

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) was formulated based on the findings of the Final Environmental Impact Report (EIR) prepared for the Lake Luciana Golf Course Project. This MMRP is in compliance with Section 15097 of the *CEQA Guidelines*, which requires that the Lead Agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.” The MMRP lists mitigation measures recommended in the EIR and identifies mitigation monitoring requirements. These requirements are provided only for mitigation measures that would reduce or avoid significant impacts of the proposed project.

Table 1 presents the mitigation measures identified for the proposed project. Each mitigation measure is numbered according to the topical section to which it pertains in the EIR. As an example, Mitigation Measure BIO-1 is the first mitigation measure identified in Chapter 4.3, Biological Resources, of the EIR.

The column entitled “Implementation Action” identifies the specific results or performance standards that the mitigation measure is intended to accomplish. The columns entitled “Monitoring Responsibility” and “Monitoring/Reporting Action and Schedule” identify the party ultimately responsible for ensuring that the mitigation measure is implemented and the approximate timeframe for the oversight agency to ensure implementation of the mitigation measure. The column entitled “Monitoring Compliance Record” will be used by the lead agency to document the person who verified the implementation of the mitigation measure and the date on which this verification occurred.

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
4.1 AESTHETICS				
AES-1: As a condition of project approval, a photometric analysis and lighting plan shall be prepared for the proposed golf course project. This analysis shall include an assessment of potential lighting impacts based on the height, location, light fixtures, direction and illumination intensity and hours of operation. This analysis shall identify any potential light spill beyond the site boundaries. The lighting plan shall be designed to control light energy and ensure that exterior lighting is directed downward, in compliance with the most current edition of the <i>Non-Residential Compliance Manual for California's 2005 Efficiency Standards</i> . The lighting plan shall be submitted to the Napa County Conservation, Development and Planning Department for final approval prior to approval of a building permit.	1. County requires as a condition of Use Permit	1. Planning Department	1. Draft condition and incorporate prior to Use Permit approval.	
	2. Applicant submits lighting plan to Planning Department.	2. Planning Department	2. Prior to issuance of a building permit.	
	3. Applicant implements plan.	3. Planning Department	3. Prior to issuance of certificate of occupancy	
4.2 AGRICULTURAL RESOURCES				
AG-1: The applicant shall preserve one acre of existing farmland of equal or higher quality for each acre of State-designated Prime Farmland, Farmland of Statewide Importance, and Unique Farmland that is converted to non-agricultural uses. This protection shall consist of the establishment of farmland easements or other similar mechanism. The farmland to be preserved shall be located within the County and the project applicant shall provide evidence of the mechanism prior to initial grading.	1. County requires as a condition of Use Permit.	1. Planning Department	1. Draft condition and incorporate prior to Use Permit Approval	
	2. Applicant establishes farmland easement or similar mechanism.	2. Planning Department	2. Prior to issuance of a grading permit.	
	3. Applicant submits evidence of mechanism to Planning Department.	3. Planning Department	3. Prior to issuance of a grading permit.	
4.3 BIOLOGICAL RESOURCES				
BIO-1: Prior to grading or earthmoving activities, the applicant shall be required to prepare and initiate a grading plan through the Napa County Public Works Department for review and approval. No grading shall be allowed within 50 feet of any jurisdictional wetlands and other waters of the United States prior to the preparation and implementation of a wetland mitigation and monitoring plan that is approved by the regulatory agencies and the County. The wetland mitigation and monitoring plan shall be fully developed in conjunction with the required permit applications, but in general shall follow the guidelines outlined below. New wetlands shall be created at a minimum of 2:1 ratio (created: impacted) on site. The wetlands (minimum one acre) shall be created using minor excavation and berms to hold ponded water that would result in	1. County requires as a condition of Use Permit.	1. Planning Department	1. Draft condition and incorporate prior to Use Permit approval.	
	2. Applicant responsible for preparing Wetland Mitigation and Monitoring Plan and obtaining permits from regulatory agencies.	2. Planning Department	2. Prior to issuance of grading permit.	
	3. Once approved by	3. Planning Department	3. Prior to issuance of	

