15 feet maximum
 - Butterfly and Riverview Trails: 6 feet minimum and 8 feet maximum
 - Accessible Trail: 4 feet minimum and 8 feet maximum
 - Riverview Connector Trail: 2 feet minimum and 8 feet maximum
- Prior to vegetation management activities, establish permanent photo points to illustrate before- and after-treatment conditions. Provide typical views of treatment locations as well as views of sensitive areas such as drainages or Napa false indigo stands for five years after treatment. Use photos to review changes in habitat conditions. Photos shall be taken at the same month each year – for example, in May or June when new leaves are present on plants. If undesirable changes in plant cover or composition are noted, the City shall review practices and revise as needed to protect natural resources.
- Conduct biological trainings and surveys prior to vegetation management activities.
- Engage personnel familiar with native plant identification and wildlife requirements to guide vegetation management and fuel reduction work on the ground.
- Allow maintenance vehicle access only on the fire and emergency access road and existing trails.
- Maintain habitat complexity, especially along drainages and habitats outside the emergency access corridor. This will require maintaining a balance between providing diverse, multistory forest and woodlands for wildlife utilization and plant community diversity and the need for fire risk abatement and emergency services access.
- If vegetation management is needed along drainages for public safety, ensure that the special ecological values of the habitat are maintained. Work only on sites that are accessible without driving off-road or off-trail, dispose of cut vegetation without blocking drainages, minimize ground disturbance, and maintain duff and native canopy.
- Limit ground disturbance during all vegetation management activities. Where bare ground is exposed as a result of work, promptly treat to prevent erosion, establish native species, and limit colonization by weedy species; see Appendix C for seeding recommendations.
- Unless there is a threat to public safety or increased fire risk, retain decaying and dying trees, limbs, snags, and debris piles for wildlife habitat. If a downed tree crosses over a trail, cut and move to the side.
- Engage a professional botanist or vegetation ecologist to review fire hazard reduction practices every five years to ensure that vegetation removal is not negatively affecting native plant community species composition or health, or wildlife communities.

Project Measure 11 – Allowable Construction Hours

The City shall ensure that all construction activities are limited to Monday through Saturday 7:30 a.m. to 6 p.m.

Mitigation Measures

Mitigation Measure BIO-1: Avoid Loss of Special-status Plants and Species of Local Concern and their Habitats

The City shall ensure that the following protection measures for special-status plants and species of local concern and their habitat are implemented during management activities at Fitch Mountain Park and Open Space Preserve:

- Ensure that Napa false indigo plants are not damaged during vegetation management activities. Train crews to recognize this species prior to each vegetation clearing effort, and have a trained supervisor oversee all work in areas where this plant occurs.
- Prohibit the establishment of new trails and other park development in areas occupied by Napa false indigo.
- Propagate Napa false indigo from the Preserve's population for use in revegetation. This species can be propagated from seed or cuttings, under the guidance of a qualified botanist or restoration specialist. After nursery propagation, it can then be used in broom removal areas, butterfly habitat enhancement areas, and other revegetation locations with appropriate microclimate conditions. Supplemental irrigation or time-release water would support its establishment.
- Prior to any park development in areas beyond existing trails and roads, the City shall conduct a botanical survey to ensure that no special-status species are present. Surveys shall be conducted at the appropriate time for plant identification, and shall be conducted by a botanist experienced with Sonoma County sensitive species. If special-status plants or their habitat are not identified during initial site surveys, no further mitigation for impacts on target species is necessary under this measure.
- If any special-status plant species are found in areas proposed for park development, project plans shall be adjusted to avoid impact to the species. The City shall consult with a qualified botanist to determine appropriate setback distances and protection measures.
- If suitable habitat cannot be avoided, project-specific protection measures (e.g., transplant, seed collection, propagation) would be developed and implemented with concurrence by CDFW and/or USFWS.
- Any herbicide application to treat non-native plants must ensure that no native plants are affected.

Mitigation Measure BIO-2: Protect Birds During Construction and Other Management Activities

The City shall ensure that the following protection measures for birds are implemented for construction, ground disturbing, and/or vegetation management activities:

- Work outside of the critical breeding bird period (February 15 through August 31) construction projects and during ongoing land management (e.g., vegetation trimming and removal, etc.). If activities must occur during this period, work areas shall be surveyed by a qualified biologist prior to commencing. Surveys shall be required for all human-related ground disturbance activities in natural habitats and for vegetation trimming and removal. The surveys shall be conducted within one week prior to initiation of vegetation clearing, tree removal and trimming, or other construction activities. If the biologist finds no active nesting or breeding activity, work can proceed without restrictions. If active raptor or owl nests are identified within 100 feet of the construction area or active nests of other special-status birds (e.g., passerines, woodpeckers, hummingbirds, etc.) are identified within 50 feet of the construction area, a biologist shall determine whether or not construction activities may impact the active nest or disrupt reproductive behavior. If it is determined that construction would not affect an active nest or disrupt breeding behavior, construction can proceed without restrictions. The determination of disruption shall be based on the species' sensitivity to disturbance, which can vary among species; the level of noise or construction disturbance; and the line of sight between the nest and the disturbance. If the biologist determines activities would be detrimental, the nesting area and 250-foot buffer for larger nesting birds (e.g., owls, raptors, herons, egrets) and 50-foot buffer for small nesting songbirds shall be avoided until the nest has been vacated.
- If the work area is left unattended for more than one week following the initial surveys, additional surveys shall be completed. Ongoing construction monitoring shall occur to ensure no nesting activity is disturbed. If State and/or federally listed birds are found breeding within the area, activities shall be halted, and consultation with the CDFW and USFWS shall occur to determine if any additional protection measures are needed.
- For fire risk abatement fuel management, breeding bird surveys shall be required for all fire risk abatement vegetation management in late winter through spring. All burn piles shall be burned outside of the bird nesting season (February 15 through August 31). If activities must occur during this period, burn activities shall be reviewed and approved by a qualified biologist before commencing.

Mitigation Measure BIO-3: Protect Special-status Bats

The City shall ensure that the following protection measures for bats are implemented during management activities at Fitch Mountain Park and Open Space Preserve:

- Complete presence/negative finding bat surveys prior to removal or significant trimming of any trees which are over 6 inches in diameter at breast height. Surveys shall be completed by a qualified biologist. Because each individual bat species may use different roosts seasonally and from night to day, surveys must be conducted by a qualified biologist at the appropriate times. If

trees planned for trimming or removal are identified as active roost sites, appropriate avoidance measures shall be developed. This may include seasonal limitations on work when roosts are unoccupied and/or establishment of buffer areas around occupied roosts.

