

Trinitas Mixed-Use Project Mitigation Monitoring and Reporting Program (MMRP)



Prepared For:

Lead Agency
City of Napa
1600 First Street
Napa, CA 94559
Contact Person: Victor Carniglia
(707) 257-9530



Prepared By:

CAA Planning, Inc.
30900 Rancho Viejo Road, Suite 285
San Juan Capistrano, CA 92675
Contact Person: Shawna L. Schaffner
(949) 581-2888

May 2018

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation measures adopted as conditions of approval in order to mitigate or avoid significant project impacts. Specifically, §21081.6(a)(1) states:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

CEQA Guidelines §15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. It is the responsibility of the Lead Agency to ensure that implementation of the mitigation measures occurs in accordance with the Mitigation Monitoring and Reporting Program. The reporting or monitoring program must be designed to ensure compliance during project implementation. The following Mitigation Monitoring and Reporting Program includes mitigation measures from the Draft Environmental Impact Report for the Trinitas Mixed-Use Project in the City of Napa.

Mitigation measures have been drafted to meet the requirements of *California Public Resources Code* §21081.6 as fully enforceable monitoring programs. The Mitigation Monitoring and Reporting Program defines the following for each mitigation measure:

1. **A time for performance.** In each case, a time for performance of the mitigation measure, or review of evidence that mitigation has taken place, is provided. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or assured.
2. **A responsible party for supervising performance.** In each case, a specific party is named in the as the person responsible for ensuring that the mitigation is carried out. To guarantee that the mitigation measure will not be inadvertently overlooked the responsible person is the official who grants the permit or authorization called for in the performance or the on-site authority during the identified phase of project development or operation.
3. **Definition of mitigation.** In each case (except where a mitigation measure, such as a geotechnical report, is a well-known procedure or term of art), the mitigation measure contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.

Matrix Orientation

The following matrix lists all mitigation measures from the DEIR referenced above. The matrix also identifies the required timing, the responsible parties for implementation, and the monitoring agency or party for the required mitigation.

The matrix contains standard mitigation measures and special mitigation measures. The standard mitigation measures are more broadly applied to development projects being considered for project approval as required by Napa Policy Resolution 27. The special mitigation measures are those that are specifically attributed to the Trinitas Project.

Mitigation Measure	Timing	Responsible Agency/Party	Date Completed
Aesthetics			
Standard Mitigation Measures Per Policy Resolution No. 27			
AE-1 Low-level lighting shall be utilized in any parking area(s) as opposed to elevated high-level intensity light standards.	Construction detail lighting plans shall be filed with the City prior to issuance of building permits and the lighting installed prior to occupancy.	The Project's lighting plans shall be reviewed by the City of Napa Building Department and installed by Project Applicant	
AE-2 All new utilities shall be placed underground.	Utility undergrounding shall be completed prior to the issuance of certificates of occupancy for any building on the site	Utility undergrounding shall be performed by the Project Applicant	
AE-3 The developer shall comply with the following: a. The plans submitted for the Project improvements or building permit, whichever comes first, shall include a final landscape and irrigation plan designed and signed by a licensed landscape architect or landscape contractor. The final landscape plans shall specify that 1) all plant materials be certified by the Napa County Agricultural Commissioner inspection program for freedom from the glassy winged sharpshooter or other pests identified by the Agricultural Commissioner and 2) the Agricultural Commissioner's Office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County so that inspection can be arranged. No improvement plans shall be approved nor building permit issued until the Planning Department approves the landscape and irrigation plan. Prior to occupancy, the licensed professional who signed the final landscape and irrigation plan shall certify in writing to the Planning Director that he/she has inspected and approved the installation of landscaping and irrigation and has found them to be consistent with the approved plans including, but not limited to, the certifications and inspections by the Agricultural Commissioner as well as that the systems are in working order. A substitution of an alternate licensed professional may be allowed by the Planning Director upon a showing of good cause. b. Prior to occupancy, Developer shall execute and record the City's Landscape Maintenance Agreement. (Forms are available from the Planning Department.)	a. Construction level landscape and irrigation plans shall be prepared and submitted to the City prior to issuance of building permits and installed prior to project occupancy b. Prior to issuance of certificate of occupancy	a. Detailed landscape plans shall be prepared by the Project Applicant subject to the approval of the City and the landscaping installed by the Project Applicant b. Project Applicant	
AE-4 The Developer shall secure separate architectural review approval for any signage for the Project.	Prior to issuance of building permits for Project signage	Project Applicant	
Air Quality			
Special Mitigation Measures			
AQ-1 During Project construction, the applicant shall ensure that best management practices for dust control as set forth in the BAAQMD CEQA Air Quality Guidelines are implemented. These include: 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. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 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.	During construction	Project Applicant	

