

## **APPENDIX A-2**

### **MITIGATION MONITORING & REPORTING PROGRAM FARMSTEAD AT LONG MEADOW RANCH LODGING PROJECT**

**APPENDIX A: MITIGATION MONITORING AND REPORTING PROGRAM  
Farmstead at Long Meadow Ranch Lodging Project (Lodging)**

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<b>III. AIR QUALITY</b>					
<p><b>AQ-1. Construction Dust and Exhaust Control:</b> During any construction period ground disturbance, the applicant shall ensure that the Project contractor implements measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level.</p> <p>The contractor shall implement the following best management practices that are required of all projects:</p> <ol style="list-style-type: none"> <li>1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).</li> <li>5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the</li> </ol>	<p>Require as a condition of project approval</p>	<p>Building Department</p>	<p>Building Department to monitor construction implementation of BAAQMD-required best management practices</p>	<p>Construction shall cease until compliance has been verified</p>	

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<p>maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.</p> <p><b>AQ-2. Community Risk:</b> The project evaluated is at a preliminary design phase and the actual measures to reduce diesel particulate matter emissions may change. A performance standard and feasible measure to achieve that standard are presented in below construction parameters. It is possible that a different set of measures could be developed, or the project could be reduced in scope following entitlement that would change the requirements to reduce DPM emissions.</p> <p>1. Select equipment during construction to minimize emissions.</p> <p>2. The Project shall develop a plan demonstrating that the off-road equipment used on-site to construct the Project would achieve a fleet-wide 72 percent reduction in PM2.5 exhaust emissions or more by requiring that all mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent.</p>	<p>Require as a condition of project approval</p>	<p>Building Department</p>	<p>Prior to and during construction</p>	<p>Construction shall cease until compliance has been verified</p>	

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<p>3. The construction contractor shall use all measures to minimize construction period DPM emissions to reduce the calculated cancer risk and annual PM2.5 concentrations below the thresholds. The use of equipment shall include CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) to meet this requirement. Other measures shall include the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts.</p>					
<b>IV. BIOLOGICAL RESOURCES</b>					
<p><b>BIO-1. Nesting Raptors, Passerines:</b> A pre-construction survey for ground-nesting birds shall be performed within thirty (30) days prior to the start of construction. A qualified avian biologist will conduct passerine nest surveys prior to ground disturbing activities, or construction activities at the Project site to locate any active nests on or adjacent to the Project site. If land-clearing activities can be performed outside of the nesting season, that is, between August 16 and January 31, no preconstruction surveys for nesting birds are warranted.</p> <p>If an active raptor nest is identified during the surveys of the project site and within 300 feet of the project site, a 300-foot buffer around the nest site shall be established. It can be established via installation of orange construction fencing or placement of bright orange lath on 10-foot centers along the arc of the protection buffer. If nesting passerines are identified nesting then a 75-foot protection buffer shall be established using the same buffer demarcation fence or lath as prescribed above.</p> <p>If nests are located off the project site, then the buffer shall be demarcated as per above but only where the buffer intersects the project site. The size of the nest protection buffer may be altered if a qualified ornithologist with extensive construction-related nest protection experience</p>	<p>Require as a condition of project approval</p>	<p>Planning &amp; Building Departments</p>	<p>Prior to construction</p>	<p>No building permit will be issued</p>	

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<p>conducts behavioral observations and determines the nesting raptors or passerines are well acclimated to disturbance. If this occurs, the qualified ornithologist may prescribe a modified buffer that provides sufficient buffer to prevent undue disturbance/harassment that would otherwise result in construction related nest failure. Physical harm to the nest or sufficient disturbance that results in adult inattentiveness to eggs or young will cause nest failure.</p> <p>No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified ornithologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones. In the area of the project site, this typically occurs by July 15th. However, this date may be earlier or later, and would have to be determined by the qualified ornithologist. If a qualified ornithologist is not hired to watch the nesting raptors/passerines then the buffers shall be maintained in place through the month of August and work within the buffer can commence September 1st.</p> <p><u>Ground Nesting Raptors and Passerines</u></p> <p>In order to determine if ground-nesting raptors or passerines are nesting onsite, a qualified ornithologist would have to conduct walking transects through the project site's grassland habitat searching for nests. If ground-nesting raptors (e.g. northern harrier) or passerines are identified during the surveys within 300 feet of the project site (or 75-feet in the case of passerines), a 300-foot buffer (or 75-feet in the case of passerines) around the nest site shall be fenced with orange construction fencing or brightly painted orange lath. If the nest is located off the project site, then the buffer shall be demarcated as per above where the buffer intersects the project site. The size of the buffer may be altered if a qualified ornithologist conducts behavioral observations and determines the nesting raptors or passerines are well acclimated to disturbance. If this occurs, the ornithologist should prescribe a modified buffer that</p>					

