

**Mitigation Monitoring and Reporting Program
Foley Family Community Pavilion**

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring / Reporting Action and Schedule	Non-Compliance Sanction / Activity	MMRP Record Name / Date
AIR QUALITY					
<p>AQ-1: BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust during all construction activities shall be incorporated into all demolition, building and grading construction plans and require implementation of the following:</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used. 	<p>Incorporate into project design and print on construction documents (demolition, grading and building plans).</p> <p>On-site observation.</p>	<p>Planning and Building Department</p> <p>Project Applicant/ Contractor</p>	<p>Verification of incorporation into project design and construction documents prior to issuance of grading permit.</p> <p>Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Deny issuance of grading permit.</p> <p>Stop work.</p>	

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<p>6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation.</p> <p>8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.</p>					
BIOLOGICAL RESOURCES					
BIO-1: To avoid impacts to roosting Townsend’s big-eared bats, building removal should only be conducted during seasonal periods	Incorporate timing into project	Building and Planning Department	Prior to issuance of grading permit	Stop work and establish	

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<p>of bat activity: between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1 to avoid hibernating bats, and prior to the formation of maternity colonies. At least 14 days prior to demolition, a qualified biologist with at least two years of experience surveying for bats, should do preconstruction surveys for roosting bats. If the qualified biologist finds evidence of bat presence during the surveys, then a plan for removal and exclusion shall be developed, in conjunction with the California Department of Fish and Wildlife (CDFW).</p> <p>If building removal must occur outside of the seasonal activity periods mentioned above (i.e., between October 15 and February 28/29, or between April 2 and August 30), then a qualified biologist, with at least two years of experience surveying for bats, shall conduct preconstruction surveys within 14 days of starting work. If roosts are found, a determination should be made whether there are young. If a maternity site is found, impacts to the maternity site will be avoided by establishment of a non-disturbance buffer until the young have reached independence. The size of the buffer zone</p>	<p>construction plans and print on construction plans.</p> <p>Applicant shall provide the Planning and Building Department with the resume of the qualified biologist demonstrating bat survey and detection experience.</p> <p>Conduct pre-construction survey.</p> <p>On-site observation.</p> <p>If necessary, establish a protection buffer zone.</p>	<p>Project Applicant/ Contractor</p> <p>Qualified biologist</p>	<p>and during construction.</p> <p>Applicant shall provide the pre-construction survey to the Planning Department.</p> <p>Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>appropriate buffer zone.</p>	

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<p>should be determined by the qualified bat biologist at the time of the surveys. If the qualified biologist finds evidence of bat presence during the surveys, then a plan for removal and exclusion shall be developed, when there are not dependent young present, in conjunction with the CDFW.</p>					
<p>BIO-2: To avoid impacts to nesting birds, a nesting survey shall be conducted within 15 days of commencing construction work or tree removal if this work would commence between February 1 and August 31. The nesting survey shall include an examination of all buildings onsite and all trees onsite and within 200 feet of the entire project site (i.e., within a zone of influence of nesting birds), including trees to be retained onsite. The zone of influence includes those areas outside the project site where birds could be disturbed by earth- moving vibrations and/or other construction-related noise.</p> <p>If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist shall establish a temporary protective buffer around the nest(s). The nest buffer should be staked with orange construction fencing. The</p>	<p>Incorporate timing into project construction plans and print on construction plans.</p> <p>Applicant shall provide the Planning and Building Department with the resume of the qualified biologist demonstrating bird survey and detection experience prior to</p>	<p>Building and Planning Department Project Applicant/ Contractor Qualified biologist</p>	<p>Prior to issuance of grading permit and during construction.</p> <p>Applicant shall provide the pre-construction survey to the Planning Department.</p> <p>Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Stop work and establish appropriate buffer zone.</p>	