Mitigation Measure	Timing	Responsible Agency/Party	Date Completed
4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). 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. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the 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. 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. 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.			
Biological Resources			
Special Mitigation Measures			
Bio-1 Prior to issuance of grading permits, the Project Applicant shall provide a tree risk assessment for the three valley oaks proposed to be preserved in place to determine their health and stability. Recommendations in the tree risk assessment shall be enforced to protect trees determined healthy enough for preservation.	Prior to issuance of grading permits	Project Applicant	
Bio-2 Prior to issuance of grading permits the Applicant shall submit to the City grading/site preparation plans that reflect that the roots of the oak trees to be protected are severed around the entire perimeter of the tree protection zones to ensure subsequent construction can proceed outside the tree protection zone without further impacting the trees.	Prior to issuance of grading permits	Project Applicant	
Bio-3 Prior to issuance of building permits, the Applicant shall ensure that the construction documents depict that Silva Cells are to be installed in three locations beneath the new hardscape areas to provide a dedicated zone for oak tree root growth, consistent with the locations identified on the Silva Cell Location Diagram on page 5.3-45 of the DEIR.	Prior to issuance of grading permits	Project Applicant	
Bio-4 Prior to issuance of a grading permit, the Applicant shall ensure that the grading plans and relevant construction documents incorporate the Tree Protection and Maintenance Guidelines set forth in the Arborist's report, included on pages 15 through 30 of Appendix F.	Prior to issuance of grading permits	Project Applicant	
Bio-5 Prior to issuance of a grading permit, the Applicant shall ensure that vegetation clearing outside of the nesting season (February 1 through August 31) for all vegetation alliances or land-cover types on the site is conducted. If vegetation clearing is not feasible outside of the nesting season, the Project Applicant shall submit a nesting bird survey, prepared by a qualified biologist, within three days prior to any disturbance of the site, including diskling, demolition activities and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests consisting of as much as 500 feet for raptors and 300 feet for non-raptors, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Surveys shall incorporate the Swainson's Hawk Technical Advisory Committee's 'Recommended Timing and Methodology	Prior to issuance of grading permits	Project Applicant	

Mitigation Measure	Timing	Responsible Agency/Party	Date Completed
for Swainson's Hawk Nesting Surveys in California's Central Valley," shall include a one-half-mile radius of the Project site, and shall begin early in the nesting season (late March to early April).			
Bio-6 Prior to issuance of a grading permit, the Applicant shall ensure that dry-season and wet-season protocol surveys are completed to determine whether the potential seasonal wetland features observed on the site support listed fairy shrimp, including the vernal pool fairy shrimp.	Prior to issuance of grading permits	Project Applicant	
Bio-7 Prior to the issuance of grading permit, the Applicant shall provide to the City or its biologist for review, the fairy shrimp protocol surveys to determine presence or absence of fairy shrimp. If listed fairy shrimp are detected within any of the potential seasonal wetland features, impacts to occupied habitat shall be mitigated at a 2:1 ratio. Fee payment shall be made through an approved mitigation bank that covers the vernal pool fairy shrimp. The mitigation bank shall be located within the service area that covers the Project site. Alternate mitigation may be approved by USFWS, to the satisfaction of the City of Napa.	Prior to issuance of grading permits	The fairy shrimp surveys shall be conducted by the Project Applicant with the surveys subject to the review and approval of the City of Napa Planning Division Manager	
Bio-8 Prior to issuance of a grading permit, the Applicant shall ensure the completion of a formal wetland determination for Features A and C demonstrating whether or not the potential seasonal wetlands features meet the minimum threshold for wetlands. If the wetland determination does not meet the minimum threshold for wetlands no additional mitigation would be required. If the wetland determination meets the minimum threshold for wetlands, the Applicant shall be required to mitigate at a 2:1 ratio for any freshwater wetlands dominated by pale spikerush. The mitigation may be satisfied through purchase of credits in an approved mitigation bank with a service area that covers the Project site, or in an acceptable manner to the City, so long as the 2:1 ratio is met.	Prior to issuance of grading permits	Project Applicant	
Bio-9 Preconstruction focused surveys for pallid bat will be conducted by a biologist qualified to conduct focused bat surveys for trees onsite and immediately adjacent to the site. Surveys will be conducted in spring prior to birth which typically occurs in May or June. If a maternity roost is detected, appropriate buffers will be established during the maternity season to ensure that maternity roosts are not disturbed by construction.	Prior to issuance of grading permits	Project Applicant	
Cultural Resources			
Standard Mitigation Measures Per Policy Resolution No. 27			
CR-1 During site preparation and grading activities, the Project applicant shall ensure that, if any archaeological materials or objects are unearthed during Project construction, all work in the vicinity shall be immediately halted until a qualified archaeologist is retained by the City to evaluate the finds. The Project applicant shall comply with all mitigation recommendations of the archaeologist prior to commencing work in the vicinity of the archaeological finds.	During any grading/construction	Project Applicant, working in conjunction with a qualified archaeologist retained by the City	
Special Mitigation Measures			
CR-2 During the construction phase, the Project applicant shall ensure that if any human remains are uncovered, work shall be halted within the immediate vicinity of the discovery and state law shall be followed, which includes immediately contacting the County Coroner's office and a representative of the Yocha Dehe Wintun Nation.	During construction	Project Applicant, working in conjunction with a qualified archaeologist retained by the City	
CR-3 During the construction phase, the Project applicant ensure that if any unidentified cultural materials are encountered on or below the surface, archaeological consultation should be sought immediately.	During construction	Project Applicant, working in conjunction with a qualified archaeologist retained by the City	

