

COUNTY OF NAPA  
CONSERVATION, DEVELOPMENT, AND PLANNING DEPARTMENT  
1195 3<sup>rd</sup> Street, Suite 210  
Napa, Calif. 94559  
(707) 253-4417

**Notice of Intent to Adopt a Mitigated Negative Declaration**

1. **Project Title:** Gordon Family Ranch Rezoning Application No P08-00425-RZG
2. **Property Owner:** Donald and Christin Gordon et al, 6060 Gordon Valley Road, Napa, Calif. 94558
3. **Contact person and phone number:** Christopher M. Cahill, Project Planner, (707) 253.4847, [ccahill@co.napa.ca.us](mailto:ccahill@co.napa.ca.us)
4. **Project location and APN:** The project is located in Gordon Valley on a 256.7 acre parcel located east of Gordon Valley Road, at its intersection with Grapevine Lane, within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel No: 033-220-002). 6060 Gordon Valley Road, Napa, Calif.
5. **Project Sponsor's Name and Address:** Don Gordon, 6060 Gordon Valley Road, Napa, Calif. 94558, (707) 425.7310, [don@gordonvalley.com](mailto:don@gordonvalley.com)
6. **Hazardous Waste Sites:** This project site is not on any of the lists of hazardous waste sites enumerated under Government Code §65962.5.
7. **Project Description:** Applicant-sponsored ordinance to rezone a 256.7 acre portion of the Gordon Family Ranch in Gordon Valley, far eastern Napa County, from AW (Agricultural Watershed) to AP (Agricultural Preserve) zoning.

**NOTE TO REVIEWERS:** Please see "Scope of this Review" at page 2 for a discussion of foreseeability and future ministerial actions under §15022 & §15268 of the State CEQA Guidelines. Building permit application(s) for work associated with this project have not been submitted as of the date of this document.

**PRELIMINARY DETERMINATION:**

The Conservation, Development, and Planning Director of Napa County has tentatively determined that the following project would not have a significant effect on the environment as mitigated herein and the County intends to adopt a **mitigated negative declaration**. Documentation supporting this determination is contained in the attached Initial Study Checklist and is available for inspection at the Napa County Conservation, Development, and Planning Department Office, 1195 Third St., Suite 210, Napa, California 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (except holidays).

February 19, 2009

DATE:

  
BY: Christopher M. Cahill

**WRITTEN COMMENT PERIOD: February 26, 2009 through March 17, 2009**

*Please send written comments to the attention of Chris Cahill at 1195 Third St., Suite 210, Napa, Calif. 94559, or via e-mail to [ccahill@co.napa.ca.us](mailto:ccahill@co.napa.ca.us). A public hearing on this project is tentatively scheduled for the Napa County Conservation, Development, and Planning Commission at 9:00 AM or later on Wednesday, March 18, 2009. You may confirm the date and time of this hearing by calling (707) 253.4417.*

**COUNTY OF NAPA**  
**CONSERVATION, DEVELOPMENT, AND PLANNING DEPARTMENT**  
**1195 3<sup>rd</sup> Street, Suite 210**  
**Napa, Calif. 94559**  
**(707) 253-4417**

**Initial Study Checklist**

**1. Project Title**

Gordon Family Ranch Rezoning Application № P08-00425-RZG

**2. Property Owner**

Donald and Christin Gordon et al, 6060 Gordon Valley Road, Napa, Calif. 94558

**3. Contact person and phone number**

Christopher M. Cahill, Project Planner, (707) 253.4847, [ccahill@co.napa.ca.us](mailto:ccahill@co.napa.ca.us)

**4. Project location and APN**

The project is located in Gordon Valley on a 256.7 acre parcel located east of Gordon Valley Road, at its intersection with Grapevine Lane, within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel №: 033-220-002). 6060 Gordon Valley Road, Napa, Calif.