- For all trees previously identified as active roost sites and subject to trimming or removal, trees shall be taken down in a two-step process – limb removal on day one shall be followed by bole removal on day two. This approach will allow bats an opportunity to move out of the area prior to completing removal of the trees if present. No trees supporting special-status bats shall be removed without prior consultation with CDFW to identify any additional protection measures.
- If work is postponed or interrupted for more than two weeks from the date of the initial bat survey, the preconstruction survey shall be repeated.
- Construction shall be limited to daylight hours to avoid interference with the foraging abilities of bats.
- For fire risk abatement fuel management, all burn piles shall be burned outside of the bat maternity season (spring – summer). If activities must occur during this period, burn activities must be reviewed and approved by a qualified biologist before commencing.

Mitigation BIO-4: Protect Terrestrial Wildlife

The City shall ensure that the following protection measures for terrestrial wildlife are implemented during management activities at Fitch Mountain Park and Open Space Preserve:

- Perform preconstruction surveys prior to ground disturbance (e.g., large-scale vegetation removal or trimming, trail construction and other public access improvement projects; not including handwork or emergency tree removal/clearing for access). Surveys (on the day preceding work and/or ahead of the construction crew) shall be performed by a qualified biologist to ensure no special-status species and common wildlife are occupying the area. If wildlife species are observed within the work area or immediate surroundings, these areas shall be avoided until the animal(s) has (have) vacated the area, and/or, upon approval by the regulatory agencies, the animal(s) shall be relocated out of the area by a qualified biologist.
- Conduct an annual training session for all City field staff. The training shall be conducted by a qualified biologist and shall include a discussion of the sensitive biological resources within the Preserve, the potential presence of special-status species, and ongoing management activities. This will include a discussion of special-status species' habitats, protection measures to ensure species are not impacted by project activities, project boundaries, and biological conditions outlined in the Management Plan.

Mitigation CR-1: Identify and Avoid or Minimize Impacts on Historic Resources

The City of Healdsburg shall ensure that if subsurface historic materials are encountered during construction, trail maintenance, or resource management activities, the piece of equipment or crew member that encountered the materials shall stop and the find shall be inspected by a qualified historian/archaeologist. Project personnel shall not collect historic materials. If the historian/archaeologist determines that the find qualifies as a unique historic resource for the purposes of CEQA (Guidelines Section 15064.5(c)), all work shall be stopped in the immediate vicinity to allow the archaeologist to evaluate the find and recommend appropriate treatment. Such treatment and resolution shall include either modifying the project to allow the materials to be left in place or undertaking data recovery of the materials in accordance with standard archaeological methods. The preferred treatment shall be protection and preservation.

If the resource is determined to qualify as historic under CEQA Guidelines Section 15064.5(a), and the management action would impair the resource, such impacts on the resource shall be avoided. Management activities shall be implemented to avoid impairment of the historic resources. Measures to protect historic resources may include, for example, temporary protective barriers or construction worker training.

Mitigation CR-2: Identify and Avoid or Minimize Impacts on Archaeological Resources

The City of Healdsburg shall ensure that if previously unknown archaeological materials are encountered during construction, trail maintenance, or resource management activities, the piece of equipment or crew member that encountered the materials shall stop, and the find shall be inspected by a qualified archaeologist. Project personnel shall not collect archaeological materials. If the archaeologist determines that the find potentially qualifies as a unique archaeological resource for the purposes of CEQA (Guidelines Section 15064.5(c)), all work shall be stopped in the immediate vicinity to allow the archaeologist to evaluate the find and recommend appropriate treatment. Such treatment and resolution shall include either project modification to allow the materials to be left in place or undertaking data recovery of the materials in accordance with standard archaeological methods. The preferred treatment shall be protection and preservation.

Mitigation CR-3: Procedures for Encountering Human Remains

If human remains are encountered, project personnel shall stop all work in the immediate vicinity. The Sonoma County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the coroner determines the remains are Native American and prehistoric, NAHC shall be contacted so that a “Most Likely Descendant” can be designated, the appropriate Tribal representative can be contacted, and further recommendations regarding treatment of the remains can be provided. The City of Healdsburg shall ensure that if human remains or funerary objects are discovered during soil-disturbing activities, the City shall ensure that all work stops in the vicinity and that the Sonoma County Coroner is notified. A qualified archaeologist shall evaluate the remains. If human remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of identification, pursuant to PRC Section 5097.98. NAHC would appoint a Most Likely Descendant (MLD). A qualified archaeologist, the City of Healdsburg, and the MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate

dignity, of any human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5[d]). The agreement shall take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties cannot not agree on the reburial method, the City shall follow PRC Section 5097.98(b), which states that “the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.”

Mitigation Measure CR-4: Avoid or Document Paleontological Resources

The City of Healdsburg shall ensure that if a paleontological resource is discovered during construction, trail maintenance, or resource management activities, all ground-disturbing activities within 50 feet of the find shall be temporarily halted. Activities may be diverted to areas beyond 50 feet from the discovery. The City shall notify a qualified paleontologist who will document the discovery, evaluate the potential resource, and assess the nature and significance of the find. Based on scientific value or uniqueness, the paleontologist may record the find and allow work to continue or recommend salvage and recovery of the material. The paleontologist shall make recommendations for any necessary treatment that is consistent with currently accepted scientific practices.

Mitigation Measure CR-5: Consult with Native American Tribes if Previously Undiscovered Artifacts are Discovered

In the event that any Native American archaeological remains are discovered during implementation of management activities, the City shall contact and consult with local tribes who have a traditional and cultural affiliation with the Project area including Cloverdale Rancheria of Pomo Indians, Dry Creek Rancheria of Pomo Indians, Lytton Rancheria of California, and Mishewal-Wappo Tribe of Alexander Valley. If the tribe(s) considers the resource to be a tribal resource, the City shall consult with the tribe to develop appropriate mitigation measures in accordance with Public Resources Code 21080.3.2.

Mitigation GHG-1: Investigate the Addition of EV Charging Stations

The City shall examine the lower parking lot to identify potential locations for two or three EV charging stations, taking into account sunlight, public safety, and other necessary constraints. If good locations and suitable equipment are identified, the charging stations shall be incorporated into Phase 2 improvements as funding allows. Schedule ground-disturbing work in dry season

Mitigation HAZ-1: Reduce Fire Risk on the Preserve During Maintenance or Patrol Activities

The City of Healdsburg shall implement the following measures to reduce fire risk on the Preserve during maintenance activities:

- Prohibit vegetation management for ongoing Preserve maintenance or fire risk abatement during red flag days according to the National Weather Service.
- Require all equipment and vehicles used on the Preserve to be equipped with spark arrestors or other means of controlling backfiring.

- Require all vehicles driving onto the Preserve to carry standard fire-fighting equipment.
- Limit use of power tools for maintenance or other activities during periods of high and very high fire danger.
- Limit driving onto the Preserve, with the exception of emergencies, during periods of high and very high fire danger.
- Prohibit parking or driving over flammable material such as grasses and dry brush.
- Complete City staff patrols of the Preserve during high fire danger days.
- Complete daily patrols as part of the volunteer trail watch program.
- Maintain clear, unobstructed access along the fire and emergency access road by trimming back encroaching vegetation and promptly responding to and removing any trail obstruction
- Ensure that fire department staff or other entities overseeing fuel load management activities participate in the annual staff meeting and communication protocol.