Mitigation Measure	Timing	Responsible Agency/Party	Date Completed
Geology and Soils			
Standard Mitigation Measures Per Policy Resolution No. 27			
Geo-1 All Project-related grading, trenching, backfilling and compaction operations shall be conducted in accordance with the City of Napa Public Works Department Standard Specifications.	During construction	Project Applicant	
Geo-2 All construction activities shall meet the Uniform Building Code regulations for seismic safety (e.g., reinforcing perimeter and/or load bearing walls, bracing parapets).	During construction	Project Applicant	
Geo-3 Developer shall provide an erosion and sediment control plan and a schedule for implementation of approved measures to the Public Works Director for approval prior to the issuance of any grading permits. No grading and excavation shall be performed except in accordance with the approved plan and schedule.	Prior to issuance of grading permits	The Project Applicant shall prepare the erosion and sediment control plan, which is subject to the review and approval of the City of Napa Public Works Director	
Geo-4 Hydroseeding of all disturbed slopes shall be completed by October 1. Developer shall provide sufficient maintenance and irrigation of the slopes such that growth is established by November 1.	During construction	Project Applicant	
Special Mitigation Measures			
Geo-5 Prior to the issuance of building permits and grading permits, the City of Napa shall ensure the grading and building plans demonstrate compliance with the recommendations included in the Geotechnical Study Report by RGH consultants dated July 13, 2015 related to seismic design criteria for structures, grading, foundation support, retaining walls, slab-on-grade, utility trenches, pavements, drainage and maintenance.	Prior to issuance of grading and building permits	Geotechnical plan preparation is the responsibility of the Project Applicant. Review of the geotechnical plans is the responsibility of the City of Napa Building Division	
Geo-6 Prior to issuance of grading permits, the Applicant shall have prepared a haul route plan showing the construction materials haul routes, the number of trips per day, and the location where grading export materials will be taken.	Prior to issuance of building permits	Project Applicant	
Greenhouse Gas Emissions			
Special Mitigation Measures			
GHG-1 Prior to the issuance of building permits, the City shall ensure that building plans reflect the following measures are to be implemented in the areas of Transportation, Energy-Efficiency, Water and Waste Consumption Measures to Reduce Project GHG Emissions. 1. Ensure that all winery-related industrial wastewater is treated on-site and instate a program to reduce indoor and outdoor water use by at least 20%; 2. Institute a program to ensure that 2013 Title 24 energy standards (used by the CalEEMod model) for energy use and lighting are exceeded by at least 20%. Adherence to CalGreen 2016 Title 24 energy standards and other measures would be necessary including, but not limited to: a. Sensors shall be installed in all rooms that detect if a guest is in the room and activate the HVAC. b. A separate system requires the guest room key to be inserted for the lights to work in the hotel rooms. c. LED lights installed throughout d. All new appliances would be energy efficiency rated for the hotel;	Prior to issuance of building permits	Plan preparation is the responsibility of the Project Applicant. Review of the plans is the responsibility of the City of Napa Building and Planning Division	

