

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete)
1. Installation of the Landscape plan dated September 11, 2009 showing replacement Oak trees at a 2:1 ratio, provide a monitoring plan and comply with Oak Woodlands Preservation Act (PRC Section 21083.4).	Owner & County Planning Department	Owner shall submit a detailed landscape plan prior to the release of a building permit for any of the phases. Installation of the landscape plan shall happen prior to final or temporary occupancy of any phase. After installation the owner shall submit a monitoring fee of \$1,500 and maintain all trees for seven years. After the seven years have concluded the County shall do a final landscape inspection and refund the monitoring fee.	
2. Prior to any tree removals, comply with the Federal Migratory Bird Treat Act (MBTA) by ensuring there are no active bird nests within the trees.	Owner, Biologist, General Contractor/Site Developer, and the County Planning Department.	The owner shall contract with a biologist to inspect the trees for removal prior to the site contractor performing demolition. The biologist shall submit in writing prior to the Planning Department prior to a grading/demolition permit is provided.	
3. Construct the proposed left turn at the project's access on State route 29 as designed according to the Department of Transportation Highway Design manual (HDM) Index 405.2 http://www.dot.ca.gov/hq/oppd/hdm/hdmtoc.htm prior to final occupancy.	General Contractor, Caltrans, and the County of Napa Planning & Building Department	Prior to final occupancy, the Planning Department shall have receipt that the design conforms to the standard.	