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<p>buffer must be of sufficient size to protect the nesting site from construction-related disturbance and shall be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds that include several raptor species known to occur in the region of the project site but that are not expected to occur on the project site. Upon completion of nesting surveys, if nesting birds are identified on or within a zone of influence of the project site, a qualified ornithologist/biologist that frequently works with nesting birds shall prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed.</p> <p>No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In</p>	<p>conducting surveys. Conduct pre-construction survey. On-site observation. If necessary, establish a protection buffer zone.</p>				

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<p>the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later, and would have to be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed and construction may commence in established nesting buffers without further regard for the nest site.</p>					
CULTURAL RESOURCES					
<p>CUL-1: Prior to issuance of a Certificate of Occupancy, interpretive (aka informational) public signage shall be installed near or adjacent to the primary façade and adjacent to the reconstructed loading dock (ADA ramp) along the east elevation. Signage shall be adequate in size to attract the public and shall consist of a historical context for the fruit and nut packing facilities in Healdsburg and specific history related to the 1922 building, illustrating how the loading docks and the railroad functioned as part of the fruit and nut packing operations. Design and content of the sign shall be prepared in coordination with a qualified historian.</p>	<p>Incorporate into project design and print on construction documents (building plans)</p> <p>Review and approval by the Planning and Building Department</p>	<p>Applicant Planning and Building Department</p>	<p>Prior to issuance of certificate of occupancy</p>		

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<p>CUL-2: To ensure the project does not result in impacts to potential buried archaeological resources onsite, the following shall be implemented:</p> <p>1. Archaeological Monitoring Plan and Site Monitoring. Prior to ground-disturbing activities, a qualified archaeologist shall prepare a Monitoring Plan for the project. The Monitoring Plan shall describe the specific methods and procedures to be followed if archaeological deposits are identified. A Secretary of the Interior-qualified archeologist shall be retained to monitor all ground-disturbing activities. Archaeological monitors shall be empowered to halt construction activities at the location of a discovery to review possible archaeological material and to protect the resource while it is being evaluated. Monitoring shall continue until, in the archaeologist's judgment, cultural resources are not likely to be encountered. If archaeological materials are encountered during project activities, all work within 25 feet of the discovery shall be redirected until the archaeologist assesses the finds, consults with agencies as appropriate, and makes recommendations for the treatment of</p>	<p>Print on construction documents (grading plans). Pre-construction awareness training.</p>	<p>Planning and Building Department Project Applicant/ Contractor Qualified archaeologist</p>	<p>Prior to commencement of ground disturbing activities.</p>	<p>Deny issuance of grading permit.</p>	

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<p>the discovery. If avoidance of the archaeological deposit is not feasible, the archaeological deposit shall be evaluated for its eligibility for listing in the California Register of Historical Resources. If the deposits are not eligible, mitigation is not necessary. If the deposits are eligible, adverse effects on the deposits shall be mitigated. Mitigation may include excavation of the archaeological deposit in accordance with a data recovery plan (CEQA Guidelines Section 15126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and accessioning of archaeological materials and a technical data recovery report at a curation facility. Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The report shall be submitted to the City of Healdsburg and the Northwest Information Center of the California Historical Information Systems upon completion of the resource assessment.</p>					

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<p>2. Pre-construction Meeting. Project supervisors, contractors, and equipment operators shall be familiarized with the types of artifacts that could be encountered during earth-disturbing activities and procedures to follow if subsurface cultural resources are unearthed during construction and an archaeologist is not present. Project supervisors, contractors, equipment operators, and all construction personnel on site shall be instructed not to collect artifacts if observed. To accomplish this, a professional archaeologist shall conduct a preconstruction meeting prior to commencement of ground-disturbing activities to familiarize the team with the potential to encounter prehistoric artifacts or historic-era archaeological deposits, the types of archaeological material that could be encountered within the project area, and procedures to follow if archaeological deposits and/or artifacts are observed during construction and an archaeologist is not present.</p> <p>3. Post-review Discoveries. If archaeological resources are encountered during construction and an archaeologist is not present, work shall be temporarily</p>					

