

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
III. Air Quality					
MM 4.B-1: In order to be consistent with the MSM A-1 and MSM A-2 Transportation Control Measures, the City shall require that the following measures be included as potential Transportation Demand Management strategies to be implemented by individual project applicants, where feasible and appropriate: • Install charging units for electric vehicles at residences and businesses. • Develop incentives for businesses to include preferential parking for electric and/or hybrid vehicles. (As required by the 2010 California Green Building Standards Code, Chapter 5, Section 5.106.5.2).	Submittal and approval of TDM Plan. Incorporation of TDM strategies into project construction documents.	During permit processing During permit processing	City of Napa Public Works Traffic Engineer; Economic Development, Building Official		
MM 4.B-2: The City shall ensure that the Specific Plan design guidelines and development standards incorporate the following measures to reduce or avoid exposure of sensitive receptors to TACs: Part 1 for construction activities, measures may include, but not limited to, the following: • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes (as required by the State Airborne Toxics Control Measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site. • Use new diesel engines that are designed to minimize DPM emissions (usually through the use of catalyzed particulate filters in the exhaust) or retrofitting older engines with catalyzed particulate filters which would reduce up to 85 percent of DPM emissions. Part 2 for operational activities, in order to comply with the Air Quality and Land Use Handbook: A Community Health Perspective (ARB 2005) and achieve an acceptable interior air quality level for sensitive receptors, appropriate measures,	Incorporation into project construction documents. Submittal of proof of implementation during construction. <i>The requirements of Part 2 under MM 4.B-2 have been satisfied by the analysis contained within the CEQA Addendum, and no further action would be needed by the proposed project with respect to implementation of MM 4.B-2, Part 2.</i>	Prior to building permit During construction through to issuance of occupancy permit	City of Napa Community Development Department; Building Official; Field Inspector		

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shall be incorporated into residential building design. For projects to be developed under the Specific Plan that include residential receptors within 1,000 feet of a source of TACs (stationary or CNR railroad), the appropriate measures shall include one of the following methods: 1. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment in accordance with the ARB and the Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents to TACs prior to issuance of a demolition, grading, or building permit. The HRA shall be submitted to the Planning Division for review and approval. The applicant shall implement the approved HRA recommendations, if any. If the HRA concludes that the air quality risks from nearby sources are at or below acceptable levels, then additional measures are not required. 2. The project applicant shall implement features to reduce the air quality risk to sensitive receptors and shall be included in the project construction plans, as applicable. These shall be submitted to the Building Division for review and approval prior to the issuance of a building permit and ongoing. a) Do not locate sensitive receptors near distribution center's entry and exit points. b) Do not locate sensitive receptors in the same building as a perchloroethylene dry cleaning facility. c) Maintain a 50' buffer from a typical gas dispensing facility (under 3.6 million gallons of gas per year). d) Install, operate and maintain in good working order a central heating and ventilation (HV) system or other air take system in the building, or in each individual residential unit that meets the efficiency standard of the MERV 13. The HV system shall include the following features: Installation of a high efficiency filter and/or carbon filter to filter particulates and other chemical matter from entering the building. Either HEPA filters or ASHRAE 85 percent supply filters shall be used.					

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e) Retain a qualified HV consultant or HERS rater during the design phase of the project to locate the HV system based on exposure modeling from the mobile and/or stationary pollutant sources. f) Maintain positive pressure within the building. g) Achieve a performance standard of at least one air exchange per hour of fresh outside filtered air. h) Achieve a performance standard of at least four air exchanges per hour of recirculation. i) Achieve a performance standard of 0.25 air exchanges per hour of unfiltered infiltration if the building is not positively pressurized. j) Project applicant shall maintain, repair and/or replace HV system or prepare an Operation and Maintenance Manual for the HV system and the filter. The manual shall include the operating instructions and maintenance and replacement schedule. This manual shall be included in the CC&Rs [Covenants, Conditions, and Restrictions] for residential projects and distributed to the building maintenance staff. In addition, the applicant shall prepare a separate Homeowners Manual. The manual shall contain the operating instructions and maintenance and replacement schedule for the HV system and the filters. It shall also include a disclosure to the buyers of the air quality analysis findings. Part 3 for projects developed under the Specific Plan that result in phased implementation whereby construction activities of one phase overlap with the operational activities of another phase, and where no previous project-specific air quality analysis has been prepared, the following requirements shall apply: 1. Prior to issuance of any demolition, grading, or building permit for any project where the proposed phasing would create overlapping construction and operational conditions, the project applicant shall retain a qualified air	For part 3, preparation of a project specific air quality analysis to be submitted to the Planning Manager.				