Table 1 *Continued*

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
enlargement of the area of existing wetland adjacent to the stream that runs between Granary Lake and Weeks Lake. Similar measures would create additional wetlands in the swale between the 2 nd and 4 th fairway. Created and adjacent existing wetlands shall be enhanced by planting native wetland herbaceous vegetation (rushes, sedges, native wetland grasses) and native woody riparian shrubs and trees (willow, cottonwood, valley oak). Wetland mitigation success (no net loss of wetland area or value) shall be ensured by regulatory agency oversight requiring maintenance and corrective actions until performance criteria are attained.	the Corps, RWQCB, and CDFG applicant would include conditions from approved mitigation plan in contracts for all contractors involved in site preparation and development activities.		grading permit.	
<u>Mitigation Measure BIO-2a:</u> In golf course areas adjacent to Weeks Lake, the project contractor shall place a fence between the proposed grading areas and the lake shore to discourage adult female turtles from entering and nesting in these areas. Installation of the fence should be supervised by a qualified biologist. The fence mesh shall be of a size to allow hatching turtles to pass through, but exclude adult females (approximately 3x3 inches). The fence shall be in place prior to April 1 and grading within the fenced off areas shall be delayed until July 1. This delay will allow hatching turtles that have overwintered in the proposed grading area to leave the nest and return to aquatic habitat in the lake. After the first year of grading, construction within the fenced areas can be conducted throughout the year because nesting females would have been excluded from these areas and nests would not be present. After golf course construction is complete, the turtle exclusion fence may be removed.	1. County requires as a condition of Use Permit. 2. Applicant includes condition in contracts for all contractors involved in site preparation and development activities. 3. Applicant would implement protective measures (fencing) prior to and during construction.	1. Planning Department 2. Planning Department/Building Department 3. Planning Department/Building Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to issuance of grading permit. 3. Applicant to monitor protected areas during construction.	
<u>BIO-2b:</u> As a condition of approval, the applicant shall place signs along cart paths in areas adjacent to Weeks Lake to alert golfers to the potential presence of turtles. The applicant shall be responsible for periodically monitoring signage and replacing it, as needed.	1. County requires as a condition of Use Permit 2. Applicant would be responsible for implementing mitigation measure as stated.	1. Planning Department 2. Planning Department	1. Draft condition and incorporate prior to Use Permit approval. 2. County conducts site visits as necessary.	
<u>BIO-2c:</u> During project construction and operation of the proposed golf course, the applicant shall ensure that stumps, downed logs, and other basking sites in Weeks Lake are not disturbed.	1. County requires as a condition of Use Permit. 2. Applicant would be responsible for implementing	1. Planning Department 2. Planning Department	1. Draft condition and incorporate prior to Use Permit approval. 2. County conducts site visits as necessary.	

Table 1 *Continued*

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
<u>BIO-3:</u> If vegetation removal is scheduled between March 1 and August 31, a qualified biologist shall survey the area where vegetation is to be removed within two weeks of the scheduled removal. If an active nest is found, a 25 to 50 foot buffer (depending on the nesting species and habitat) shall be established around the nest site and maintained until the young have fledged or the nest has failed, as determined by a qualified biologist. If a special-status species is found nesting within a proposed construction area, a 200-foot buffer shall be established and maintained around the nest site. If a raptor species is found nesting within a proposed construction area, a 500-foot buffer shall be established and maintained around the nest site.	mitigation measure as stated. - County requires as a condition of Use Permit. - Applicant would be responsible for avoiding vegetation removal during nesting season from March through August. If vegetation removal will occur during this period, applicant conducts pre-construction surveys. If nests are observed, appropriate buffers shall be established and maintained around the nest site during the construction period. - Applicant would be responsible for establishing and maintaining appropriate buffers around nest sites, as needed, during construction.	- Planning Department - Planning Department - Planning Department	- Draft condition and incorporate prior to Use Permit approval. - Prior to issuance of grading permit. - County conducts site visits as necessary.	
<u>BIO-4a:</u> Prior to grading/earthmoving and/or construction within any of the 15 parcels, a special-status plant survey shall be conducted by a qualified biologist (botanist) to update and verify that the information on the Northwest Biosurvey 2006 map reflects current conditions. As a condition of any subsequent grading/earthmoving permit, the property owner shall be required to avoid any special-status plant occurrences by relocating building envelopes, driveways/access roads, or any other development.	- County requires as a condition of Use Permit. - Adjacent parcel owners contract with qualified biologist/botanist to	- Planning Department - Planning Department	- Draft condition and incorporate prior to Use Permit approval. - Prior to issuance of building permit.	

