

Schlatter Family Estate Micro-Winery Use Permit No. P24-00217-UP
Mitigation Monitoring and Reporting Program

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
Impact BIO-1: Nesting Birds & Raptors. With the removal of two live oak trees to meet the horizontal clearance for emergency vehicle road and street standard requirements, to prevent any significant impact on migratory bird or raptor species, and under California Fish and Game Code Sections 3503 and 3503.5, it is recommended that the following mitigation measure be implemented.	Mitigation Measure BIO-1: The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5: <ul style="list-style-type: none"> a. For tree removal and earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC §18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat in the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work. b. After commencement of work if there is a period of no work activity of seven days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity. c. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County Conservation Division and the USFWS and/or CDFW. d. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development 	This measure shall be incorporated as a condition of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations implemented in conjunction with all construction activities.	P	PD	PC ____/____/____

Notes: P = Permittee, PD = Planning Division, B = Building Division, EH = Environmental Health Division, PC = Prior to Project Commencement, OG = Ongoing, PCO = Prior to Certificate of Occupancy
Parable Winery Use Permit Minor Modification #P23-00230-MM & Variance Request #P23-00231-VAR

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	<p>activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.</p> <p>e. Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas should undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.</p> <p>f. If construction, vegetation removal or earth-disturbing activities are to occur between February 1 and August 31 the survey prepared by a qualified biologist shall be submitted to Planning Division staff and CDFW prior to beginning construction/earthmoving activity.</p>				
<p>Impact BIO-2: Special-Status Bat Species.</p> <p>With the removal of two live oak trees to meet the vertical clearance for emergency vehicle requirements, to prevent any significant impact on special-status bat species, it is recommended that the following mitigation measure be implemented.</p>	<p>Mitigation Measure BIO-2 (Special-Status Bat Species): Prior to commencement of any construction, vegetation removal or earth-disturbing activities associated with any future development on the newly created parcels that would remove trees, a qualified biologist shall conduct a habitat assessment for bats. A qualified biologist shall have: 1) at least two years of experience conducting bat surveys that resulted in detections for relevant species, such as pallid bats, with verified project names, dates, and references, and 2) experience with relevant equipment used to conduct bat surveys. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to the beginning of Project activities.</p> <p>For tree removal, the habitat assessment shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-</p>	<p>This measure shall be incorporated as a condition of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations implemented in conjunction with all construction activities.</p>	P	PD	<p>PC</p> <p>___/___/___</p> <p>PCO</p> <p>___/___/___</p>

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	<p>step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.</p> <p>Prior to the issuance of permits for any construction, vegetation removal or earth-disturbing activities associated with future development projects on the newly created parcels the applicant will provide to the Napa County Planning Division the survey prepared by a qualified biologist.</p>				
<p>Impact TCR-1. Due to the possibility of unearthing tribal cultural resources which include, but is not limited to, Native American human remains, funerary objects, items or artifacts, sites, features, places, landscapes or objects with cultural values to the Middletown Rancheria ("Tribe"), during ground disturbance activities, the following mitigation measures shall be incorporated into the Project for preservation or mitigation of significant impacts to tribal cultural resources.</p>	<p>Mitigation Measure TCR-1: The property owner shall enter into a Tribal Monitoring Agreement with Meshewal Wappo Tribe of Alexander Valley and shall comply with the Tribal Monitoring Agreement which will include a requirement for tribal monitors on site during project development and ground disturbance activities, and a requirement for cultural sensitivity training for all project personnel prior to implementing the project.</p>	<p>Prior to the issuance of any grading or building permits pursuant to this approval the permittee shall provide the PBES Department, Planning Division, with communication between the permittee and the Meshewal Wappo Tribal Historic Preservation Officer demonstrating that a Tribal Monitoring Agreement has been implemented for monitoring activities during ground disturbance.</p>	P	PD	<p>PC</p> <p>___/___/___</p>