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<p>halted within 25-feet of the discovery and the deposit shall be secured to prevent altering the deposit and the context in which it is found until a qualified professional archaeologist is retained to evaluate the find and provide appropriate recommendations. The archaeologist shall be Secretary of Interior-qualified to inspect the material(s), assess its historical significance, consult with Tribes and other stakeholders as needed, and provide recommendations for the treatment of the discovery in accordance with the Secretary of Interior Standards for the Treatment of Historic Properties.</p>					
<p>CUL-3: In the event that human remains are encountered within the project Area during project-related, ground-disturbing activities, all work must stop, and the Sonoma County Coroner must be notified immediately. If the remains are suspected to be those of a prehistoric Native American, then the Native American Heritage Commission must be contacted by the Coroner so that a “Most Likely Descendant” (MLD) can be designated to provide further recommendations regarding treatment of the remains. A Secretary of Interior-qualified</p>	<p>Conduct construction in conformance with measures herein. Include measure on project construction and improvement plans.</p>	<p>Applicant Qualified archaeologist Planning and Building Department</p>	<p>Prior to issuance of a demolition and/or grading permit During Ground disturbing activities</p>		

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<p>Archaeologist should also evaluate the historical significance of the discovery, the potential for additional human remains to be present, and to provide further recommendations for treatment of the resource in accordance with the MLD recommendations and the Secretary of Interior Standards for the Treatment of Historic Properties.</p>					
GEOLOGY AND SOILS					
<p>GEO-1: Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the Building Department. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Healdsburg’s Grading and Erosion Control Ordinance, Chapter 17.36 of the Healdsburg Municipal Code). These plans shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during construction activity on the project site.</p>	<p>Incorporate into project design and print on construction documents (demolition, grading and building plans).</p>	<p>Planning and Building Department Project Applicant/ Contractor</p>	<p>Verification of incorporation into project design and construction documents prior to issuance of grading permit. Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Deny issuance of permits. Stop work.</p>	

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<p>GEO-2: All applicable recommendations set forth in the Design Level Geotechnical Investigation prepared by PJC & Associates, dated December 15, 2022, for the subject property, including, but not limited to recommendations related to grading, drainage, excavation, foundations systems, and compaction specifications shall be incorporated. Final grading plans, construction plans, and building plans shall demonstrate that recommendations set forth in the geotechnical reports have been incorporated into the design of the project and to the satisfaction of the City of Healdsburg City Engineer.</p>	<p>Incorporate into project design and print on construction documents (demolition, grading and building plans).</p>	<p>Planning and Building Department Project Applicant/ Contractor</p>	<p>Verification of incorporation into project design and construction documents prior to issuance of grading permit. Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Deny issuance of permits. Stop work.</p>	
<p>GEO-3: In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.</p>	<p>Incorporate into project design and print on construction documents (grading plans). On-site observation.</p>	<p>Planning and Building Department Project Applicant/ Contractor Qualified paleontologist</p>	<p>During ground disturbance activities.</p>	<p>Stop work.</p>	

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HAZARDS AND HAZARDOUS MATERIALS					
<p>HAZ-1: To avoid potential impacts related to the release of asbestos-containing materials or lead-based paint, abatement of such materials shall be conducted in compliance with recommendations set forth in the Pre-Renovation/Demolition Asbestos & Lead Inspection Report prepared by NorBay Consulting, dated October 20, 2015. Requirements set forth by the Occupational Safety and Health Administration (OSHA) AHERA requirements, lead standard contained in 29 CFR 1910.1025 and 1926.62, and any other local, state, or federal regulations shall be complied with throughout abatement. Treatment, handling, and disposal of these materials shall adhere to all requirements established by OSHA and other agencies.</p>	<p>Print on construction documents (demolition permit). Provide copy of asbestos survey.</p>	<p>Planning and Building Department Project Applicant/ Contractor Occupational Safety and Health Administration</p>	<p>Prior to issuance of demolition permit.</p>	<p>Deny issuance of demolition permit.</p>	
<p>HAZ-2: To avoid a potential impact related to hazardous materials the applicant shall prepare and implement a Soil and Groundwater Management Plan and Health and Safety Plan. At a minimum, the Soil and Groundwater Management Plan shall include methods for achieving the recommendations set forth in the 2016 Phase II environmental site assessment</p>	<p>Provide copy of Soil and Groundwater Management Plan and Health and Safety Plan to the City with construction documents.</p>	<p>Planning and Building Department Fire Department Project Applicant/ Contractor</p>	<p>Ongoing through project construction.</p>	<p>Stop work.</p>	