**5. Project Sponsor's Name and Address**

Don Gordon, 6060 Gordon Valley Road, Napa, Calif. 94558, (707) 425.7310, [don@gordonvalley.com](mailto:don@gordonvalley.com)

**6. General Plan Description**

AR (Agricultural Resource)

**7. Current Zoning**

AW (Agricultural Watershed)

**8. Project Description**

Applicant-sponsored ordinance to rezone a 256.7 acre portion of the Gordon Family Ranch in Gordon Valley, far eastern Napa County, from AW (Agricultural Watershed) to AP (Agricultural Preserve) zoning.

**9. Scope of this Review**

This project includes the rezoning of Napa County Assessor's Parcel №: 033-220-002 (the "subject parcel") from the Agricultural Watershed (AW) to the Agricultural Preserve (AP) zoning district. No changes to the existing use and no new development are proposed as part of the application. Both the AW and AP zoning districts are primarily agricultural and are subject to similar zoning restrictions. For purposes of this application, the only significant differences between the AW and AP districts are that the AP district has a smaller minimum lot size (40 acres as opposed to the AW's 160) and that the AW allows one main dwelling, one residential second unit, and one guest cottage per parcel while the AP allows only a main dwelling and a guest cottage. Under the current AW zoning, the 256.7 acre subject parcel is not subdividable. Should this project be approved, the subject parcel could theoretically be divided into as many as six individual parcels. A primary residence and a guest cottage could then be built, as a matter of right, on each of the five additional parcels which could be created. The parcel would, however, lose the right to a residential second unit currently afforded by the AW zoning. As a result, this project could result in the net addition of five parcels and an increase in the maximum residential development of the property from two units (one primary residence plus one second unit) plus a guest cottage (which does not

have a kitchen and is not, technically, a separate dwelling unit) to six units (six primary residences) plus six guest cottages. The potential net change is, therefore, four additional dwelling units plus five additional guest cottages. It is assumed that the existing farm labor dwelling would be unaffected by the rezoning and will remain in place.

It is worth noting that there are four additional parcels located wholly or partly within the Gordon Valley AR General Plan Land Use designation which could potentially be subdivided if rezoned from AW to AP in the future. Assuming that current parcel boundaries remain unchanged, that rezoning could result in a net addition of seven new parcels beyond the five analyzed in this document. However, because no application has been received to rezone any of the additional parcels, because none is owned by the instant applicant, and because we have no reason to believe applications to rezone those parcels are imminent, their future rezoning is speculative and is not part of the scope of review for this document.

It is additionally worth noting that the eventual subdivision and development of the subject parcel, should either come to pass, would be subject to at least one and as many as two or three additional discretionary Napa County approvals. Any subdivision of the subject parcel pursuant to a rezoning approval would be discretionarily reviewed under the State Subdivision Map Act and the Napa County Subdivision Ordinance. Environmental review at that stage would consider actual proposed parcel boundaries and would likely also include some degree of potential associated development. Moving forward, it is highly likely that improvements associated with any eventual residential development of a subdivided property would involve more than 50 cubic yards of cut and/or fill. Improvements undertaken at that scale would require discretionary County grading permit approval and would be subject to an additional layer of CEQA analysis focusing on the impacts of then-known road alignments and building pads. Finally, any winery development which might be proposed on the subject parcel or succeeding subdivided parcels would require County use permit approval and would be subject to a third or fourth layer of CEQA review.

This document is intended to address the proposed rezoning of the subject parcel from the AW to the AP zoning district. Given the smaller minimum parcel size of the AP zoning district, we are treating the further parcelization of the property and a resulting increase in residential development as foreseeable for purposes of this analysis. However, this document does not analyze the form of any future parcel division or the location or extent of any improvements associated with development resulting therefrom. Any such analysis is better undertaken at the tentative map or grading permit stage and would, of necessity, be speculative at this point.