Mitigation Measure	Timing	Responsible Agency/Party	Date Completed
3. Institute a recycling and compost program that would divert at least 20% of waste created on-site.			
GHG-2 Prior to issuance of certificates of occupancy, Applicant shall ensure that the following Project Design Features are incorporated into the Project: - Designate at least 53 clean air vehicle (i.e., electric vehicle) parking spaces - Plant at least 430 new trees on the Project site - Expand a shuttle program that would reduce project trip generation by at least 180 trips per day	Prior to issuance of certificates of occupancy	Applicant	
Hazards and Hazardous Materials			
No mitigation measures are required.	None required	None required	None required
Hydrology and Water Quality			
Standard Mitigation Measures Per Policy Resolution No. 27			
H/WQ-1 To ensure adequate drainage control, the Developer of any project that introduces new impervious surfaces (roof, driveways, patios) that will change the rate of absorption of drainage or surface run-off shall submit a drainage and grading plan designed in accordance with Policy Resolution No. 17 and the City of Napa Public Works Department Standard Specifications to the Public Works Department for its approval.	Prior to issuance of grading permits	Preparation of drainage plans is the responsibility of the Project Applicant. Review of the plans is the responsibility of the City of Napa Public Works Division	
H/WQ-2 For any construction activity that results in the disturbance of 5 acres or greater total land area, or that is part of a larger common plan of development that disturbs 5 acres or greater total land area, Developer shall file a Notice of Intent with the California Regional Water Quality Control Board (SWRCB) prior to any grading or construction activity. In the event construction activity for the Project occurs after the SWRCB has changed its General Permit for construction activity to cover disturbance(s) of 1 acre or more, this measure shall apply to any construction activity for this Project which results in the disturbance of 1 acre or greater total/and area, or is part of a larger common plan of development that disturbs 1 acre or greater total land area.	Prior to issuance of grading permits	Plan preparation and submittal to the SWRCB is the responsibility of the Project Applicant. Review of the plans is the responsibility of the City of Napa.	
H/WQ-3 The Developer shall ensure that no construction materials (e.g., cleaning fresh concrete from equipment) are conveyed into the storm drain system. The Developer shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system.	During construction	Project Applicant	
H/WQ-4 All materials that could cause water pollution (e.g., motor oil, fuels, paints) shall be stored and used in a manner that will not cause any pollution. All discarded material and any accidental spills shall be removed and disposed of at an approved disposal site.	During construction	Project Applicant	
H/WQ-5 All construction activities shall be performed in a manner that minimizes, to the maximum extent practicable, any pollutants entering directly or indirectly the storm water system or ground water. The Developer shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system.	During construction	Project Applicant	
H/WQ-6 Developer shall meet the requirements of discharging to a public storm drainage system as required to ensure compliance by the City with all state and federal laws and regulations related to storm water as stipulated in the Clean Water Act. Developer shall meet the	Prior to issuance of grading permits	Project Applicant	