Table 1 *Continued*

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
	conduct special-status plant survey. 3. Adjacent parcel owners incorporate measures into development plans (i.e., avoidance of special status plant occurrences).	3. Planning Department	3. Prior to issuance of building permit.	
<u>BIO-4b:</u> Prior to the issuance of the first building permit for a residence within any of the 17 parcels adjacent to the golf course, the applicant shall submit to the Planning Department (NCCDPD) for review and approval Landscape Guidelines pertaining to the development of residences on the subject parcels. The Guidelines shall be incorporated into the Codes, Covenants, and Restrictions (CC&Rs) or other County-authorized recorded instrument, applicable to all of the adjacent parcels and shall include design requirements addressing the following: 1) the use of native plants known to occur in Pope Valley; 2) prohibition of the use of invasive non-native landscape species; and 3) incorporation of design features to reduce the likelihood of non-native plants invading local vegetation communities; 4) oak tree removal mitigation standards consistent with Napa County oak woodland policies; and 5) tree preservation standards for trees located in close proximity to construction areas.	1. County requires as a condition of Use Permit. 2. Applicant submits Landscape Guidelines to Planning Department. 3. Applicant implements Landscape Guidelines.	1. Planning Department 2. Planning Department 3. Planning Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to issuance of building permit for each residence. 3. Prior to issuance of certificate of occupancy for each residence.	
<u>BIO-5:</u> Prior to the issuance of the first building permit for a residence within any of the 17 parcels adjacent to the golf course, the applicant shall submit to the Planning Department (NCCDPD) for review and approval Landscape Guidelines pertaining to the development of residences on the subject parcels. The Guidelines shall be incorporated into the Codes, Covenants, and Restrictions (CC&Rs) or other County-authorized recorded instrument, applicable to all of the adjacent parcels and shall include design requirements addressing the following: 1) the use of native plants known to occur in Pope Valley; 2) prohibition of the use of invasive non-native landscape species; and 3) incorporation of design features to reduce the likelihood of non-native plants invading local vegetation communities; 4) oak tree removal mitigation standards consistent with Napa County oak woodland policies; and 5) tree preservation standards for trees located in close proximity to construction areas.	1. County requires as a condition of Use Permit. 2. Applicant submits Landscape Guidelines to Planning Department. 3. Applicant implements Landscape Guidelines.	1. Planning Department 2. Planning Department 3. Planning Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to issuance of building permit for each residence. 3. Prior to issuance of certificate of occupancy for each residence.	

Table 1 *Continued*

Mitigation Measures		Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
BIO-6a: Before issuing grading/earthmoving permits for proposed stream crossings, owners shall obtain the required permits from relevant agencies, submit evidence to the County that such permits have been obtained, and shall implement the permit conditions, as required.		1. County requires as a condition of Use Permit. 2. Parcel owners submit evidence to the County that required permits have been obtained. 3. Parcel owners implement permit conditions, as required.	1. Planning Department 2. Planning Department 3. Planning Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to issuance of grading permits for each residence. 3. County conducts site visits as necessary.	
	BIO-6b: Proposed stream crossings shall be located and designed to avoid impacts to breeding and tadpole rearing habitat (pools and riffled) for foothill yellow-legged frog.	1. County requires as a condition of Use Permit. 2. Parcel owners incorporate measures into improvement plans. 3. Parcel owners implement measures.	1. Planning Department 2. Planning Department 3. Planning Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to issuance of grading permits for each residence. 3. County conducts site visits as necessary.	
4.4 GEOLOGY, SOILS, AND SEISMICITY					
GEO-1a: Prior to construction, the applicant shall submit buildings plans to the Napa County Conservation, Development, and Planning Department (NCCDPD) for review and approval. Structures built for the Luciana Golf Course shall be designed by a Professional Engineer licensed in the state of California, in accordance with the latest building codes and with consideration for the site's location in this seismically active region. Nonstructural building elements, such as glass, fixtures, furnishings, equipment, and other building contents shall be anchored sufficiently within the structures to reduce their hazard in the event of a seismic event		1. County requires as a condition of Use Permit. 2. Applicant submits building plan. 3. Applicant provides certification of qualified Professional Engineer 4. Applicant implements plan.	1. Planning Department 2. Planning Department 3. Planning Department 4. Planning Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to issuance of building permit. 3. Prior to issuance of building permit. 4. County conducts site visits as necessary.	
	GEO-1b: Prior to construction, future owners of the 17 adjacent parcels and the residential portion of the golf course parcel shall submit buildings plans to the Napa County Conservation, Development, and Planning Department (NCCDPD) for review and approval. The building plans shall comply with all	1. County requires as a condition of Use Permit. 2. Parcel owners	1. Planning Department 2. Planning Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to issuance of	