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<p>(ESA) prepared by EBA Engineering. As provided therein, the Plan shall address the following:</p> <ul style="list-style-type: none"> • Remediate, to the extent feasible, contaminated soil identified in the area of the former underground storage tank located on the northeast side of the existing warehouse building. • In the event that an additional underground storage tank is identified at the southeast corner of the existing building during project construction activities, contact the North Coast Regional Water Quality Control Board to establish protocols for removal. • Remediate, to the extent feasible, petroleum hydrocarbons in the area surrounding the suspected underground storage tank. • Remediate, to the extent feasible, the concrete slab to remove residual concentrations of metals. Alternatively, the existing concrete slab may be replaced to remove residual concentrations of metals. • Include vapor mitigation barrier and trench plugs for all utility conduits entering the existing building. <p>The Health and Safety Plan shall comply with all local, State, and federal regulations governing</p>	<p>Retain copy of the plans on-site during construction.</p>	<p>Environmental Professional/Health and Safety Officer</p> <p>North Coast Regional Water Quality Control Board</p>			

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<p>hazardous materials and shall include, at a minimum, the following information:</p> <ul style="list-style-type: none"> • Facility description including availability of resources such as roads, water supply, electricity, and telephone service; • Description of the known hazards and evaluations of the risks associated with the incident and with each activity conducted, including, but not limited to, exposure to contaminants; • List of key personnel and alternates responsible for site safety, response operations, and protection of public health; • Delineation of work area; • Description of levels of protection to be worn by personnel in work area; • Establishment of procedures to control site access; • Description of decontamination procedures for personnel and equipment; • Establishment of site emergency procedures; • Emergency medical care for injuries and toxicological problems; • Description of requirements for an environmental surveillance program; • Routine and special training required for responders; and 					

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<ul style="list-style-type: none"> Establishment of procedures for protecting workers from weather-related problems. 					
NOISE					
<p>NOI-1: The following Best Construction Management Practices shall be implemented during all phases of construction to reduce construction noise levels emanating from the site, limit construction hours, and minimize disruption and annoyance:</p> <ul style="list-style-type: none"> Limit construction hours to between 7:30 a.m. and 6:00 p.m., Monday through Saturday No construction activities shall occur on Sundays and holidays. Limit use of the concrete saw to a distance of 50 feet or greater from residences, where feasible. Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Temporary noise barriers would provide a 5-dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps. 	<p>Incorporate into project design and print on construction documents (building plans).</p> <p>Prior to commencement of construction, assign a disturbance coordinator to respond to complaints and address noise concerns as they arise.</p> <p>On-site observation.</p>	<p>Planning and Building Department</p> <p>Project Applicant/ Contractor</p> <p>Disturbance coordinator</p>	<p>Verification of incorporation into design and construction documents prior to issuance of grading and building permits.</p> <p>Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Deny issuance of grading and building permit.</p> <p>Stop work.</p>	

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<ul style="list-style-type: none"> • Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • Unnecessary idling of internal combustion engines shall be strictly prohibited. • Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors. • Utilize "quiet" air compressors and other stationary noise sources where technology exists. • Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • Locate material stockpiles, as well as maintenance/equipment staging and 					