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<p>allows sufficient room to prevent undue disturbance/harassment to the nesting raptors/passerines.</p> <p>No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified ornithologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones. This typically occurs by July 15th. This date may be earlier or later, and would have to be determined by a qualified ornithologist. If a qualified ornithologist is not hired to watch the nesting raptors/passerines then the buffers shall be maintained in place through the month of August and work within the buffer can commence September 1st.</p> <p><u>Special Status Bats</u></p> <p>In order to avoid impacts to special-status bats, a biologist shall conduct a preconstruction survey of structures and trees that would be impacted by the project 15 days prior to removal or commencement of groundwork. All bat surveys shall be conducted by a biologist with experience surveying for bats. If no special-status bats are found during the surveys, then there would be no further regard for special-status bat species.</p> <p>If special-status bat species are found roosting on the project site, the biologist shall determine if there are young present (i.e., the biologist should determine if there are maternal roosts). If young are found roosting in any tree or structure that will be impacted by the project, such impacts shall be avoided until the young are flying and feeding on their own. A non-disturbance buffer installed with orange construction fencing should also be established around the maternity site. The size of the buffer zone should be determined by a qualified bat biologist at the time of the surveys. If adults are found roosting in a tree or structure on the project site but no maternal sites are found, then the adult bats can be flushed or a one-way eviction door can be placed over the tree cavity (or structure access opening) for a 48-hour period</p>					

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prior to the time the tree or structure in question would be removed or disturbed. At that point, no other mitigation compensation would be required.					
<b>V. CULTURAL RESOURCES</b>					
<p><b>CUL-1.</b> If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during any construction activities, the Contractor shall implement measures deemed necessary and feasible to avoid or minimize significant effects to the cultural resources including the following:</p> <ul style="list-style-type: none"> <li>• Suspend work within 100 feet of the find; and,</li> <li>• Immediately notify the City’s Community Development Director and coordinate any necessary investigation of the site with a qualified archaeologist as needed to assess the resources (i.e., whether it is a “historical resource” or a “unique archaeological resource”); and,</li> <li>• Provide management recommendations should potential impacts to the resources be found to be significant: <ul style="list-style-type: none"> <li>○ Possible management recommendations for historical or unique archaeological resources could include resource avoidance or data recovery excavations, where avoidance is infeasible in light of project design or layout, or is unnecessary to avoid significant effects.</li> <li>○ In addition, the Contractor in consultation with the Preservation Director, State Historic Preservation Officer, and if applicable, Tribal representatives, may include preparation of reports for resources identified as potentially eligible for listing in the California Register of Historical Resources.</li> </ul> </li> </ul> <p><b>CUL-2.</b> If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner</p>	Require as a condition of project approval	Building Department	During Construction	Construction shall cease until compliance has been verified	
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will contact the Native American Heritage Commission. The Native American Heritage Commission will identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.					
<b>X. HYDROLOGY AND WATER QUALITY</b>					
<b>HYDRO-1. Water Quality:</b> The applicant shall comply with the requirements in the BASMAA Post-Construction Manual. Compliance will be demonstrated by completion of a Stormwater Control Plan to be approved by the City of St. Helena.	Require as a condition of project approval	Public Works Department	Prior to construction	No building permit will be issued	
<b>HYDRO-2. Groundwater:</b> The applicant shall submit landscape and irrigation plans to be approved by the City of St. Helena demonstrating compliance with the State of California's Model Water Efficient Landscape Ordinance.	Require as a condition of project approval	Public Works Department	Prior to construction	No building permit will be issued	
<b>HYDRO-3. Drainage, Stormwater, Runoff:</b> The applicant shall submit a hydrology analysis, to be approved by the City of St. Helena, demonstrating that the proposed project will not increase the 10-year runoff volume above the pre-development 10-year runoff volume.	Require as a condition of project approval	Public Works Department	Prior to construction	No building permit will be issued	
<b>XIII. NOISE</b>					
<b>NOI-1.</b> The following mitigation measures shall be included in the Project to reduce the impact to a less-than-significant level: <ul style="list-style-type: none"> <li>o Mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the City's noise level requirements. A qualified acoustical consultant shall be retained to review mechanical noise as these systems are selected to determine specific noise reduction measures necessary to reduce noise to comply with the City's noise level requirements. Noise reduction measures could include, but are not limited to, selection of equipment that emits low</li> </ul>	Require as a condition of project approval	Building Department	Prior to construction	Permits will not be issued until approved	