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quality consultant to prepare a project specific air quality analysis to be submitted to the Planning Manager for review and approval. a. The analysis shall quantify combined daily emissions (in pounds) from: i. Peak construction activity of the subsequent phase (or phases); and ii. Peak operational activity of any previously completed phase (or phases) that would be operating during construction. b. The analysis shall utilize Bay Area Air District-accepted emissions models and methodologies (e.g., CalEEMod), will evaluate the criteria air pollutants emissions identified above, and compare combined emissions against applicable Bay Area Air District significance thresholds. c. The analysis shall demonstrate whether incorporation of measures, including but not limited to, measures within Part 1 and Part 2, would reduce combined emissions to below applicable Bay Area Air District thresholds. If exceedances remain after applying measures, the applicant shall implement all additional feasible measures (construction or operational) necessary to reduce emissions to a less-than-significant level. These measures shall be reviewed and approved by the Planning Manager within the Planning Division prior to permit issuance and implemented by the Applicant. d. If, after implementation of all feasible mitigation, combined overlapping emissions cannot be reduced to below applicable Bay Area Air District significance thresholds, a permit shall not be issued.					

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MM 4.B-4: Implement Mitigation Measure 4.B-1 to ensure consistency with the Bay Area Air District TCMs to promote clean, fuel efficient, and zero-emission vehicles.	See Mitigation Measure 4.B-1.	See Mitigation Measure 4.B-1.	See Mitigation Measure 4.B-1.		
MM 4.B-5: The City shall ensure that applicant(s) for individual projects to be developed under the Specific Plan would incorporate Green Building and Development Measures as listed in Appendix C (AIR-2). Each increment of new development under the Specific Plan requiring a discretionary approval from the City (e.g., proposed tentative subdivision map, conditional use permit), would demonstrate that GHG emissions from operation would be reduced by 30 percent from business-as-usual 2020 emissions levels, in order to achieve 1990 levels by 2020.	Ensure compliance of project with Green Building and Development Measures.	During permit processing; ongoing	City of Napa Community Development Department; planner assigned to project; building plan checker		
IV. Biological Resources					
MM 4.C-1b: Pre-Construction Special-Status Avian Surveys. No more than two weeks in advance of any tree or shrub pruning, removal (February 1 through August 31), a qualified wildlife biologist will conduct pre-construction surveys of all potential special-status bird nesting habitat in the vicinity of the planned activity. Pre-construction surveys are not required for construction activities scheduled to occur during the nonbreeding season (August 31 through January 31) or if no tree or shrub pruning or removal will occur. Construction activities commencing during the nonbreeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered. If pre-construction surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied: no further mitigation is required. If active nests of special-status birds are found during the surveys: implement Mitigation Measure 4.C-1c.	Qualified Biologist's pre-construction survey and submittal of survey documents.	No more than 14 days before start or restart of construction during the months of February to August.	City of Napa Community Development Department; Qualified Biologist		

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MM 4.C-1c: Avoidance of active nests. If active nests of special-status birds or other birds are found during surveys, the results of the surveys would be discussed with the California Department of Fish and Game and avoidance procedures will be adopted, if necessary, on a case-by-case basis. In the event that a special-status bird or protected nest is found, construction would be stopped until either the bird leaves the area or avoidance measures are adopted. Avoidance measures can include construction buffer areas (up to several hundred feet in the case of raptors), relocation of birds, or seasonal avoidance. If buffers are created, a no disturbance zone will be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted will take into account factors such as the following: 1. Noise and human disturbance levels at the Plan area and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity; 2. Distance and amount of vegetation or other screening between the Plan area and the nest; and sensitivity of individual nesting species and behaviors of the nesting birds.	Consultation with California Department of Fish and Wildlife (CDFW) and incorporation of avoidance measures into construction documents.	Prior to approval of construction permits	CDFW; City of Napa Community Development Department		
V. Cultural and Tribal Cultural Resources					
MM 4.D-1: The City shall require that any future development under the Specific Plan meets the intent and goals of the City of Napa Downtown Historic Design Guidelines. This includes any project that would alter historic resources or would be constructed adjacent to a historic resource.	Ensure compliance of project application with City of Napa Downtown Historic Design Guidelines.	Prior to project approval	City of Napa Community Development Department		
MM 4.D-2a: When specific projects are proposed under the Specific Plan that involves ground-disturbing activity into native soils, the City's "PastFinder" archaeological database shall be consulted. Recommendations provided by the "PastFinder" database shall be implemented based on a parcel's archaeological sensitivity. In those cases where a site-specific cultural resources study is necessary, it shall be performed by	<i>MM 4.D-2a has been satisfied through the consultation with the City's PastFinder database.</i>	Prior to project approval	City of Napa Community Development Department; Qualified cultural resources professional		