Mitigation HAZ-2: Safety and Fire Fighting Equipment

The City of Healdsburg shall ensure that all vehicles driving onto the Preserve carry standard fire-fighting equipment (e.g., shovel, McLeod, fire extinguisher). Dry, combustible vegetation shall be removed from the construction site with specific focus on the staging areas for vehicles and heavy equipment.

Mitigation Measure HAZ-3: Develop and Implement a Fire Abatement Plan

To achieve the fire hazard reduction goals, the City of Healdsburg shall develop a Fire Risk Abatement Plan prior to completing fuels management activities on-the-ground work. The work plan shall include a description of the current and target condition of the treatment area, map and photos of the treatment area; identify immediate and long-term goals, timeline for implementation, access points, disposal methods, and target species. Fire Risk Abatement Plans may cover a period of 1 to 5 years. The City shall ensure the plan meets applicable Conservation Easement requirements and submit the plan to the Sonoma County Agricultural and Open Space District for a 45 day review and approval (CE §5.4.6). The Fire Risk Abatement Plan shall follow the natural resource and fire management recommendations set forth in the Fitch Mountain Park and Open Space Preserve Management Plan. Once the plans are developed, implementation will proceed as described in the plan.

Mitigation Measure HAZ-4: Protect Preserve Visitors, Natural Resources, and Surrounding Properties During Slash Burning Operations

The City of Healdsburg shall ensure that land surrounding any slash piles is protected from fire escaping during burning operations. The City shall:

- Ensure all managed fires are overseen by authorized personnel.

- Burn piles only when weather and fuel moisture conditions are appropriate (e.g., no wind, low temperatures, high fuel moisture content in surrounding areas) as permitted by NSCPCD and CalFire.
- Require all firefighting equipment and personnel to remain on site until the entire burn pile area is cold. Firefighting equipment should include water (spray backpacks or other pressurized equipment), shovels, McLeods, chainsaws, and Pulaskis.
- Keep burn piles relatively small (i.e., no larger than 4 feet in diameter).
- Place burn piles in areas with no overhanging vegetation lower than 20 feet and with 5 to 10 feet of bare ground around the perimeter or as per burn permit requirements.
- Close the Preserve to visitors during burn days.
- Monitor burn pile locations for the establishment of invasive plant species as broom and other invasive plants may germinate in these disturbed locations.

Mitigation NOI-1: Reduce Noise

The City of Healdsburg shall ensure that noise reduction actions are implemented for all activities that use construction equipment within 200 feet of the Preserve boundary. Noise reduction measures may include the following:

- Equip internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and are appropriate for the equipment.
- Locate stationary noise-generating equipment as far as possible from sensitive receptors in the vicinity.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- Do not allow workers to amplify music.
- Provide signs at the Preserve entrance to inform users of the noise-producing activities, the location of the activities, and the duration.
- Inform residences in the areas near noise-generating actions to inform residents of the noise-producing activities, location of the activities, and the duration.
- Designate a "disturbance coordinator" responsible for responding to complaints about construction noise and taking reasonable measures to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the trail head.

Mitigation Measure REC-1: Avoid Use Conflicts between Events at the Villa Chanticleer Event Center and the Fitch Mountain Park and Open Space Preserve

The City of Healdsburg shall ensure that approved, large special events at the Villa Chanticleer and the Fitch Mountain Park and Open Space Preserve do not occur on the same day and same time. The City shall implement the following measures:

- Maintain a joint calendar between the Villa Chanticleer, the Lower Villa Chanticleer Park, and the Preserve for all special events to avoid approval of events that would exceed parking capacity.
- For all special events within the Lower Villa Chanticleer Park and as part of the Villa Chanticleer operations, information on alternative parking and carpooling shall be provided by the event coordinator.



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

October 24, 2017

Jaime Licea
City of Healdsburg
401 Grove St
Healdsburg, CA 95448

Subject: Fitch Mountain Park and Open Space Preserve Management Plan
SCH#: 2017092062

Dear Jaime Licea:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on October 23, 2017, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Morgan".

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017092062
Project Title Fitch Mountain Park and Open Space Preserve Management Plan
Lead Agency Healdsburg, City of

Type MND Mitigated Negative Declaration
Description Adoption of a Management Plan for Fitch Mountain Park and Open Space Preserve with actions to guide staff in day-to-day activities and to provide criteria for operations, maintenance, and management. The management plan was developed to protect the biodiversity, soil and aquatic resources, ecological functions, and scenic values of the preserve and provide public recreational and educational opportunities that are compatible with protection of natural resources. The actions and policies of the plan are organized into four categories: resource management, fire risk abatement, public uses and engagement, and trails and recreation. Actions will include a new preserve entrance at the Villa Chanticleer lower parking lot, bathrooms, ADA access, and trail work.

Lead Agency Contact

Name Jaime Licea
Agency City of Healdsburg
Phone (707) 473-3384 **Fax**
email
Address 401 Grove St
City Healdsburg **State** CA **Zip** 95448

Project Location

County Sonoma
City Healdsburg
Region
Lat / Long 38° 37' 19.53" N / 122° 50' 54.4" W
Cross Streets North Fitch Mountain Rd and Chanticleer Way
Parcel No.
Township 9N **Range** 9W **Section** 15 **Base** MDBM

Proximity to:

Highways US 101
Airports
Railways
Waterways Russian River
Schools Healdsburg ES
Land Use City: PQP - Quasi public, OS - Open space in sphere of influence, County: resources and rural development

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 3; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; California Highway Patrol; Caltrans, District 4; Regional Water Quality Control Board, Region 2; Native American Heritage Commission; State Lands Commission

Date Received 09/22/2017 **Start of Review** 09/22/2017 **End of Review** 10/23/2017



Fitch Mountain Park and Open Space Preserve Management Plan

Mitigation, Monitoring, and Reporting Program

State Clearinghouse # 2017092062

November 20, 2017



Prepared for:

City of Healdsburg, Community Services Department
550 Westside Road
Healdsburg, CA 95448



Prepared by:

Prunuske Chatham, Inc.
400 Morris Street, Suite G
Sebastopol, CA 95472



PRUNUSKE CHATHAM, INC.