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<p>noise levels and installation of noise barriers such as enclosures and parapet walls to block the line-of-sight between the noise source and the nearest receptors. Alternate measures may include locating equipment in less noise-sensitive areas, such as the rooftop of the hotel buildings away from the building's edge nearest the residences, where feasible.</p> <p><b>NOI-2.</b> The St. Helena Municipal Code limits construction activities to the hours between 8:00 AM and 5:00 PM, Monday through Saturday. Construction is not allowed on Sundays and holidays (federal and local) if noise can be heard at the property line of any parcel of real property within the city limits. In accordance with Implementing Action PS2.F, noise suppression devices and techniques developed as part of a typical construction noise control plan would include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> <li>o Use "quiet" models of air compressors and other stationary noise sources where technology exists;</li> <li>o Equip all internal combustion engine-driven equipment with mufflers that are in good condition and appropriate for the equipment;</li> <li>o Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses;</li> <li>o Locate staging areas and construction material areas as far away as possible from adjacent land uses;</li> <li>o Prohibit all unnecessary idling of internal combustion engines;</li> <li>o Notify all adjacent land uses of the construction schedule in writing; and</li> </ul>	<p>Require as a condition of project approval</p>	<p>Building Department</p>	<p>During construction</p>	<p>Construction shall cease until compliance has been verified</p>	

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<ul style="list-style-type: none"> <li>○ Designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.</li> </ul>					
<b>XV. PUBLIC SERVICES</b>					
<p><b>PS-1.</b> The Projects shall be required to pay project impacts fees:</p> <ul style="list-style-type: none"> <li>○ Evidence showing payment of school impact fees, in accordance with Government Code Section 65996, from the applicable school district, will be provided prior to City issuance of any building permits.</li> <li>○ Evidence showing payment of park fees, Civic Improvement Fees and Public Safety Fees will be provided to the City prior to issuance of any building permits.</li> <li>○ Other standard conditions of approval will apply, including provision of a fire flow analysis to ensure adequate water pressure and flow rates and that the project has a less than significant impact on fire flows.</li> </ul>	Require as a condition of project approval	Building Department	Prior to construction	Building permit will not be issued until fees are paid	
<b>XVI. RECREATION</b>					
<p><b>REC-1.</b> The project shall be required to pay project impact fees:</p> <ul style="list-style-type: none"> <li>○ Evidence showing payment of park impact fees shall be provided prior to the issuance of building permit.</li> </ul>	Require as a condition of project approval	Building Department	Prior to construction	Building permit will not be issued until fees are paid	



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<ul style="list-style-type: none"> <li>○ Possible management recommendations for historical or unique archaeological resources could include resource avoidance or data recovery excavations, where avoidance is infeasible in light of project design or layout, or is unnecessary to avoid significant effects.</li> <li>○ In addition, the Contractor in consultation with the Preservation Director, State Historic Preservation Officer, and if applicable, Tribal representatives, may include preparation of reports for resources identified as potentially eligible for listing in the California Register of Historical Resources.</li> </ul> <p><b>CUL-2.</b> If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the Native American Heritage Commission. The Native American Heritage Commission will identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.</p>	Require as a condition of project approval	Building Department	During Construction	Construction shall cease until compliance has been verified	

**XIX. UTILITIES AND SERVICE SYSTEMS**

<p><b>UTL-1. Storm Drain.</b> The applicant shall connect to a storm drain capable of conveying the City’s Master Planned 100-year storm water run-off in Mills Lane and outfall in the Napa River per the City of St. Helena Highway 29 Specific Plan and the City of St. Helena Storm Drain Master Plan.</p>	Require as a condition of project approval	Public Works Department	Public Works to confirm storm drain connection meets requirements	Final occupancy permit will be withheld until compliance has been verified	
<p><b>UTL-2. Water.</b> The Project shall connect to City water service and the Project shall pay an in-lieu retrofit fee to be negotiated and approved by the City of St. Helena equal to the cost of retrofitting existing buildings with low flow fixtures to result in a water savings equal to the proposed Lodging Project water use.</p>	Require as a condition of project approval	Public Works Department	Public Works to confirm fees have been paid	Building permits will be withheld until fees have been paid	
<p><b>UTL-3. Water.</b> The Project shall demonstrate that the</p>	Require as a	Public Works	Public Works to approve	Permits will not be issued	

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irrigation demands for the Project do not exceed well water in excess of well capacity. Annual reports shall be provided for 5 years after occupancy.	condition of project approval	Department	irrigation plan	until plans have been approved	
<b>UTL-4. Water.</b> The Project shall include all water saving devices and methodology as required by CalGreen and City code.	Require as a condition of project approval	Public Works Department	Public Works to approve water usage plan	Permits will not be issued until plans have been approved	
<b>UTL-5. Wastewater.</b> Prior to issuance of Project approvals, the Project shall provide an analysis of wastewater capacity and availability in a formal study that: 1. Shall confirm availability of sewer lines and establish connections; and 2. Shall confirm plant capacity.	Require as a condition of project approval	Public Works Department	Public Works to approve water capacity analysis	Permits will not be issued until plans have been approved	