Table 1 *Continued*

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
applicable Napa County and California regulations.	- submit building plans. - Parcel owners implement plans.	3. Planning Department	- building permit. - County conducts site visits as necessary.	
<u>GEO-2:</u> Prior to the start of grading, the applicant and future owners of the adjacent parcels shall obtain grading permits from the Napa County Public Works Department. Permittees shall communicate progress and work status to the Napa County Public Works Department who will monitor and enforce permit conditions. To minimize the risk of soil loss by erosion during grading the following measures shall be implemented: - In compliance with the U.S. Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES), the construction site operator shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and comply with it prior to and during construction. All grading work shall be performed in accordance with Napa County Code and the SWPPP. Sediment control best management practices shall be followed. - Silt fences shall be erected near the toes of slopes, below areas that have the potential for sheet runoff. Particular care shall be taken when construction will occur within 100 feet of a creek. - In swales and other topographic lows that might concentrate flow in the event of rain, straw bales shall be anchored in place to reduce the velocity of storm flow and the potential for sediment delivery to downstream creeks and lakes; or, alternative erosion control measures designed by a registered engineer, geologist, or forester shall be employed providing equivalent efficacy. - All grading and sediment control plans shall be approved by Napa County in advance of construction. - For ground disturbance on the golf course and 17 adjacent parcels that is one acre or greater in area, a SWPPP shall be prepared in accordance with Napa County Public Works requirements and shall incorporate sediment control BMPs.	- County requires as condition of Use Permit. - Parcel owners submit grading plans. - Parcel owners implement grading plans.	- Planning Department - Planning and/or Public Works Department - Public Works Department	- Draft condition and incorporate prior to Use Permit approval. - Prior to issuance of grading permit. - County conducts site visits as necessary.	
<u>GEO-3:</u> Prior to commencement of any earthwork activities, the applicant and/or future owners of the adjacent parcels shall obtain and comply with grading permits from the Napa County Department of Public Works. Appropriate geotechnical methods shall be employed in the construction of all	- County requires as a condition of Use Permit. - Applicant and parcel owners	- Planning Department - Public Works Department	- Draft condition and incorporate prior to Use Permit approval. - Prior to issuance of grading permit.	