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<p>Project Measure 1 – Locate Preserve Facilities to Avoid Native Plants and Wildlife Communities</p> <p>The City shall use the following design standards to minimize impacts on native vegetation and wildlife communities:</p> <ul style="list-style-type: none"> • Limit development of new trails, roads, and other park infrastructure. • Site roads, trails, and other park infrastructure out of sensitive habitat areas. • Maintain buffers between new trails or park infrastructure development and drainages. • Limit removal of existing native vegetation during site development. • Design trails to avoid mature trees and plan revegetation as needed to maintain native canopy cover and understory species. 	Verify project are located to avoid native plants	City of Healdsburg	During project planning stages	City of Healdsburg
<p>Project Measure 2 -Erosion Control, Water Quality Protection, and Site Maintenance</p> <p>The City shall ensure erosion control, sediment detention, and site maintenance activities occur in accordance with the following measures:</p> <ul style="list-style-type: none"> • Protect disturbed areas against erosion. When a project involves grading or work within or adjacent to a stream, a spill prevention and clean-up plan, Stormwater Pollution Prevention Plan (if disturbance is greater than one acre), or similar document (Erosion Control Plan) shall be prepared and implemented during construction activities to protect water quality. The plan would address polluted runoff and spill prevention policies, BMPs that are required to be available on site in case of rain or a spill (e.g., straw bales, silt fencing, erosion control blankets), clean-up and reporting procedures, and locations of refueling and minor maintenance areas. • Dispose of all debris, sediment, rubbish, vegetation, or other construction-related materials in a location approved by the City. No materials, including petroleum products, chemicals, silt, fine soils, or substances deleterious to the function of a watercourse, water quality, or biological resources, would be allowed to pass into, or be placed where it can pass into stream channels. • Cover stockpiled soils if rain occurs while materials are temporarily stockpiled. Cover stockpiles with plastic that is secured in place to ensure the piles are protected from rain and wind. Silt fencing or wattles would be installed on contour around all stockpile locations. • Outslope trails to allow water to sheet across it naturally. • Implement cross-drainage techniques to quickly move water off the trails. • Minimize the amount of soil disturbance and avoid trail alignments in seeps or wet areas. 	Verify the use of Best Management Practices to reduce erosion	City of Healdsburg and/or outside organizations that implements management actions.	During implementation of ground-disturbing and vegetation management activities	City of Healdsburg

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<ul style="list-style-type: none"> Construct during the dry months when ground is not saturated. Install temporary erosion control measures such as wattles before construction begins and remove once the site has been stabilized with native vegetation or other method. Maintain vegetated filter strips at the base of slopes and along trails to allow surface water to slow down and for sediment to be retained. 				
<p>Project Measure 3 - Control Dust during Construction and other Management Activities</p> <p>The City shall implement the following dust control measures in areas where soil or vegetation has been disturbed and during construction activities:</p> <ul style="list-style-type: none"> Cover open-bodied trucks when used for transporting materials likely to give rise to airborne dust. Use water or chemicals to control dust during construction operations or clearing of land. Apply water or suitable chemicals on materials stockpiles and other surfaces that can give rise to airborne dusts. Require prompt cleanup of paved streets onto which earth or other material has been transported by trucking or earth moving equipment, erosion by water, or other means. Limit vehicle speeds on dirt roads to 20 miles per hour. 	Verify use of dust control measures during construction and management activities.	City of Healdsburg and/or outside organizations that implements management actions.	During implementation of ground-disturbing activities.	City of Healdsburg
<p>Project Measure 4 – Revegetation after Soil Disturbance</p> <p>The City shall implement the following measures in areas where soil or vegetation has been disturbed by management activities:</p> <ul style="list-style-type: none"> Implement soil protection measures, including seeding or planting, promptly with appropriate native species and covering with weed-free straw mulch, and/or installing biodegradable erosion control fabric on slopes. Use seed or container stock of local origin for plantings. Seed or propagules for revegetation would be collected from the property itself if a viable source is present. Where this is not possible, propagules shall be from within the Russian River watershed with exceptions being made only after review by a qualified staff member or consultant. Within these geographic parameters, collections shall be made with the goal of capturing natural genetic variation (e.g., collect from a range of elevations and from plants exhibiting varied phenology). Include native plant species with high value to local wildlife and/or butterflies and other pollinators in planting palettes as appropriate to the site. 	Verify the protection measures (e.g., local, native planting and revegetation) are implemented after soil disturbance	City of Healdsburg and/or outside organizations that implements management actions.	During implementation of ground-disturbing and vegetation management activities	City of Healdsburg

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<ul style="list-style-type: none"> For management actions that have removed native vegetation, evaluate post-construction revegetation success on individual site conditions based generally on the following: 1) establishment of native trees and shrubs at a ratio of 1:2 living after five years (or the ratio mandated by regulatory permits), 2) establishment of herbaceous cover equal to that of adjacent undisturbed ground within three years, and 3) no increase in invasive species populations (or no greater cover of invasive species than that of adjacent undisturbed ground). Install an irrigation system to ensure establishment of vegetation (if needed); when vegetation is sufficiently established, remove irrigation materials. Enhance native butterfly habitat by incorporating larval host plants and nectar plants into restoration palettes as appropriate. Include a mixture of plant types (i.e., shrubs, vines, perennials, and herbaceous species as well as trees) in planting palettes to maintain or improve the structural diversity of habitats. Use limited organic, weed-free amendments if required to help establish restoration vegetation for soils that have been disturbed and require additional organic matter or nutrients to support native plants. Organic fertilizers shall only be used above the normal high water mark of any adjacent waterways. No chemical fertilizers shall be used. 				
<p>Project Measure 5 - Best Management Practices for Hazardous Materials Handling and Pollution Prevention</p> <p>The City shall employ Best Management Practices for staging, maintenance, fueling, and spill containment of potentially hazardous materials used on the property. The City shall ensure that all equipment used onsite is inspected for leaks. Vehicles shall be parked and fueled in a designated staging area away from bodies of water. All equipment shall be properly cleaned before entering the Preserve, and spill prevention kits shall be available onsite.</p>	Verify the use of Best Management Practices	City of Healdsburg and/or outside organizations that implements management actions	During implementation of activities that require use of potentially hazardous materials	City of Healdsburg
<p>Project Measure 6- Prevent the Spread of Invasive Plant Species</p> <p>The City shall prevent the spread of invasive weeds to the extent feasible. Weed control methods shall include, but would not be limited to:</p> <ul style="list-style-type: none"> Clean plant material and soil from the tires and undercarriage of vehicles and equipment (e.g., mowers) that have traveled through weed-infested areas before they leave those areas. Cleaning may be done with a hose if water is available and/or with a scrub brush or stiff broom. Train staff and Preserve volunteers to recognize invasive species and report 	Verify vehicles and equipment were cleaned when used in weed-infested areas Verify that	City of Healdsburg and/or outside organizations that implements management actions	Best Management Practices following use in weed-infested areas	City of Healdsburg