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qualified cultural resources professionals. The study will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric and historic period deposits, and preparation of a technical report that meets federal and State requirements. If significant resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and Native American representatives to mitigate potential impacts to less than significant.					
MM 4.D-2b: Should any archaeological artifacts be found during construction in the Planning Area, all construction activities within 50 feet shall immediately halt and the City must be notified. A qualified Archaeologist shall inspect the findings within 24 hours of the discovery. If the site is determined to contain significant cultural resources, funding will be provided to identify, record, report, evaluate, and recover the resources as necessary. Construction within the area of the find shall not recommence until impacts on the historical or unique archaeological resource are mitigated. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifact is prohibited by law.	Submittal and approval of documentation that construction personnel have been trained regarding the illegality of collecting Tribal artifacts. If archaeological artifacts are found, project applicant and its contractor(s) will halt all construction activities within 50 feet and notify the City. Qualified archaeologist will inspect the findings within 24 hours of the discovery. Identify record, report, evaluate, and recover the resources as necessary. Upon full mitigation City will give approval for commencement of construction within the area.	Prior to demolition or grading permit (whichever occurs first) Ongoing during demolition, grading, and construction.	City of Napa Community Development Department; building official; building plan checker; Qualified archaeologist		
MM 4.D-4: The treatment of any human remains and associated or unassociated funerary objects discovered during	Upon discovery of human remains and associated	Ongoing during grading and	City of Napa Community		

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soil-disturbing activities shall comply with applicable State laws. Such treatment would include immediate notification of the Napa County Coroner. In the event of the Coroner's determination that the human remains are Native American, the Coroner shall notify of the Native American Heritage Commission, which would appoint a Most Likely Descendant (MLD) (PRC § 5097.98). The archaeological consultant, the Event Authority, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of any human remains and associated or unassociated funerary objects (CEQA Guidelines § 15064.5(d)). The agreement would take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties could not agree on the reburial method, the Event Authority shall follow Section 5097.98(b) of the PRC, which states that "the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."	or unassociated funerary objects, the project applicant will immediately notify Napa County Coroner and City of Napa project planner. After such notification, the archaeological consultant, project applicant, Native Heritage Commission, and Most Likely Descendant (MLD) will develop an agreement in accordance with the specifications of this measure and state law. If the MLD and the other parties could not, applicant will reinter the human remains in accordance with the specifications of this measure and state law. The project applicant will incorporate the specifications of this measure into project specifications and grading and construction plans.	construction In the event of an accidental discovery or recognition of any human remains during ground-disturbing activities Prior to ground-disturbing activities	Development Department; field inspector		
Project-Specific IM CUL-1: Archaeological Monitoring Prior to the initiation of construction activities, all construction personnel conducting ground disturbance at the site shall be	Submit documentation that WEAP training has been conducted by a	Prior to the initiation of construction activities	Qualified Archaeologist; City of Napa Community		

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provided a Worker Environmental Awareness Program (WEAP) cultural resources “tailgate” training. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the project site, and procedures to be followed in the event such resources are encountered. The training shall be conducted by an Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology.	qualified professional Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology.		Development Department		
VI. Energy					
MM 4.B-1: In order to be consistent with the MSM A-1 and MSM A-2 Transportation Control Measures , the City shall require that the following measures be included as potential Transportation Demand Management strategies to be implemented by individual project applicants, where feasible and appropriate: • Install charging units for electric vehicles at residences and businesses. • Develop incentives for businesses to include preferential parking for electric and/or hybrid vehicles. (As required by the 2010 California Green Building Standards Code, Chapter 5, Section 5.106.5.2).	See Mitigation Measure 4.B-1.	See Mitigation Measure 4.B-1.	See Mitigation Measure 4.B-1.		
VII. Geology, Seismicity and Soils					
MM 4.D-3: Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors shall receive training by a qualified professional Paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and will follow proper notification procedures in the event any are uncovered during construction. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified Paleontologist, who will evaluate its significance. Training on paleontological resources will also be	Submittal and approval of project sponsor’s documentation of trainings of forepersons, field supervisors and all construction workers. If required, submittal and approval of paleontologist’s excavation and salvage plan.	Prior to demolition or grading permit (whichever occurs first) Prior to the start of any subsurface excavations	City of Napa Community Development Department; building official		