Table 1 *Continued*

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
roads, buildings, and other structures, with particular attention to drainage and grade control where the right-of-way is to cross terrain mapped as active or inactive landslides by the USGS. Site-specific measures appropriate to individual instabilities shall be employed, such as the excavation, buttressing, compaction or drainage of unsound soils designed by a licensed professional with active California registration. Compliance with this mitigation measure shall be enforced by the Napa County Planning Department and/or Public Works Departments.	3. Applicant and parcel owners implement grading plan.	3. Public Works Department	3. County conducts site visits as necessary.	
GEO-4: Prior to the commencement of any earthwork activities, the applicant and/or future owners of the adjacent parcels shall obtain a Napa County grading permit from the Napa County Department of Public Works. Roadways and structures located on expansive soils shall be designed by geotechnical or civil engineers using one or more of several acceptable methods for controlling shrink-swell damage. Feasible measures are likely to include: a) excavation of clay-rich soils with replacement by high quality structural fill for buildings placed on footings, b) shallow piers to anchor structures directly to the bedrock, c) the top 1-2 feet of road rights-of-way may be overexcavated and replaced with gravel or other stabilizing materials before paving. Similarly, utilities could be placed in excavated trenches and backfilled with higher quality fill, rather than native clay. Site-appropriate foundation, road and utility line construction techniques would reduce these risks of serious and costly damage to less-than-significant levels. Compliance with this mitigation measure shall be enforced by the Napa County Planning Department and/or Public Works Departments.	1. County requires as a condition of Use Permit. 2. Applicant and adjacent parcel owners submit grading plan to Public Works Department 3. Applicant and adjacent parcel owners provide certification of a qualified geotechnical or civil engineer for expansive soils. 4. Applicant and adjacent parcel owners implement grading plan.	1. Planning Department 2. Public Works Department 3. Planning and/or Public Works Department 4. Public Works Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to issuance of grading permit. 3. Prior to issuance of grading permit. 4. County conducts site visits as necessary.	
4.5 HAZARDS AND HAZARDOUS MATERIALS				
HAZ-1: All development on the golf course and 17 adjacent parcels is required to comply with the requirements of the Napa County Fire Department and the Uniform Fire Code. These requirements address emergency access, provision of emergency water, fire suppression design elements, and fire prevention design elements. All construction and use of buildings and site improvements shall comply with applicable standards, regulations, codes, and ordinances at the time of building permit issuance.	1. County requires as a condition of Use Permit. 2. Applicant incorporates measures into plans submitted with the building permit.	1. Planning Department 2. Building Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to issuance of building permit.	

Table 1 *Continued*

Mitigation Measures		Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
4.6 HYDROLOGY AND WATER QUALITY					
HYDRO-1a: As a condition of approval of the final grading plans, the applicant shall apply for coverage under the NPDES General Construction Activity Permit from the State Water Quality Control Board by filing a Notice of Intent (NOI), and, as part of the permit and monitoring process, prepare and implement a SWPPP. The applicant shall submit the General Construction Activity Permit to the Napa County Department of Public Works as part of the County's Site Improvement Plan review. This permit is required of all construction projects totaling one acre or more. The SWPPP shall include design details and construction specifications for all site drainage control and other water quality control strategies. It shall also detail the implementation schedule, methods and locations of erosion and water quality control features. The California Stormwater Quality Association Construction Handbook (CASQA, 2003) provides guidance for selecting and implementing Best Management Practices (BMPs) that will eliminate or reduce the discharge of pollutants from construction sites to waters of the state. Three levels of BMPs are considered for each potential pollutant: source control, management control, and treatment control. BMPs which could be implemented as part of the SWPPP include: hydroseeding, straw mulch, temporary stream bank stabilization, silt fences, sediment traps, temporary stream crossings, stockpile management, and spill prevention and control.		1. County requires as a condition of Use Permit. 2. Applicant responsible for obtaining the General Construction Activity Permit from RWQCB and to implement BMPs outlined in the SWPPP. 3. RWQCB would inspect the project area during the construction period and after project completion, until disturbed areas are fully revegetated.	1. Planning Department 2. Public Works Department 3. RWQCB/ Environmental Management Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to issuance of any construction-related permit. 3. Inspection would continue for two to three years following cessation of construction.	
HYDRO-1b: As a condition of approval, the applicant shall adhere to the measures detailed in the Integrated Golf Course Management Plan (IGCMP) to eliminate or reduce the introduction of fertilizers, pesticides and sediment into surface, storm and groundwater. Adoption of and adherence to an IGCMP reduces the amount and types of chemical loads at their sources. The IGCMP does the following: 1) describes BMPs that will be implemented to minimize impacts to water resources; 2) provides an overview of the structure and guidance for turf grass management; and 3) describes how Integrated Pest Management (IPM) will be implemented on the golf course. It also identifies who is responsible for each element of the IGCMP. BMPs include, but are not limited to, the maintenance of rough buffer zones, evapotranspiration-based water application, fertilizer application based on agronomic need, use of adjuvants to reduce or eliminate runoff or drift of pesticides, use of wind foils to prevent drift of pesticides, and storage and handling requirements for fertilizers and pesticides.		1. County requires as a condition of Use Permit approval. 2. Applicant submits IGCMP to Planning Department. 3. Applicant incorporates measures into improvement plans.	1. Planning Department 2. Environmental Management Department 3. Environmental Management Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to approval of Final Map.	