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<p>new infestations promptly.</p> <ul style="list-style-type: none"> If resources are available, educate residents immediately adjacent to the Preserve about invasive species and encourage use of native species for landscaping. 	<p>staff/volunteer education occurred</p>		<p>Education – ongoing</p>	
<p>Project Measure 7 – Prevent Spread of Sudden Oak Death and Other Plant Pathogens The City shall be responsible for protecting against the spread of Sudden Oak Death (SOD) and other plant pathogens through implementation of the following requirements:</p> <ul style="list-style-type: none"> Before purchasing any nursery stock for restoration plantings, confirm that the nursery follows current Best Management Practices for preventing the spread of SOD (consult the California Oak Mortality Task Force for current standards). Inspect all plant materials for symptoms of SOD before bringing onto the property. Train management staff on host species, symptoms, and disease transmission pathways for <i>Phytophthora ramorum</i> and other <i>Phytophthora</i> species, and on Best Management Practices to prevent the spread of SOD, including: <ul style="list-style-type: none"> Clean equipment after working in forest and woodland habitats, including chainsaws, boots, and truck tires (spray with a 10% bleach solution or other disinfectant, then rinse). Work in forest and woodlands in the dry season instead of the wet season when spores are being produced and infections are starting. Avoid or minimize pruning oak, tanoak, and bays in wet weather. Leave potentially infected downed trees on site instead of transporting the material to an uninfected area. Where infection is already known to be present, leaving <i>P. ramorum</i>-infected or killed trees on site has not been shown to increase the risk of infection to adjacent trees. Allow removal from the property only if fire risk is high or for aesthetic or safety. If infected material is removed from the site, dispose of at an approved and permitted facility within the quarantine zone encompassing the 14-county infected quarantine zone. If necessary to reduce safety or fire hazards, infected trees can be cut, branches chipped, and wood split. Do not leave cut wood and chips in an area where they might be transported to an uninfected location. Educate Preserve users about measures to prevent the spread of SOD. 	<p>Verify appropriate nursery stock and use of Best Management Practices</p> <p>Verify that annual staff training occurred</p> <p>Verify that Preserve users are educated about SOD and means to prevent spread</p>	<p>City of Healdsburg and/or outside organizations that implements management actions</p>	<p>Best Management Practices – during implementation of ground-disturbing and vegetation management activities</p> <p>Training – annually</p> <p>Preserve user education – ongoing</p>	<p>City of Healdsburg</p>

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<p>Provide signage at major trailheads explaining that SOD occurs on the property, showing typical symptoms and explaining that it can be spread by Preserve visitors, especially in wet winters, during rainy and windy weather. This may be based on existing public educational materials such as those developed by the California Oak Mortality Task Force. Request that Preserve visitors:</p> <ul style="list-style-type: none"> • Stay on established trails and respect trail closures. • Avoid entering areas that appear to be diseased, especially in wet, muddy conditions. If avoidance is not possible, follow the sanitation practices described below. ○ Avoid transporting SOD on shoes, vehicles, or other transport methods (e.g., bike tires or horses, if allowed). After traveling through an infected area, clean up and disinfect. For instance, hikers should remove mud from shoes using an old screwdriver, stiff brush, and/or towel. Further disinfect shoes by washing with soap and water or spraying with a 10% bleach solution. 				
<p>Project Measure 8 – Best Management Practices for Use of Pesticides and Herbicides The City shall minimize the use of pesticides and herbicides to the extent feasible. The City shall ensure that any use of pesticides is done according to manufacturers’ recommendations and only as part of an integrated pest management strategy designed to protect natural resources and conservation values. Use pesticides with caution to prevent contaminated runoff. A surfactant-free formulation shall be used any time pesticides or herbicides are used within a riparian area. Herbicide application shall be done under the guidance of a licensed Pest Control Advisor and according to the manufacturer’s instructions. The use of herbicides shall be limited to stump or spot treatments.</p>	Verify pesticides and herbicides are used correctly and according to manufacturer’s recommendations	City of Healdsburg and/or outside organizations that implements management actions	During pesticide or herbicide use	City of Healdsburg
<p>Project Measure 9 – Protect Dusky-footed Woodrat Nests The City shall limit disturbance to dusky-footed woodrat nests during vegetation management activities. Nests shall be left intact, and adjacent vegetation shall be carefully pruned under the guidance of a qualified biologist.</p>	Verify nests were protected during management activities	City of Healdsburg and/or outside organizations that implements management actions	During implementation of ground-disturbing and vegetation management activities	City of Healdsburg

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<p><i>Project Measure 10 – Protect Habitat during Fire Abatement and Vegetation Management Activities</i></p> <p>The City shall maintain habitat quality and complexity during fire abatement and vegetation management activities to the fullest extent consonant with protecting public safety. The following habitat protection measures shall be implemented:</p> <ul style="list-style-type: none"> • Maintain Fitch Mountain Trail, Hilltop Trail, and Riverview Trail as emergency access routes. Preserve areas along the emergency access routes shall be maintained for emergency vehicle travel while retaining as much vegetation as possible. • Fire management activities shall follow the trail widths and vegetation clearances shown below: <ul style="list-style-type: none"> ○ Fire and Emergency Access Road (Fitch Mountain and Hilltop Trails): 10 feet minimum and 15 feet maximum ○ Butterfly and Riverview Trails: 6 feet minimum and 8 feet maximum ○ Accessible Trail: 4 feet minimum and 8 feet maximum ○ Riverview Connector Trail: 2 feet minimum and 8 feet maximum • Prior to vegetation management activities, establish permanent photo points to illustrate before- and after-treatment conditions. Provide typical views of treatment locations as well as views of sensitive areas such as drainages or Napa false indigo stands for five years after treatment. Use photos to review changes in habitat conditions. Photos shall be taken at the same month each year – for example, in May or June when new leaves are present on plants. If undesirable changes in plant cover or composition are noted, the City shall review practices and revise as needed to protect natural resources. • Conduct biological trainings and surveys prior to vegetation management activities. • Engage personnel familiar with native plant identification and wildlife requirements to guide vegetation management and fuel reduction work on the ground. • Allow maintenance vehicle access only on the fire and emergency access road and existing trails. • Maintain habitat complexity, especially along drainages and habitats outside the emergency access corridor. This will require maintaining a balance between providing diverse, multistory forest and woodlands for wildlife utilization and plant community diversity and the need for fire risk abatement and emergency services access. 	<p>Verify habitat protection measures were incorporated into vegetation management activities</p>	<p>City of Healdsburg and/or outside organizations that implements management actions</p>	<p>During implementation of fire abatement and vegetation management activities</p>	<p>City of Healdsburg</p>

