

**Peju Black Forest Vineyard Conversion
Use Permit Exception #P09-00243-UP and Agricultural Erosion Control Plan #P09-00396-ECPA
Mitigation Monitoring and Reporting Program, March 26, 2011**

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
<p>IMPACT BR-1: Biological Resources. Installation of #P09-00243-UP/#P09-00385--ECPA would have the potential to affect to riparian woodlands and habitat.</p>	<p>MITIGATION MEASURE BR-1: The applicant/owner shall implement the following measures to reduce impacts to riparian woodlands and habitat through the following means:</p> <p>a. <u>Revise proposed Vineyard Block 4, prior to authorization of the ECPA by the Director</u>, along its eastern boundary to remove ±0.35-acres of proposed vineyard located within mapped riparian woodland and avoid the removal of any additional trees within this proposed vineyard block.</p> <p>b. For protection of the remaining riparian woodland and associated trees during construction, temporary protective construction fencing shall be placed at the edge of the dripline of existing trees to be retained along the eastern boundary of Vineyard Block 4 to ensure construction related activities do not result in the inadvertent removal or damage of the riparian habitat during construction. Temporary fencing shall be installed: <u>the precise locations of said fences shall be inspected and approved by the Planning Division prior to any earthmoving activities.</u> No disturbance, including grading, planting, placement of fill material, storage of equipment, etc. shall occur within the designated areas for the duration of erosion control plan installation and vineyard installation and maintenance.</p>	<p>Schedule BR-1a: <u>Prior to authorization of #P09-00385-ECPA by the Director.</u></p> <p>Schedule BR-1b: <u>Prior to initiation of earth-disturbing activities and/or vineyard development activities associated with #P09-00243-UP/#P09-00385--ECPA.</u></p>	<p>P</p> <p>P</p>	<p>CD</p> <p>CD</p>	<p>PC</p> <p>__/__/__</p> <p>PC</p> <p>__/__/__</p>

Notes: P = Permittee, CD = Conservation Division, RCD = Resource Conservation District, AC = Agricultural Commissioner, DFG = Dept of Fish & Game, CT = CALTRANS, EM = Environmental Management, PW = Public Works Dept, PE/G =Project Engineer/Geologist
PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
<p>IMPACT BR-2: Biological Resources. Installation of #P09-00243-UP/#P09-00385--ECPA would have the potential to affect specified creek setbacks and associated riparian habitat and/or woodland.</p>	<p>MITIGATION MEASURE BR-2: The applicant/owner shall avoid impacts to specified creek setbacks and associated riparian habitat and/or woodland as follows:</p> <p>a. The location of creek setbacks shall be clearly demarcated in the field with temporary construction fencing, which shall be placed at the outermost edge of required setbacks shown on the project plans. Prior to any earthmoving activities, temporary fencing shall be installed: <u>the precise locations of said fences shall be inspected and approved by the Planning Division prior to any earthmoving and/or development activities</u>. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated areas for the duration of erosion control plan installation and vineyard installation. The protection fencing shall remain in place during the duration of project implementation and until wildlife exclusion fencing is installed as shown on the plans.</p> <p>b. All construction and related traffic will remain on the inside (vineyard block side) of the protective fencing to ensure that the creek, buffer zones, and associated riparian habitat and/or woodland remains undisturbed.</p> <p>c. Construction activities allowed to occur outside this area shall be limited to the installation of the proposed rock protected outfalls (i.e. rocked lined chutes) associated with vineyard division ditches. Any removal or damage of the construction fencing incurred by the installation of these features shall be replaced immediately. Additionally, disturbed areas shall be seeded and mulched as needed immediately after installation.</p> <p>d. In accordance with County Code Section 18.108.100 (Erosion hazard areas – Vegetation preservation and replacement) trees that are inadvertently removed that are not within the boundary of the project and/or not identified for removal as part of #P09-00385-ECPA and #P09-00243-UP shall be replaced on-site with fifteen-gallon trees at a ratio of 2:1 at locations approved by the planning director.</p>	<p>Schedule BR-2a: Prior to initiation of earth-disturbing activities and/or vineyard development activities associated with #P09-00243-UP/#P09-00385--ECPA.</p> <p>Schedule BR-2b and BR-2c: During implementation of #P09-00243-UP/#P09-00385--ECPA.</p> <p>Schedule BR-2d: During implementation of #P09-00243-UP/#P09-00385--ECPA.</p>	<p>P</p> <p>P</p> <p>P</p>	<p>CD</p> <p>CD</p> <p>CD</p>	<p>PC/OG _/_/_</p> <p>CPI/OG _/_/_</p> <p>CPI/FI _/_/_</p>

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