

**Kateley Residence Access Road
Grading Permit No. ENG15-00086 & Road and Street Standards Exception Request
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 AES-1: Aesthetics. The proposed project has the potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p>	<p>MM AES-1: A total of 41 Trees are proposed for removal. Tree species to be removed consist of Live Oak, Cypress, and Bay Laurel. The applicant will replant on a 3:1 ratio, replanting a total of 36 Live Oak trees each 5 gallons in size as described in MM BIO-3.</p>	<p>Prior to issuance of any grading or building permits pursuant to this approval, the measure listed above shall be identified on the project plans to the satisfaction of the Planning Division.</p>	P	PD	<p>PC _/_/_</p>
<p>Impact AIR-1: Air Quality. The proposed project has the potential to expose sensitive receptors to substantial pollutant concentrations.</p>	<p>MM AIR-1: During all construction activities the permittee shall comply with the most current version of the Bay Area Air Quality Management District Basic Construction Best Management Practices including, but not limited to:</p> <ul style="list-style-type: none"> a. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The Air District's phone number shall also be visible. b. All exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) shall be watered two times per day or maintained via chemical dust suppressant or equivalent dust suppressant that achieves similar control on the unpaved road surfaces, as described in the manufacturer's specifications. Materials used for chemical dust suppressant shall include any non-toxic chemical or organic dust suppressant or stabilizer and shall not violate State Water Quality Control Board standards. Materials accepted by the California Air Resources Board and the U.S. EPA, and which meet State water quality standards shall be considered acceptable. The Permittee shall maintain records on dust suppressant use and any other supporting documentation to verify compliance with this mitigation measure. Such records shall include type of control measure(s) used, location and extent of coverage, date of use, amount, and frequency of application, including product information sheets that identify the name of the dust suppressant(s) and application instructions. Records shall be maintained for five (5) years, and shall be submitted to the PBES Department upon request. 	<p>Prior to issuance of any grading or building permits pursuant to this approval, the measures listed above shall be identified on the project plans to the satisfaction of the Planning Division. These measures shall be implemented to the satisfaction of the BAAQMD during any project construction.</p>	P	PD/BA AQMD	<p>PC _/_/_ CPI _/_/_</p>

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	<p>c. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</p> <p>d. All visible mud or dirt tracked 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.</p> <p>e. All vehicle speeds on unpaved roads shall be limited to 15 mph.</p> <p>f. 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.</p> <p>g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (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>h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</p> <p>Furthermore, while earthmoving and construction on the site will generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified below relating to dust:</p> <p>Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 miles per hour.</p>				
<p>Impact BIO-1: Biological Resources. The proposed project has the potential to directly impact suitable nesting habitat for passerine birds or raptor species.</p>	<p>MM BIO-1: If construction, grading, vegetation removal and/or management, or other project-related improvements are scheduled during the nesting season of protected raptors and migratory birds January 31 to September 1, a focused survey for active nests of such birds shall be conducted by a qualified biologist within 7 days prior to the beginning of project-related activities.</p> <p>No surveys shall be required if construction activity occurs outside of the nesting season from January 31 to September 1.</p>	<p>If construction activity is to occur during the nesting season from January 31 to September 1, the pre-construction survey prepared by a qualified wildlife biologist shall be submitted to Planning Division staff prior to issuance of the grading permit.</p>	<p>P</p>	<p>PD</p>	<p>PC _/_/_/_</p>

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	<p>MM BIO-2: Project construction should be conducted in a manner so that debris materials are not allowed to enter into or be placed where they may be washed by rainfall or runoff into the stream. All project materials and debris should be removed from the project area and properly disposed of off-site upon project completion. All work should be confined to dry weather conditions to minimize erosion and sediment delivery. Permanent erosion control should be incorporated so that soil potentially disturbed by the project is captured before sediment can enter drainages All work should be confined to dry weather conditions to minimize erosion and sediment delivery. Permanent erosion control should be incorporated so that soil potentially disturbed by the project is captured before sediment can enter drainages.</p>	<p>Prior to issuance of any grading or building permits pursuant to this approval, the measures listed above shall be identified on the project plans to the satisfaction of the Planning Division.</p>	P	PD	<p>PC _/_/_</p>
	<p>MM BIO-3: Prior to issuance of a grading permit, a final tree removal plan shall be prepared by a certified arborist.</p>	<p>The final tree removal plan shall be submitted for review and approval to Planning Division staff with recommendations regarding trees to be retained or removed prior to issuance of the grading permit.</p>	P	PD	<p>PC _/_/_</p>

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<p>Impact BIO-5: Biological Resources. The proposed project has the potential to directly impact oak woodlands in conflict with the County's General Plan policies.</p>	<p>MM BIO-4: Prior to issuance of a final certificate of occupancy, an oak replacement and preservation plan shall be implemented in consultation with a certified arborist. The oak replacement and preservation plan is to include the planting of 3 times the number of oak trees removed within an 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 five gallons in size 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. The monitoring for the project is 10 years. Replacement trees will be located near the south east section of the new road, near Dry Creek Road.</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	PD	<p>PC _/_/_</p>
<p>Impact CUL-1: Cultural Resources. The proposed project has the potential to directly impact an archaeological resource.</p>	<p>MM CUL-1: In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 100-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.</p> <p>If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission shall be contacted by the permittee to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.</p>	<p>Prior to issuance of any grading or building permits pursuant to this approval, the measure listed above shall be identified on the project plans to the satisfaction of the Planning Division.</p>	P	PD	<p>PC _/_/_</p>

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<p>Impact NOI-1: Noise. The proposed project has the potential to expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance.</p>	<p>MM NOI-1: Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.</p>	<p>Prior to issuance of any grading or building permits pursuant to this approval, the measure listed above shall be identified on the project plans to the satisfaction of the Planning Division.</p>	<p>P</p>	<p>PD/EH</p>	<p>PC _/_/_ OG _/_/_</p>

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