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<ul style="list-style-type: none"> • If vegetation management is needed along drainages for public safety, ensure that the special ecological values of the habitat are maintained. Work only on sites that are accessible without driving off-road or off-trail, dispose of cut vegetation without blocking drainages, minimize ground disturbance, and maintain duff and native canopy. • Limit ground disturbance during all vegetation management activities. Where bare ground is exposed as a result of work, promptly treat to prevent erosion, establish native species, and limit colonization by weedy species; see Appendix C for seeding recommendations. • Unless there is a threat to public safety or increased fire risk, retain decaying and dying trees, limbs, snags, and debris piles for wildlife habitat. If a downed tree crosses over a trail, cut and move to the side. ○ Engage a professional botanist or vegetation ecologist to review fire hazard reduction practices every five years to ensure that vegetation removal is not negatively affecting native plant community species composition or health, or wildlife communities. 				
<p>Project Measure 11 – Allowable Construction Hours The City shall ensure that all construction activities are limited to Monday through Saturday 7:30 a.m. to 6 p.m.</p>	Verify construction occurs during allowable hours	City of Healdsburg and/or outside organizations that implements management actions	During construction activities	City of Healdsburg
<p>Mitigation Measure BIO-1: Avoid Loss of Special-status Plants and Species of Local Concern and their Habitats The City shall ensure that the following protection measures for special-status plants and species of local concern and their habitat are implemented during management activities at Fitch Mountain Park and Open Space Preserve:</p> <ul style="list-style-type: none"> • Ensure that Napa false indigo plants are not damaged during vegetation management activities. Train crews to recognize this species prior to each vegetation clearing effort, and have a trained supervisor oversee all work in areas where this plant occurs. • Prohibit the establishment of new trails and other park development in areas occupied by Napa false indigo. • Propagate Napa false indigo from the Preserve’s population for use in revegetation. This species can be propagated from seed or cuttings, under the 	Verify the protection measures (e.g., local, native planting and revegetation) are implemented after soil disturbance.	City of Healdsburg and/or outside organizations that implements management actions	During implementation of ground-disturbing and vegetation management activities	City of Healdsburg

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<p>guidance of a qualified botanist or restoration specialist. After nursery propagation, it can then be used in broom removal areas, butterfly habitat enhancement areas, and other revegetation locations with appropriate microclimate conditions. Supplemental irrigation or time-release water would support its establishment.</p> <ul style="list-style-type: none"> • Prior to any park development in areas beyond existing trails and roads, the City shall conduct a botanical survey to ensure that no special-status species are present. Surveys shall be conducted at the appropriate time for plant identification, and shall be conducted by a botanist experienced with Sonoma County sensitive species. If special-status plants or their habitat are not identified during initial site surveys, no further mitigation for impacts on target species is necessary under this measure. • If any special-status plant species are found in areas proposed for park development, project plans shall be adjusted to avoid impact to the species. The City shall consult with a qualified botanist to determine appropriate setback distances and protection measures. • If suitable habitat cannot be avoided, project-specific protection measures (e.g., transplant, seed collection, propagation) would be developed and implemented with concurrence by CDFW and/or USFWS. • Any herbicide application to treat non-native plants must ensure that no native plants are affected. 				
<p>Mitigation Measure BIO-2: Protect Birds During Construction and Other Management Activities</p> <p>The City shall ensure that the following protection measures for birds are implemented for construction, ground disturbing, and/or vegetation management activities:</p> <ul style="list-style-type: none"> • Work outside of the critical breeding bird period (February 15 through August 31) construction projects and during ongoing land management (e.g., vegetation trimming and removal, etc.). If activities must occur during this period, work areas shall be surveyed by a qualified biologist prior to commencing. Surveys shall be required for all human-related ground disturbance activities in natural habitats and for vegetation trimming and removal. The surveys shall be conducted within one week prior to initiation of vegetation clearing, tree removal and trimming, or other construction activities. If the biologist finds no active nesting or breeding activity, work can proceed without restrictions. If active raptor or owl nests are 	<p>Verify compliance with bird nesting survey requirements and protective measures.</p>	<p>City of Healdsburg or outside organization that implements actions.</p>	<p>Prior to and during all construction, restoration, and maintenance activities that occur between Feb. 15 and August 15.</p>	<p>City of Healdsburg</p>

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<p>identified within 100 feet of the construction area or active nests of other special-status birds (e.g., passerines, woodpeckers, hummingbirds, etc.) are identified within 50 feet of the construction area, a biologist shall determine whether or not construction activities may impact the active nest or disrupt reproductive behavior. If it is determined that construction would not affect an active nest or disrupt breeding behavior, construction can proceed without restrictions. The determination of disruption shall be based on the species' sensitivity to disturbance, which can vary among species; the level of noise or construction disturbance; and the line of sight between the nest and the disturbance. If the biologist determines activities would be detrimental, the nesting area and 250-foot buffer for larger nesting birds (e.g., owls, raptors, herons, egrets) and 50-foot buffer for small nesting songbirds shall be avoided until the nest has been vacated.</p> <ul style="list-style-type: none"> • If the work area is left unattended for more than one week following the initial surveys, additional surveys shall be completed. Ongoing construction monitoring shall occur to ensure no nesting activity is disturbed. If State and/or federally listed birds are found breeding within the area, activities shall be halted, and consultation with the CDFW and USFWS shall occur to determine if any additional protection measures are needed. • For fire risk abatement fuel management, breeding bird surveys shall be required for all fire risk abatement vegetation management in late winter through spring. All burn piles shall be burned outside of the bird nesting season (February 15 through August 31). If activities must occur during this period, burn activities shall be reviewed and approved by a qualified biologist before commencing. 				
<p>Mitigation Measure BIO-3: Protect Special-status Bats</p> <p>The City shall ensure that the following protection measures for bats are implemented during management activities at Fitch Mountain Park and Open Space Preserve::</p> <ul style="list-style-type: none"> • Complete presence/negative finding bat surveys prior to removal or significant trimming of any trees which are over 6 inches in diameter at breast height. Surveys shall be completed by a qualified biologist. Because each individual bat species may use different roosts seasonally and from night to day, surveys must be conducted by a qualified biologist at the appropriate times. If trees planned for trimming or removal are identified as active roost sites, appropriate avoidance measures shall be developed. This may include seasonal limitations on work when roosts are unoccupied and/or establishment of buffer areas around occupied roosts. 	<p>Verify compliance with survey requirements and protective measures for special-status and common bat species</p>	<p>City of Healdsburg or outside organization that implements actions</p>	<p>During all construction, restoration, and maintenance, and activities</p>	<p>City of Healdsburg</p>