Mitigation Measure	Timing	Responsible Agency/Party	Date Completed
requirements of the National Pollutant Discharge Elimination System (NPDES) permit in effect prior to completion of Project construction for storm water discharges from the municipal storm water system operated by the City of Napa. Developer shall comply with the Storm Water Pollution Mitigation Plan (SWPMP) submitted by Developer as part of its application as (modified and) approved by the Director of Public Works.			
HWQ-7 Developer shall mark all new storm drain inlets with permanent markings, which state "No Dumping-Flows to River." This work shall be shown on improvement plans.	During construction	Project Applicant	
HWQ-8 Developer shall record a plan for long-term private maintenance acceptable to the Director of Public Works and the City Attorney for any structural storm water pollution removal devices or treatment control BMP incorporated as part of the Project. The plan shall comply with City and SWRCB requirements including, but not limited to, a detailed description of responsible parties, inspections, maintenance procedures for the detention system, including monitoring and documentation of annual report to the Public Works Department and procedures for enforcement. Appropriate easements or other arrangements satisfactory to the Public Works Director and City Attorney necessary or convenient to ensure the feasibility of the scheme and fulfillment of maintenance responsibilities shall be secured and recorded prior to approval of the final/parcel map or issuance of a building permit, whichever comes first.	Prior to issuance of building permits or prior to approval of final/parcel map, whichever first occurs	Preparation and recordation of the Storm Water Control Plan is the responsibility of the Project Applicant. Review and approval of the Storm Water Control plans is the responsibility of the City of Napa Public Works Division	
Special Mitigation Measures			
HWQ-9 Prior to the issuance of grading permits, the Project Applicant shall demonstrate compliance under California's General Permit for Storm Water Discharges Associated with Construction Activity. The Project Applicant shall prepare and submit to the City a Storm Water Pollution Prevention Plan that describes erosion and sediment control BMPs and BMPs that will be used during the construction of the Project.	Prior to issuance of grading permits	Project Applicant	
HWQ-10 Prior to issuance of building permits, the City of Napa shall ensure the building plans demonstrate that properly designed and sized LID features have been incorporated into the Project.	Prior to issuance of building permits	Plan preparation is the responsibility of the Project Applicant. Plan review to verify compliance is the responsibility of the City of Napa Building Division	
Land Use and Planning			
Standard Mitigation Measures Per Policy Resolution No. 27			
LU-1 Developer shall comply with all requirements of federal, state and local laws and regulations applicable to Project construction and issuance of building permits.	Prior to issuance of building permits/Ongoing	Project Applicant	
LU-2 Developer shall comply with the monitoring/reporting checklists for development pursuant to the City of Napa Resolution 96-153 regarding CEQA implementation procedures for both standard and Project specific mitigation measures.	Prior to construction/Ongoing	Project Applicant	
LU-3 Developer shall notify all employees and agents of the mitigation measures and conditions applicable to the Project and shall ensure compliance with such measures and conditions. Developer shall also notify all assigns and transferees of the same.	Prior to construction/Ongoing	Project Applicant	
Special Mitigation Measures			
LU-4 Prior to issuance of building permits, the Project Applicant shall provide evidence to the City of a deed restriction, or other mechanism approved by the Community Development Director and approved as to form by the City Attorney, identifying the combined square footage for The	Prior to issuance of building permits	Project Applicant shall prepare and record the deed restriction. City of Napa Planning Division shall review	

Mitigation Measure	Timing	Responsible Agency/Party	Date Completed
Meritage Resort, Meritage Commons, and the Trinitas Mixed-Use Project and the resultant averaging of FAR as permitted to maintain consistency with the General Plan FAR allowance. The mechanism shall restrict the "donor" parcels (The Meritage Resort and Meritage Commons) to a maximum of 689,316 square feet consistent with the combined average in order to prevent overbuilding of square footage on those parcels.		and approve the wording of the deed restriction.	
LU-5 Prior to issuance of building permits, the Project Applicant shall memorialize a shared parking agreement per a Planned Development Overlay to allow a total of 441 shared parking spaces for use between the hotel and winery. The shared parking agreement shall provide three parking spaces for evening use of the hotel. The shared parking agreement shall be in full force and effect throughout the life of the project and will be binding upon any future owners of the property.	Prior to issuance of building permits	Project Applicant	
Noise			
Special Mitigation Measures			
N-1 During the construction phase, the Project Applicant shall ensure that all construction activities shall comply with all requirements in Section 8.08.025 of the Napa Municipal Code, including limiting hours of construction to 7:00 a.m. to 7:00 p.m. Monday through Friday on weekdays and 8:00 a.m. to 4:00 p.m. on weekends or legal holidays unless a permit shall first have been secured from the City Manager.	During construction	Project Applicant	
N-2 Prior to issuance of building permits, Project Applicant shall ensure that mechanical equipment associated with the winery component of the Project shall be selected and designed to reduce impacts on surrounding uses to meet the City's General Plan noise level thresholds for industrial land uses. 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 noise performance standard. Noise reduction measures could include but are not limited to, selection of equipment that emits low noise levels and installation of noise barriers such as enclosures to block the line of sight between the noise source and the nearest receptors.	Prior to issuance of building permits and ongoing thereafter	Project Applicant	
N-3 Prior to commencement of construction activities, Project Applicant shall notify adjacent building occupants of scheduled construction activities and schedule such activities during hours with the least potential to affect nearby occupants to the extent feasible.	Prior to commencement of construction activities	Project Applicant	
N-4 During special events, the Project Applicant shall ensure all public address or sound amplification systems are operated consistent with the provisions of Sections 17.52.310 and Section 8.08.010 of the Municipal Code including the conditions of the Project use permit.	During special events	Project Applicant	
Population and Housing			
Special Mitigation Measures			
P/H-1 Prior to the issuance of a building permit, Applicant shall pay the City the affordable housing impact fee as calculated by the Chief Building Official and based on the methodology identified by the City Council for non-residential development.	Prior to issuance of building permits	Project Applicant shall pay the required fee as determined by the City	

