

**Tench Winery
Use Permit #P15-00001 & Viewshed Permit #P15-00283
Mitigation Monitoring and Reporting Program**

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
<p>Impact BIO-1: Biological Resources. Construction of #P15-00001-UP has the potential to directly impact suitable nesting habitat for passerine birds or raptor species.</p>	<p>MM BIO-1: If suitable nesting habitat is intended to be removed during the nesting season, from March 1 to August 15, a qualified biologist shall conduct a nesting bird survey to identify any potential nesting activity. If passerine birds are found to be nesting, or if there is evidence of nesting behavior within 250 feet of the impact area, a 250-foot buffer shall be required around the nests. No vegetation or ground disturbance shall occur within the 250-foot buffer. For raptor species – birds of prey such as hawks and owls – this buffer shall be 500 feet. A qualified biologist shall monitor the nests closely until it is determined that the nests are no longer active, at which time construction activities may commence within the buffer area. Construction activity may encroach into the buffer area at the discretion of the biological monitor.</p>	<p>The nesting survey shall be submitted to Planning Division staff with recommendations prior to issuance of the grading permit.</p>	<p>P</p>	<p>PD</p>	<p>PC _/_/_</p>
<p>Impact BIO-5: Biological Resources. Construction of #P15-00001-UP has the potential to directly impact oak woodlands in conflict with the County's General Plan policies.</p>	<p>MM BIO-2: Prior to issuance of a grading permit, a final tree removal plan shall be prepared by a certified arborist.</p> <p>MM BIO-3: Prior to final occupancy, the Oak Replacement and Preservation Plan (Sheet A1.4) shall be implemented in consultation with a certified arborist. The Oak Replacement and Preservation Plan is to include the planting of 2 times the number of oak trees removed within an approximately 26,347 square foot area on the western hillside that is currently non-native grassland, on top of the caves and any other appropriate location on the property as determined in consultation with a certified arborist with the replanting schedule to match the oak species to be removed. The oaks are to be gallon sized and planted at approximately 20 feet on center or as otherwise advised by a certified arborist. The oaks will be watered by hand, as necessary, during the first three years to promote survival. Successful planting will be considered an 80 percent survival rate at five years. If less than 80 percent of the trees are surviving, replanting will be necessary.</p>	<p>The final tree removal plan shall be submitted for review and approval to Planning Division staff with recommendations prior to issuance of the grading permit.</p> <p>A letter from a certified arborist certifying that the replanting plan has been fully implemented shall be submitted to Planning Division staff prior to issuance of a Final Certificate of Occupancy.</p>	<p>P</p>	<p>PD</p>	<p>PC _/_/_</p> <p>FI _/_/_</p>

Notes: P = Permittee, PD = Planning Division, BD = Building Division, AC = Agricultural Commissioner, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, 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 CUL-1: Cultural Resources. Construction of #P15-00001-UP has the potential to directly impact an archaeological resource.</p>	<p>MM CUL-1: Site TW2, as identified in the Cultural Resources Survey Report of Tench Winery Property (APN 031-070-006) 7631 Silverado Trail, Napa County, California, shall be avoided during project development.</p>	<p>The grading plan shall reflect the installation of temporary protective fencing around Site TW2 prior to issuance of the grading permit. The temporary protective fencing shall remain in place throughout the duration of project construction and all construction personnel shall be advised by the project contractor to avoid any disturbance to the area.</p>	P	PD	PC _/_/_
<p>Impact GEO-1: Geology and Soils, Construction of #P15-00001-UP has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving unstable soil.</p>	<p>MM GEO-1: The recommendations identified in Section 5.0 of the Geotechnical Exploration Results Planned Tench Winery 7631 Silverado Trail, Napa, California shall be implemented during project construction. These recommendations pertain to the use of engineered fill, fill embankments, cut slopes, surface and subsurface drainage, foundations, retaining walls, concrete slab on grade floors, seismic design, pavement design, and the construction of utility trenches.</p>	<p>The grading and building plans shall reflect the implementation of the preliminary geotechnical report recommendations prior to issuance of a grading and/or building permit.</p>	PE/G	PD/BD	PC/CPI _/_/_

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