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<ul style="list-style-type: none"> For all trees previously identified as active roost sites and subject to trimming or removal, trees shall be taken down in a two-step process – limb removal on day one shall be followed by bole removal on day two. This approach will allow bats an opportunity to move out of the area prior to completing removal of the trees if present. No trees supporting special-status bats shall be removed without prior consultation with CDFW to identify any additional protection measures. If work is postponed or interrupted for more than two weeks from the date of the initial bat survey, the preconstruction survey shall be repeated. Construction shall be limited to daylight hours to avoid interference with the foraging abilities of bats. For fire risk abatement fuel management, all burn piles shall be burned outside of the bat maternity season (spring – summer). If activities must occur during this period, burn activities must be reviewed and approved by a qualified biologist before commencing. 				
<p>Mitigation BIO-4: Protect Terrestrial Wildlife</p> <p>The City shall ensure that the following protection measures for terrestrial wildlife are implemented during management activities at Fitch Mountain Park and Open Space Preserve:</p> <ul style="list-style-type: none"> Perform preconstruction surveys prior to ground disturbance (e.g., large-scale vegetation removal or trimming, trail construction and other public access improvement projects; not including handwork or emergency tree removal/clearing for access). Surveys (on the day preceding work and/or ahead of the construction crew) shall be performed by a qualified biologist to ensure no special-status species and common wildlife are occupying the area. If wildlife species are observed within the work area or immediate surroundings, these areas shall be avoided until the animal(s) has (have) vacated the area, and/or, upon approval by the regulatory agencies, the animal(s) shall be relocated out of the area by a qualified biologist. Conduct an annual training session for all City field staff. The training shall be conducted by a qualified biologist and shall include a discussion of the sensitive biological resources within the Preserve, the potential presence of special-status species, and ongoing management activities. This will include a discussion of special-status species’ habitats, protection measures to ensure species are not impacted by project activities, project boundaries, and biological conditions outlined in the Management Plan. 	<p>Verify preconstruction biological surveys occur</p> <p>Verify annual biological trainings occur</p>	<p>City of Healdsburg or outside organization that implements actions</p>	<p>Biological surveys prior to ground disturbing activities</p> <p>Annual training for City field staff prior to construction season</p>	<p>City of Healdsburg</p>

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<p>Mitigation CR-1: Identify and Avoid or Minimize Impacts on Historic Resources</p> <p>The City of Healdsburg shall ensure that if subsurface historic materials are encountered during construction, trail maintenance, or resource management activities, the piece of equipment or crew member that encountered the materials shall stop and the find shall be inspected by a qualified historian/archaeologist. Project personnel shall not collect historic materials. If the historian/archaeologist determines that the find qualifies as a unique historic resource for the purposes of CEQA (Guidelines Section 15064.5(c)), all work shall be stopped in the immediate vicinity to allow the archaeologist to evaluate the find and recommend appropriate treatment. Such treatment and resolution shall include either modifying the project to allow the materials to be left in place or undertaking data recovery of the materials in accordance with standard archaeological methods. The preferred treatment shall be protection and preservation.</p> <p>If the resource is determined to qualify as historic under CEQA Guidelines Section 15064.5(a), and the management action would impair the resource, such impacts on the resource shall be avoided. Management activities shall be implemented to avoid impairment of the historic resources. Measures to protect historic resources may include, for example, temporary protective barriers or construction worker training.</p>	<p>Verify that an archaeologist listed on the Register of Professional Archaeologists (RPA) or other qualified professional is consulted before any work on the ranch complex begins</p> <p>Verify that an archaeologist listed on the Register of Professional Archaeologists (RPA) evaluates archaeological finds follows proper procedures of evaluation and reporting</p>	<p>City of Healdsburg or outside organization that implements actions</p>	<p>Review plans during design and provide guidance to protect resources</p>	<p>City of Healdsburg</p>
<p>Mitigation CR-2: Identify and Avoid or Minimize Impacts on Archaeological Resources</p> <p>The City of Healdsburg shall ensure that if previously unknown archaeological materials are encountered during construction, trail maintenance, or resource management activities, the piece of equipment or crew member that encountered the materials shall stop, and the find shall be inspected by a qualified archaeologist. Project personnel shall not collect archaeological materials. If the archaeologist determines that the find potentially qualifies as a unique archaeological resource for</p>	<p>Verify that an archaeologist listed on the Register of Professional Archaeologists (RPA) reviews plans for erosion</p>	<p>City of Healdsburg or outside organization that implements actions</p>	<p>Review plans during design</p> <p>Evaluate finds upon discovery</p>	<p>City of Healdsburg</p>

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<p>the purposes of CEQA (Guidelines Section 15064.5(c)), all work shall be stopped in the immediate vicinity to allow the archaeologist to evaluate the find and recommend appropriate treatment. Such treatment and resolution shall include either project modification to allow the materials to be left in place or undertaking data recovery of the materials in accordance with standard archaeological methods. The preferred treatment shall be protection and preservation.</p>	<p>control efforts</p> <p>Verify that an archaeologist listed on the Register of Professional Archaeologists (RPA) evaluates archaeological finds follows proper procedures of evaluation and reporting</p>			
<p>Mitigation CR-3: Procedures for Encountering Human Remains If human remains are encountered, project personnel shall stop all work in the immediate vicinity. The Sonoma County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the coroner determines the remains are Native American and prehistoric, NAHC shall be contacted so that a “Most Likely Descendant” can be designated, the appropriate Tribal representative can be contacted, and further recommendations regarding treatment of the remains can be provided. The City of Healdsburg shall ensure that if human remains or funerary objects are discovered during soil-disturbing activities, the City shall ensure that all work stops in the vicinity and that the Sonoma County Coroner is notified. A qualified archaeologist shall evaluate the remains. If human remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of identification, pursuant to PRC Section 5097.98. NAHC would appoint a Most Likely Descendant (MLD). A qualified archaeologist, the City of Healdsburg, and the MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of any human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5[d]). The agreement shall take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties cannot not agree on the</p>	<p>Report discovery of burial, human bone, or suspected human bone to the Sonoma County Coroner. Monitor protection of the area until the find is identified. Have an archaeologist monitor compliance with PRC Section 5097</p>	<p>City of Healdsburg or outside organization that implements actions</p>	<p>During ground disturbing activities</p>	<p>City of Healdsburg</p>

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
reburial method, the City shall follow PRC Section 5097.98(b), which states that “the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.”				
<p>Mitigation Measure CR-4: Avoid or Document Paleontological Resources</p> <p>The City of Healdsburg shall ensure that if a paleontological resource is discovered during construction, trail maintenance, or resource management activities, all ground-disturbing activities within 50 feet of the find shall be temporarily halted. Activities may be diverted to areas beyond 50 feet from the discovery. The City shall notify a qualified paleontologist who will document the discovery, evaluate the potential resource, and assess the nature and significance of the find. Based on scientific value or uniqueness, the paleontologist may record the find and allow work to continue or recommend salvage and recovery of the material. The paleontologist shall make recommendations for any necessary treatment that is consistent with currently accepted scientific practices.</p>	Verify compliance with protective measures during construction and management activities.	City of Healdsburg or outside organization that implements actions	During ground disturbing activities	City of Healdsburg
<p>Mitigation Measure CR-5: Consult with Native American Tribes if Previously Undiscovered Artifacts are Discovered</p> <p>In the event that any Native American archaeological remains are discovered during implementation of management activities, the City shall contact and consult with local tribes who have a traditional and cultural affiliation with the Project area including Cloverdale Rancheria of Pomo Indians, Dry Creek Rancheria of Pomo Indians, Lytton Rancheria of California, and Mishewal-Wappo Tribe of Alexander Valley. If the tribe(s) considers the resource to be a tribal resource, the City shall consult with the tribe to develop appropriate mitigation measures in accordance with Public Resources Code 21080.3.2.</p>	Verify that interested Native American tribes are consulted annually before management activities begin	City of Healdsburg	Annually before management activities begin	City of Healdsburg
<p>Mitigation GHG-1: Investigate the Addition of EV Charging Stations</p> <p>The City shall examine the lower parking lot to identify potential locations for two or three EV charging stations, taking into account sunlight, public safety, and other necessary constraints. If good locations and suitable equipment are identified, the charging stations shall be incorporated into Phase 2 improvements as funding allows. Schedule ground-disturbing work in dry season</p>	Investigate feasibility of including charging stations in phase 2 final design	City of Healdsburg	Phase 2 design	City of Healdsburg