Mitigation Measure	Timing	Responsible Agency/Party	Date Completed
Public Services			
Standard Mitigation Measures Per Policy Resolution No. 27			
PS-1 Developer shall pay the required fire and paramedic fees for new development in accordance with Napa Municipal Code Chapter 15.78. The fee for each unit of development within a development project shall be paid in full prior to the issuance of the building permit required for that unit of development. Such fees shall be payable at the rate in effect at the time of payment for the unit involved. The findings set forth in the ordinance and Resolution 94-106 are incorporated herein. The City further finds that calculation of the fee pursuant to the formula set forth therein demonstrates that there is a reasonable relationship between the fees imposed and the cost of improvements attributable to this Project.	Prior to issuance of building permits	City of Napa Building Division	
PS-2 Developer shall comply with all applicable requirements of the Uniform Fire Code, the Fire Department and the Public Works Department (PWD) Standard Specifications and the Fire Department "Standard Requirements for Commercial/Residential Projects," including, without limitation, the requirements for access, new construction, smoke detectors, fire extinguishers, and fire hydrants. Existing fire hydrants may be used to meet hydrant location requirements only if they meet or are changed to meet current hydrant specifications.	During construction/Ongoing	Project Applicant	
PS-3 All newly constructed buildings must have automatic sprinkler systems conforming to NFPA and City Standard Specifications, for which installation permit must be obtained from Fire Prevention. In multi-building complexes, or in buildings with three or more stories, special monitoring conditions will be required. Existing habitable buildings, which are retained, shall be retrofitted.	Prior to building permit issuance	Project Applicant shall install the required fire control/suppression systems	
PS-4 The Developer of any project which proposes commercial occupancies shall secure approval from Fire Prevention and Building Departments prior to signing lease agreements and allowing occupancy of prospective occupants that pose possible fire and life safety hazards, or are classified by the Uniform Building Code as an H (hazardous) occupancy.	Prior to occupancy	Project Applicant	
Transportation and Traffic			
Standard Mitigation Measures Per Policy Resolution No. 27			
T-1 All required public frontage and street improvements shall be designed and built in accordance with City of Napa ordinances and the PWD Standard Specifications. Unless waived by the Public Works Director, street improvements shall include curbs, gutter, sidewalk, planting, streetlights, and street trees. Any additional right-of-way necessary to accommodate these improvements shall be dedicated to the City.	Prior to occupancy	Project Applicant	
T-2 During non-working hours, open trenches shall be provided with appropriate signage, flashers and barricades approved by the Street Superintendent to warn oncoming motorists, bicyclists and pedestrians of potential safety hazards.	During construction	Project Applicant	
T-3 All road surfaces shall be restored to pre-Project conditions after completion of any Project-related pipeline installation activities.	During construction	Project Developer	
T-4 To mitigate the cumulative impact of the traffic generated by the subject Project on the City's arterial and collective street system, the Developer shall pay a Street Improvement Fee in accordance with Napa Municipal Code Chapter 15.84 and implementing resolutions to pay for the traffic improvements identified therein. Such fee shall be payable at the rate in effect at the time of payment. The findings set forth in the ordinance and implementing resolutions are	Prior to issuance of building permits	Project Applicant	