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<p>parking areas, as far as feasible from existing residences and rooms at the Du Champ hotel north of the site.</p> <ul style="list-style-type: none"> Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule. 					
<p>NOI-2: Any event occurring during the nighttime hours (between 8:00 pm and 7:00 am), daytime concert with amplified music (large or small), daytime event with non-concert type live amplified music performance, daytime event in the parking area with more than 100 persons in concurrent attendance, or daytime</p>	<p>Verify through event-specific Special Events Permits.</p>	<p>Planning and Building Department Community Services / Parks & Recreation Department Project Applicant</p>	<p>Verification of incorporation into design prior to Special Events Permit issuance.</p>	<p>Deny issuance of Special Events Permit.</p>	

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<p>event held in the parking lot with amplified speech shall comply with the following, in addition to any requirements set forth in the City of Healdsburg's Special Events policy.</p> <ul style="list-style-type: none"> Events with amplified music performances shall be held in the event pavilion or 75 feet or more from the northern property line in the parking area. Additionally, temporary sound absorptive noise barrier walls with a minimum height of 10 feet above the performance stage level shall be installed on the western and eastern side of the stage when held in the pavilion and/or on the northern, western, and eastern side of the stage when held in the parking area. These temporary barriers shall be installed without gaps in the face and shall have a minimum surface weight of 2.0 pounds per square foot. Acceptable temporary barriers include Environmental Noise Control STC-27 Acoustical Barrier/Absorber Blankets, or acoustical equivalent. This type of barrier may be set up on a supporting structure, such as an existing fence or on guywires strung between temporary supports but the full 10-foot height shall be maintained. With the use of a guy-wire type structure the wall area may also be 					

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<p>demounted for deliveries and access, however, to be effective it shall be fully installed during amplified music events.</p> <ul style="list-style-type: none"> All speakers used for amplified music or speech shall be directed away from the northern property line and be positioned so as not to directly face the western and eastern property lines to reduce the degree of sound escaping the audience area. All events planned with more than 100 persons in concurrent attendance shall be limited to the pavilion and the southern half of the parking area to avoid noise impacts to the uses to the north and northeast of the project site. 					
TRANSPORTATION					
<p>TRA-1: As part of the Special Events Permit for events that will require closure of North Street, a traffic control plan shall also be required. Traffic control plans shall be developed to provide adequate advance notice of the North Street closure and shall direct traffic to a specified detour route. Plans shall also provide for a turnaround area for vehicles entering the block west of Healdsburg Avenue. The traffic control plan shall be subject to</p>	<p>Incorporate traffic control plan with event-specific Special Events Permits.</p>	<p>Planning and Building Department Fire Department Police Department Public Works Department Community Services / Parks &</p>	<p>Verification of incorporation into design prior to Special Events Permit issuance.</p>	<p>Deny issuance of Special Events Permit.</p>	

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review and approval by the City of Healdsburg fire, police, and public works departments.		Recreation Department Project Applicant			
TRA-2: The City of Healdsburg Police and Fire Departments shall be provided with advanced notice of all events that will result in temporary closure of North Street.	Verify through event-specific Special Events Permits.	Planning and Building Department Police Department Community Services / Parks & Recreation Department Project Applicant	Verification of notification prior to Special Events Permit issuance.	Deny issuance of Special Events Permit.	
TRIBAL CULTURAL RESOURCES					
TCUL-1: To protect buried Tribal Cultural Resources that may be encountered during construction activities, the project shall comply with Mitigation Measures CUL-1, CUL-2, and CUL-3.	See Mitigation Measures CUL-1, CUL-2, and CUL-3 above	See Mitigation Measures CUL-1, CUL-2, and CUL-3 above	See Mitigation Measures CUL-1, CUL-2, and CUL-3 above	See Mitigation Measures CUL-1, CUL-2, and CUL-3 above	