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<p>Mitigation HAZ-1: Reduce Fire Risk on the Preserve During Maintenance or Patrol Activities</p> <p>The City of Healdsburg shall implement the following measures to reduce fire risk on the Preserve during maintenance activities:</p> <ul style="list-style-type: none"> • Prohibit vegetation management for ongoing Preserve maintenance or fire risk abatement during red flag days according to the National Weather Service. • Require all equipment and vehicles used on the Preserve to be equipped with spark arrestors or other means of controlling backfiring. • Require all vehicles driving onto the Preserve to carry standard fire-fighting equipment. • Limit use of power tools for maintenance or other activities during periods of high and very high fire danger. • Limit driving onto the Preserve, with the exception of emergencies, during periods of high and very high fire danger. • Prohibit parking or driving over flammable material such as grasses and dry brush. • Complete City staff patrols of the Preserve during high fire danger days. • Complete daily patrols as part of the volunteer trail watch program. • Maintain clear, unobstructed access along the fire and emergency access road by trimming back encroaching vegetation and promptly responding to and removing any trail obstruction • Ensure that fire department staff or other entities overseeing fuel load management activities participate in the annual staff meeting and communication protocol. 	Verify fire hazard reduction actions	City of Healdsburg or outside organization that implements actions	During maintenance and patrol activities	City of Healdsburg
<p>Mitigation HAZ-2: Safety and Fire Fighting Equipment</p> <p>The City of Healdsburg shall ensure that all vehicles driving onto the Preserve carry standard fire-fighting equipment (e.g., shovel, McLeod, fire extinguisher). Dry, combustible vegetation shall be removed from the construction site with specific focus on the staging areas for vehicles and heavy equipment.</p>	Verify appropriate equipment on vehicles	City of Healdsburg or outside organization that implements actions	Before vehicles enter the Preserve	City of Healdsburg
<p>Mitigation Measure HAZ-3: Develop and Implement a Fire Abatement Plan</p> <p>To achieve the fire hazard reduction goals, the City of Healdsburg shall develop a Fire Risk Abatement Plan prior to completing fuels management activities on-the-ground work. The work plan shall include a description of the current and target condition of the treatment area, map and photos of the treatment area; identify immediate and</p>	Verify that a Fire Risk Abatement Plan is complete	City of Healdsburg or outside organization that implements	Annually	City of Healdsburg

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<p>long-term goals, timeline for implementation, access points, disposal methods, and target species. Fire Risk Abatement Plans may cover a period of 1 to 5 years. The City shall ensure the plan meets applicable Conservation Easement requirements and submit the plan to the Sonoma County Agricultural and Open Space District for a 45 day review and approval (CE §5.4.6). The Fire Risk Abatement Plan shall follow the natural resource and fire management recommendations set forth in the Fitch Mountain Park and Open Space Preserve Management Plan. Once the plans are developed, implementation will proceed as described in the plan.</p>		actions		
<p>Mitigation Measure HAZ-4: Protect Preserve Visitors, Natural Resources, and Surrounding Properties During Slash Burning Operations</p> <p>The City of Healdsburg shall ensure that land surrounding any slash piles is protected from fire escaping during burning operations. The City shall:</p> <ul style="list-style-type: none"> • Ensure all managed fires are overseen by authorized personnel. • Burn piles only when weather and fuel moisture conditions are appropriate (e.g., no wind, low temperatures, high fuel moisture content in surrounding areas) as permitted by NSCPCD and CalFire. • Require all firefighting equipment and personnel to remain on site until the entire burn pile area is cold. Firefighting equipment should include water (spray backpacks or other pressurized equipment), shovels, McLeods, chainsaws, and Pulaskis. • Keep burn piles relatively small (i.e., no larger than 4 feet in diameter). • Place burn piles in areas with no overhanging vegetation lower than 20 feet and with 5 to 10 feet of bare ground around the perimeter or as per burn permit requirements. • Close the Preserve to visitors during burn days. • Monitor burn pile locations for the establishment of invasive plant species as broom and other invasive plants may germinate in these disturbed locations. 	Verify compliance with protective measures to reduce fire risks from slash burn operations.	City of Healdsburg or outside organization that implements actions	During project planning and implementation	City of Healdsburg
<p>Mitigation NOI-1: Reduce Noise</p> <p>The City of Healdsburg shall ensure that noise reduction actions are implemented for all activities that use construction equipment within 200 feet of the Preserve boundary. Noise reduction measures may include the following:</p> <ul style="list-style-type: none"> • Equip internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and are appropriate for the equipment. • Locate stationary noise-generating equipment as far as possible from sensitive receptors in the vicinity. 	<p>Verify noise reduction requirements are implemented</p> <p>Verify that residential notification occurred</p>	City of Healdsburg or outside organization that implements actions using construction equipment	Prior to and during use of construction equipment	City of Healdsburg

Mitigation Measures	Monitoring or Reporting Action	Monitoring or Reporting Entity	Timing	Enforcement Entity
<ul style="list-style-type: none"> • Utilize "quiet" air compressors and other stationary noise sources where technology exists. • Do not allow workers to amplify music. • Provide signs at the Preserve entrance to inform users of the noise-producing activities, the location of the activities, and the duration. • Inform residences in the areas near noise-generating actions to inform residents of the noise-producing activities, location of the activities, and the duration. • Designate a "disturbance coordinator" responsible for responding to complaints about construction noise and taking reasonable measures to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the trail head. 				
<p><i>Mitigation Measure REC-1: Avoid Use Conflicts between Events at the Villa Chanticleer Event Center and the Fitch Mountain Park and Open Space Preserve</i> The City of Healdsburg shall ensure that approved, large special events at the Villa Chanticleer and the Fitch Mountain Park and Open Space Preserve do not occur on the same day and same time. The City shall implement the following measures:</p> <ul style="list-style-type: none"> • Maintain a joint calendar between the Villa Chanticleer, the Lower Villa Chanticleer Park, and the Preserve for all special events to avoid approval of events that would exceed parking capacity. • For all special events within the Lower Villa Chanticleer Park and as part of the Villa Chanticleer operations, information on alternative parking and carpooling shall be provided by the event coordinator. 	Create and manage joint calendar of activities on an on-going basis.	City of Healdsburg	When scheduling Villa Chanticleer and Park Improvement Area events	City of Healdsburg