Mitigation Measure	Timing	Responsible Agency/Party	Date Completed
incorporated herein. The City further finds that the calculation of the fees in accordance with the trip generation capacity of development demonstrates there is a reasonable relationship between the amount of the fees imposed and the cost of the street improvements attributable to this Project.			
Special Mitigation Measures			
T-5 Prior to issuance of Certificates of Occupancy, the Project Applicant shall pay a 1.84% fair share contribution to the following improvement: provide additional northbound and southbound through lanes and optimization of signal timing at the intersection of SR 221/Kaiser Road.	Prior to issuance of certificates of occupancy	Project Applicant	
T-6 Prior to issuance of Certificates of Occupancy, the Project Applicant shall pay a 3.43% fair share contribution to the following improvement: provide additional northbound and southbound through lanes and optimization of signal timing at the intersection of SR 221/Napa Valley Corporate Way	Prior to issuance of certificates of occupancy	Project Applicant	
T-7 Prior to issuance of Certificates of Occupancy, the Project Applicant shall pay a 2.12% fair share contribution to the following improvement: replace the existing signal by constructing a fully grade-separated interchange or roundabout at the intersection of SR 12-SR 29/SR 221.	Prior to issuance of certificates of occupancy	Project Applicant	
T-8 Prior to issuance of Certificates of Occupancy, the Project Applicant shall pay an 11.20% fair share contribution to the following improvement: restripe westbound approach to one left-turn lane, one shared through/left-turn lane, and one right-turn lane at the intersection of Napa Valley Corporate Drive/Napa Valley Corporate Way.	Prior to issuance of certificates of occupancy	Project Applicant	
T-9 Prior to issuance of Certificates of Occupancy, the Project Applicant shall pay 100% of the cost of the following cumulative impact improvement: installation of a traffic signal or a roundabout at the intersection of Napa Valley Corporate Way/Bordeaux Way.	Prior to issuance of certificates of occupancy	Project Applicant	
T-10 Prior to issuance of Certificates of Occupancy, the Project Applicant shall pay a 2.09% fair share contribution to the following improvement: provide an additional through lane in the northbound and southbound direction and optimization of signal timing at the intersection of SR 221/Strebblow Drive.	Prior to issuance of certificates of occupancy	Project Applicant	
T-11 Prior to issuance of Certificates of Occupancy, the Project Applicant shall pay a 1.73% fair share contribution to the following improvement: provide an additional through lane in the northbound and southbound and optimization of signal timing at the intersection of SR 221/Magnolia Drive.	Prior to issuance of certificates of occupancy	Project Applicant	
T-12 Prior to issuance of Certificates of Occupancy, at the intersection of Soscol Avenue (SR 221)/Imola Avenue (SR 121) under Existing plus Project conditions, the Project Applicant shall pay a 1.39% fair share contribution to the following improvement: optimization of signal timing. Under Cumulative Plus Project conditions, the Project Applicant shall pay a 1.68% fair share contribution for an additional through lane in the northbound and southbound direction and signal timing optimization.	Prior to issuance of certificates of occupancy	Project Applicant	
Tribal Cultural Resources			
The City's Policy Resolution No. 27 provides standard mitigation measures for potential environmental impacts to cultural resources. Cultural Resources Mitigation Measures MM CR-1 through MM CR-3 will ensure that all cultural resources will be protected, and no additional mitigation measures are required for tribal cultural resources.	During construction	Project Applicant	

Mitigation Measure	Timing	Responsible Agency/Party	Date Completed
Utilities and Service Systems			
Standard Mitigation Measures Per Policy Resolution No. 27			
U-1 Prior to trenching within existing roadway areas, the Developer's engineer shall ascertain the location of all underground utility systems and shall design any proposed subsurface utility extensions to avoid disrupting the services of such systems.	Prior to construction	Project Developer in consultation with Utility and Service System representatives	
U-2 Water and energy conservation measures shall be incorporated into Project design and construction in accordance with applicable codes and ordinances.	Prior to issuance of building permits	Project Applicant	
U-3 The Project shall be connected to the Napa Sanitation District for sanitary sewer service. If the subject property is currently served by individual sewage disposal systems, the septic systems, setbacks and reserve areas must be protected and maintained during cleaning, grading, construction and after connection to the District, the existing septic tank(s) shall be properly destroyed.	Prior to occupancy	Project Applicant	
U-4 The Project shall be connected to the City of Napa water system. Any existing well must be properly protected from potential contamination. If an existing well is to be destroyed, a well-destruction permit must be obtained from the Napa County Department of Environmental Management by a licensed well driller. If an existing well is not destroyed, it must be properly protected and an approved backflow prevention device installed according to the Water District's specifications.	Prior to occupancy	Project Applicant	
U-5 The Project shall be designed and built in accordance with the PWD Standard Specification regarding the adequate conveyance of storm waters.	Prior to issuance of building permits	Project Applicant	
U-6 All faucets in sinks and lavatories shall be equipped with faucet aerators designed to limit the maximum flow to 2.2 gallons per minute.	Prior to issuance of certificates of occupancy	Project Applicant	
U-7 All showerheads shall be of a design to limit the maximum flow to 2.5 gallons per minute.	Prior to issuance of certificates of occupancy	Project Applicant	
U-8 The Developer shall completely offset the water requirements of this Project by complying with the retrofit requirements of Napa Municipal Code Chapter 13.09.	Prior to issuance of building permits	Project Applicant	
U-9 During the construction/demolition/renovation period of the Project, Developer shall use the franchised garbage hauler for the service area in which the Project is located to remove all wastes generated during Project development, unless Developer transports Project waste. If the Developer transports the Project's waste, Developer must use the appropriate landfill for the service area in which the Project is located.	During construction	Project Applicant	
U-10 Developer shall provide for the source separation of wood waste for recycling. Developer shall use the franchised garbage hauler for the service area in which located for collection of such wood waste unless the Developer transports such wood waste to a location where wood waste is recycled.	During construction	Project Applicant	
U-11 A recycling/solid waste enclosure shall be provided in accordance with Chapter 17.102, et seq. of the Napa Municipal Code for all commercial, industrial, and multi-family projects with common solid waste facilities.	Prior to issuance of building permits	Project Applicant	

