

MITIGATION MONITORING AND REPORTING PROGRAM

Satish & Surekha Chohan / Turnkey Technologies
Use Permit # P08-00557-UP
Technology Way / Gateway Road West, Napa, CA 94558
APN: 057-250-032

Exhibit A

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
Biological Resources (Section IV.a-d):			
1. Protective fencing shall be placed along the conservation easement setback adjacent to Sheehy Creek prior to the commencement of any construction or ground disturbing activities to protect the creek and riparian habitat. The fencing shall remain in place for the duration of construction.	Napa County CDPD (Planning)	The applicant shall submit a site plan showing the limits of construction and the location of protective fencing along the creek bank to the Director of the Conservation, Development and Planning Department for review and approval prior to any construction, grading, or earth moving activities on the site.	
2. To avoid potential losses to nesting migratory birds protected under the Migratory Bird Treaty Act, construction activities adjacent to Sheehy Creek shall occur outside the critical breeding period from mid-March to mid-August to the extent possible. If construction occurs during the breeding period, the site shall be surveyed for active nests by a qualified Biologist prior to commencing construction activities. If active nests are found, the nest location and a buffer area designated by the biologist shall be avoided until the nest has been vacated. The buffer should a minimum of 50-feet for small songbirds and 75-feet for larger birds, unless otherwise specified by the Biologist.	Napa County CDPD (Planning)	The project sponsor shall have a nesting bird survey completed prior to any construction activities scheduled to occur on the site from mid-March to mid-August. The survey results shall be provided to the Napa County Conservation Development and Planning Department. In the event any special-status or other protected nesting birds are found to occur on-site construction activities will be scheduled to avoid nesting and breeding periods.	

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
Population & Housing (Section XII.a)			
3. Prior to County authorization of a Building Permit the applicant shall pay the Napa County Affordable Housing Mitigation Fee as set forth in County Code, and as may be amended.	Napa County CDPD (Planning)	Payment of fee is required prior to the issuance of a building permit.	
Transportation / Traffic (Section XV.a):			
4. Prior to County authorization of a Building Permit, the applicant shall submit payment of the Napa County's traffic mitigation fee in accordance with Board Resolution 08-20, as may be amended, of the equivalent of the vehicle trips generated by the project in the PM peak traffic period.	Napa County CDPD (Planning)	Payment of fee is required prior to the issuance of a building permit.	

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

Signature of Owner(s)/Authorized Agent

Print Name

Interest}