Table 1 *Continued*

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
Monitoring of pre-project water quality has begun, as reported by Blankenship, including measurement of flow, suspended sediment, nutrients, pesticides, general minerals, specific conductance and temperature. The evaluation of post-construction monitoring data can be informed by these data.				
<u>HYDRO-1c:</u> As a condition of approval of the final grading plans, the applicant shall prepare a Storm Water Management Plan (SWMP) for review and approval by the County. This document shall set forth the strategy for post-construction (or 'operational phase') stormwater quality as required by the Regional Water Quality Control Board. The SWMP would aim to minimize or eliminate stormwater-related impacts both on- and off-site, using a three-tiered approach to stormwater management: • Level I: Site Design sets the stage for an effective plan, primarily by limiting impervious area and the connections between impervious areas. • Level II: Source Control focuses on preventing or limiting the release of constituents and flows of concern. • Level III: Treatment Control aims to reduce constituents and flows of concern once they are mobilized. At each level, the plan would utilize structural or design elements known as BMPs, which refer to any kind of procedure or device designed to minimize the quantity of pollutants that enter local water resources. BMPs that could be included in the SWMP include a site design that maintains a vegetated buffer between project elements and water bodies, reduction of pollutant sources as detailed in the IGCMP, and treatment BMPs such as vegetated swales. The Napa County Department of Public Works shall ensure that the SWMP is prepared and is adequate prior to approval of the final grading plan.	1. County requires as a condition of Use Permit. 2. Applicant submits SWMP. 3. Applicant incorporate measures into improvement plans.	1. Planning Department 2. Public Works Department 3. Public Works Department	1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to approval of Final Map. 3. Prior to approval of Final Map.	
<u>HYDRO-2:</u> The applicant shall place signs at the Pope Creek bridge cautioning not to cross the bridge at high water.	1. County requires as a condition of Use Permit. 2. Applicant responsible for implementing mitigation measure as stated.	1. Planning Department 2. Planning Department	1. Draft condition and incorporate prior to Use Permit approval. 2. County conducts site visits as necessary.	
<u>HYDRO-3a:</u> As a condition of approval, the applicant shall include clear span bridges for the channels adjacent to proposed Hole 16. The bridge abutments	1. County requires as a condition of Use	1. Planning Department	1. Draft condition and incorporate prior to	

Table 1 Continued

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
shall be placed outside the channel, beyond the tops of the banks.	- Permit. - Applicant incorporates measures into improvement plans. - Applicant implements measures.	- Planning Department - Planning Department	- Use Permit approval. - Draft condition and incorporate prior to Use Permit approval. - County conducts site visits as necessary.	
HYDRO-3b: Parcel owners shall avoid mudflow hazards in small headwater channels. Such avoidance measures could include using clear-span bridges and siting structures away from mudflow-prone areas.	- County requires as a condition of Use Permit. - Parcel owners incorporate measures to avoid mudflow hazards into improvement plans. - Parcel owners implement measures.	- Planning Department - Planning Department - Planning Department	- Draft condition and incorporate prior to Use Permit approval. - Prior to issuance of building permit for each residence. - County conducts site visits as necessary.	
HYDRO-4: Prior to construction, property owners shall obtain all applicable building, grading, and discharge permits from the County, as well as state and federal regulatory agencies. As a condition of approval, property owners shall implement standard BMPs, as described in the California Stormwater Quality Association Construction Handbook (CASQA, 2003) and Napa County Stormwater Management Program. These BMPs could include, in order of priority, 1) appropriate site design that reduces directly connected impervious area, 2) source control that limits the introduction of pollutants like fertilizers, pesticides and excessive sediment, and 3) treatment controls that treat stormwater prior to discharge into receiving waters through swales, flow-through planters or other structures. These BMPs would eliminate or reduce the discharge of pollutants, including sediment, into nearby waters.	- County requires as a condition of Use Permit. - Parcel owners responsible for obtaining regulatory permits. - Parcel owners implement permit conditions.	- Planning Department - Planning Department - Planning Department	- Draft condition and incorporate prior to Use Permit approval. - Prior to issuance of building permit. - County conducts site visits as necessary.	
4.9 TRAFFIC AND CIRCULATION				
CIR-1: As a condition of approval, the applicant shall incorporate the following recommendations, outlined in the traffic impact analysis: The final design of the main access connection shall confirm that the sight distance to the south on Pope Valley Road exceeds the 580 feet required for the observed speeds.	- County requires as a condition of Use Permit. - Applicant incorporates measures into improvement plans.	- Planning Department - Public Works Department	- Draft condition and incorporate prior to Use Permit approval. - Prior to approval of Final Map.	