Mitigation Measure	Timing	Responsible Agency/Party	Date Completed
Best Management Practices			
Biological Resources			
BMP-1 The Tree Protection Guidelines provide Best Management Practices (BMPs) to be implemented prior to, during and subsequent to construction of the proposed Project to ensure the safety and continuing health and stability of the protected trees. Mitigation Measure MM Bio-4 requires adherence to the general Tree Protection and Preservation Plan recommendations as summarized below. The BMPs are found in their entirety in the Tree Protection Guidelines (pages 15-30) included herein as Appendix F. 1. Preconstruction Requirements - include meetings with City staff and construction personnel, review of site plans, establishment of tree protection zones on plans, fencing locations, warning signs 2. Identification of activities permitted within the tree protection zones 3. Restricted and/or controlled activities during demolition and construction activities 4. Trenching excavation and equipment use 5. Tree pruning recommendations 6. Tree root management 7. Tree maintenance during construction 8. Damage to trees 9. Long-term maintenance	During construction	Project Applicant	
BMP-2 During construction, no grade changes within the perimeter of the tree protection zones and dielines for trees 001, 002, 003 and 040 will occur from grading activities. Grade changes outside the dripline shall not exceed 6 inches and all grading shall be done in conjunction with the Project arborist to minimize and/or mitigate root damage.	During construction	Project Applicant	
BMP-3 A protection fence shall be in place at all times during construction activities to prevent encroachment into the tree protection zones.	During construction	Project Applicant	
BMP-4 Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.	During construction	Project Applicant	
BMP-5 Unnecessary idling of internal combustion engines should be prohibited.	During construction	Project Applicant	
BMP-6 Utilize "quiet" air compressors and other "quiet" equipment where technology exists.	During construction	Project Applicant	
BMP-7 Notify all adjacent businesses, residences and other noise-sensitive land uses of the construction schedule and provide a written schedule of "noisy" construction activities	During construction	Project Applicant	
BMP-8 Temporary plywood noise barriers or noise control blanket barriers should be erected if scheduling conflicts occur related to timing of construction activities to minimize impacts from noisy construction.	During construction	Project Applicant	
BMP-9 Identify a contact name/number for a coordinator who would be responsible for responding to any complaints about construction noise. The coordinator will investigate the complaint and require that reasonable measures be implemented to correct the problem. The name/number should be posted at the construction site.	During construction	Project Applicant	

Project Design Features

Conditions of Approval	Timing	Responsible Agency/Party	Date Completed
Noise			
COA-1 A minimum 6-foot noise barrier shall be constructed to shield the hotel's outdoor use area. A 6-foot noise barrier would provide at least 5 dBA of noise reduction and would maintain exterior noise levels below the City of Napa's "normally acceptable" exterior noise level limit of 65 dBA CNEL.	During construction	Project Applicant	
COA-2 A qualified acoustical engineer shall prepare a detailed analysis of interior noise levels resulting from all exterior sources during the design phase of the Project. The study will review the final site plan, building elevations and floor plans prior to construction and recommend building treatments to reduce interior noise levels to 45 dBA CNEL or lower. Treatments could include, but are not limited to, sound-rated windows and doors, acoustical caulking, protected ventilation openings, etc. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the Project. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City, along with the building plans and approved design, prior to issuance of a building permit.	Prior to issuance of building permits	Project Applicant shall prepare and submit building plans that demonstrate the ability of the project to comply with the interior noise thresholds of 45 dBA CNEL. Such plans shall be subject to the review and approval of the City of Napa Building Division	
COA-3 Provide sound rated windows to maintain interior noise levels at acceptable levels. Preliminary calculations show that sound-rated windows with minimum STC ratings of 26 to 30 would be satisfactory for rooms adjoining Napa Valley Corporate Way and SR 221 to achieve acceptable interior noise levels.	Provide noise mitigation documentation prior to issuance of building permits and install approved sound rated windows prior to certificates of occupancy	Project Applicant	
COA-4 Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, for all hotel rooms so that windows can be kept closed to control noise.	Provide suitable ventilation documentation prior to issuance of building permits and install appropriate ventilation prior to certificates of occupancy	City of Napa Building Division	