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provided to all other construction workers but may involve using a videotape of the initial training and/or written materials rather than in-person training by a Paleontologist. If a fossil is determined to be significant and avoidance is not feasible, the Paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards.					
VIII. Greenhouse Gas Emissions					
MM 4.B-1: In order to be consistent with the MSM A-1 and MSM A-2 Transportation Control Measures (TCMs), the City shall require that the following measures be included as potential Transportation Demand Management (TDM) strategies to be implemented by individual project applicants, where feasible and appropriate: • Install charging units for electric vehicles at residences and businesses. • Develop incentives for businesses to include preferential parking for electric and/or hybrid vehicles. (As required by the 2010 California Green Building Standards Code, Chapter 5, Section 5.106.5.2).	See Mitigation Measure 4.B-1.	See Mitigation Measure 4.B-1.	See Mitigation Measure 4.B-1.		
MM 4.B-4: Implement Mitigation Measure 4.B-1 to ensure consistency with the Bay Area Air District TCMs to promote clean, fuel efficient and zero-emission vehicles.	See Mitigation Measure 4.B-1.	See Mitigation Measure 4.B-1.	See Mitigation Measure 4.B-1.		
MM 4.B-5: The City shall ensure that applicant(s) for individual projects to be developed under the Specific Plan would incorporate Green Building and Development Measures as listed in Appendix C (AIR-2). Each increment of new development under the Specific Plan requiring a discretionary approval from the City (e.g., proposed tentative subdivision map, conditional use permit), would demonstrate that GHG emissions from operation would be reduced by 30 percent from business-as-usual 2020 emissions levels, in order to achieve 1990 levels by 2020.	Incorporate Green Building and Development Measures into project design as listed in Appendix C (AIR-2) and demonstrate GHG emissions from operations would adhere to reduction goals set by the City.	During permit processing	City of Napa Community Development Department; building plan checker		
XIII. Noise					
MM 4.I-1a: Construction contractors for subsequent development projects within the Planning Area shall utilize the	Review and approve project specifications and	Prior to issuance of building and grading	City of Napa Community		

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best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, etc.) when within 400 feet of sensitive receptor locations. Additional techniques shall include, but not be limited to the following noise control elements: • Nonresidential construction project activities (Monday through Friday) shall be limited to the hours of 7:00 a.m. to 7:00 p.m. with no startup of machines or equipment prior to 8:00 a.m. No delivery of materials nor equipment shall occur prior to 7:30 a.m. or after 5:00 p.m. No cleaning of machines or equipment shall occur after 6:00 p.m. No servicing of equipment shall occur past 6:45 p.m. Construction of weekends and holidays shall be limited to the hours of 8:00 a.m. to 4:00 p.m., unless a permit allows otherwise. • Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler shall achieve lower noise levels from the exhaust by approximately 10 dBA. External jackets on the tools themselves shall be used where feasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. • All construction equipment shall not be placed adjacent to developed areas unless said equipment is provided with acoustical shielding. • Signs shall be posted at all construction site entrances to the property upon commencement of project construction, for the purposes of informing all contractors and subcontractors, their employees, agents, materialmen, and all other persons	grading and construction plans for inclusion of specifications in this measure. Inspect site during construction to ensure compliance with project specifications and grading and construction plans.	permit(s). Field inspections during construction.	Development Department; building official; field inspector		

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at the construction site, of the basic requirements of Mitigation Measures 4.1-a through 4.1-c.					
MM 4.1-1b: Should pile driving be necessary for a proposed project, the project sponsor would require that the construction contractor limit pile driving activity to the least disturbing hours of the day. To further mitigate pile driving and/or other extreme noise-generating construction impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. No extreme noise-generating activities shall be allowed on weekends and holidays. Techniques included may include but not be limited to the following: • Erect temporary plywood noise barriers around the construction site,; • Implement “quiet” pile driving technology (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; • Use noise control blankets on building structures as buildings are erected to reduce noise emission from the site; Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings; and • Monitor the effectiveness of noise attenuation measures by taking noise measurements.	Review and approve project specifications and grading and construction plans for inclusion of specifications in this measure. Inspect site during construction to ensure compliance with project specifications and grading and construction plans.	Prior to issuance of building and grading permit(s) Field inspections during construction	City of Napa Community Development Department; building official; field inspector		
MM 4.1-1c: The City shall condition approval of projects in the Planning Area near receptors sensitive to construction noise, such as residences and schools, such that, in the event of a justified complaint regarding construction noise, the City would have the ability to require changes in the construction practices to address the noise complaints.	Review all noise complaints received; assess whether noise complaints are justified; alert Project Sponsor of revised construction practices. Project applicant will post	At approval of project specifications, grading permits and building permits Ongoing during	Community Development Department; code enforcement officer		

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	the City's noise complaint procedure in publicly accessible locations at each construction site. Inspect site during construction to ensure compliance with revised construction practices.	demolition, grading, construction Ongoing during demolition, grading, construction			