Table 1 *Continued*

Mitigation Measures		Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
Signs within the project site shall direct outbound traffic to the main access via Pope Valley Road to reduce project trips on Barnett Road.		3. Applicant implements measures.	3. Public Works Department.	3. County conducts site visits as necessary.	
6.5.1 AIR QUALITY					
AIR-1: Consistent with guidance from the BAAQMD, the following measures shall be implemented on the project site during the construction period: - Water all active construction areas at least twice daily. - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. - Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. - Sweep daily (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites - Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets. - Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more). - Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)		- County requires as a condition of Use Permit - Applicant places mitigation into the contracts of all subsequent contractors involved in site preparation and development activities. - Applicant will implement during construction.	- Planning Department - Public Works Department - Public Works Department	- Draft condition and incorporate prior to Use Permit approval - Prior to issuance of grading permit. - County to inspect property during construction.	:
6.5.2 CULTURAL RESOURCES					
CULT-1: If deposits of prehistoric or historical archaeological materials are encountered during project activities, all work within 50 feet of the discovery should be redirected and a qualified archaeologist contacted to assess the finds and make recommendations. It is recommended that adverse effects to such deposits be avoided by project activities. If such deposits cannot be avoided, they should be evaluated for their California Register of Historical Resources eligibility. If the deposits are not significant, avoidance is not necessary. If the deposits are eligible, they will need to be avoided or adverse effects must be mitigated. Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the archaeological materials discovered. The report should be submitted to the project proponent, County agencies, and the Northwest Information Center (NWIC).		- County requires as a condition of Use Permit. - Applicant would be responsible for implementing this mitigation and for notifying County if archaeological resources are discovered.	- Planning Department - Planning Department/Public Works Department	- Draft condition and incorporate prior to Use Permit approval. - During construction applicant shall monitor and report to County.	

Table 1 *Continued*

Mitigation Measures	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name/Date)
<u>CULT-2:</u> If paleontological resources are identified within the project area during the construction of the project, all work within 25 feet of the discovery should be redirected and a qualified paleontologist contacted to evaluate the finds and make recommendations. If the paleontological resources are not significant, no further protection is necessary. If such paleontological resources are found to be significant, they should be avoided by project activities. If avoidance is not feasible, adverse effects to such paleontological resources should be mitigated. Mitigation may include, but is not limited to, field recovery of the specimen(s), documentation of the recovery context through photography and notes, and curation of the find at an appropriate paleontological repository, such as the University of California Museum of Paleontology (UCMP). Upon completion of the paleontological assessment, a report should be prepared documenting the methods and results, as well as recommendations. The report should be submitted to the UCMP and appropriate County agencies.	- County requires as a condition of Use Permit. - Applicant would be responsible for implementing this mitigation and for notifying County if paleontological resources are discovered.	- Planning Department - Planning Department/Public Works Department	- Draft condition and incorporate prior to Use Permit approval. - During construction applicant shall monitor and report to County.	
<u>CULT-3:</u> If human remains are encountered, work within 25 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archeologist should be contacted to assess the situation. Project personnel should not collect or move any human remains or associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations regarding the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the project proponent, the NWIC, and appropriate County agencies.	- County requires as a condition of Use Permit. - Applicant would be responsible for implementing this mitigation and for notifying County Coroner's Office if human remains are encountered.	- Planning Department - Planning Department/Public Works Department	- Draft condition and incorporate prior to Use Permit approval. - During construction applicant shall monitor and report to County.	

Source: LSA Associates, Inc., 2008.