#### **10. Environmental Setting and Surrounding Land Uses:**

The subject parcel is located in the main stem of Gordon Valley, a small agricultural valley (approximately 700 acres) located in the far southeastern corner of Napa County within the range of the Vaca Mountains. Travelling by car from the City of Napa, Gordon Valley is accessed via Monticello Road (CA-121), Wooden Valley Road, and Gordon Valley Road with a travel time of approximately 40 minutes. The most direct access to Gordon Valley is from Solano County via Manka's Corner or Suisun Valley roads.

The wider Gordon valley area is characterized by relatively narrow branching river valleys, stretching south into Solano County, which have historically been planted to orchard crops including walnuts and wine grapes. Most of the area is still in active agricultural use. The steeply sloping hillsides surrounding the cultivated valley floor are heavily wooded and given over mostly to cattle grazing and open space uses. Streams running through the area include Gordon Valley Creek, Ledgeewood Creek, and Suisun Creek, along with a number of un-named tributaries. The far northeastern edge of the Gordon Valley area is defined by Lake Curry, a roughly 350 acre domestic water supply reservoir owned and managed by the City of Vallejo. In 1992, the City of Vallejo found itself unable to comply with California Department of Health Services water treatment requirements and stopped withdrawing water from Lake Curry. Since that time, water from the lake has been released to Suisun Creek at a rate of two to three cubic feet per second. Because the main Lake Curry pipeline crosses the subject parcel, the

Gordon heirs and their successors in interest have a right to utilize City of Vallejo water for domestic purposes as if they were residents of the City of Vallejo.

Historically, Gordon Valley was a portion of Rancho Chimiles, a 17,762 acre land grant deeded to Jose Ignacio Berryessa by the Mexican Governor Pio Pico in 1842. Following statehood and pursuant to the 1851 *Act to Ascertain and Settle Private Land Claims in the State of California*, the entirety of the Chimiles grant was then patented by Nathan Coombs and his father-in-law William Gordon. Portions of the grant then passed to John Wooden, who settled the valley to the northeast which now bears his name. Various descendants of William Gordon remain in Gordon Valley to this day, farming much of the valley floor and surrounding upland rangelands as the Gordon, Gordon family, Loney, and Morgan Ranches. The applicants here are all heirs and descendants of William Gordon and are represented by Mr. Don Gordon, who lives on the subject parcel and farms and manages the Gordon Family Ranch on behalf of himself and eleven other family members.

The present application proposes to rezone a single 256.7 acre parcel (the "subject parcel") located east of Gordon Valley Road, at its intersection with Grapevine Lane, directly adjacent to the Solano County line. The subject parcel is split into thirds by Grapevine Lane, a private right-of-way which is paved as it crosses the property, and an unnamed and undeveloped right-of-way easement which connects Grapevine Lane to Sales Lane in Solano County. The property is comprised of an area of flat valley-bottom farmland at an elevation of approximately 260 feet and surrounding foothills which rise to an elevation of approximately 700 feet. Gordon Valley Creek bisects the property parallel to and 125 to 200 feet to the northeast of Grapevine Lane and Ledgewood Creek and an associated unnamed tributary cross the property at its eastern corner.

Based on Napa County environmental resource mapping (*Soil Type* layer), the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), and the *Soil Survey of Solano County, California* (L. Bates, Soil Conservation Service) the subject parcel includes soil classified as Yolo Loam (0 to 2 percent slopes), Bressa-Dibble Complex (30 to 50 percent slopes), and Dibble-Los Osos Clay Loams (30 to 50 percent slopes, eroded). The Yolo Loam soil series is characterized by well drained loams on flood plains, alluvial fans, and terraces. Runoff from Yolo Loam soils is generally slow and the threat of erosion is slight. Yolo soils are among the most productive in the County and are generally used for orchard crops including fruit and nut trees and vineyards. As the Yolo Loam series is the product of recent alluvial deposition, the soil type is often located in areas subject to occasional flooding. Native vegetation types on these valley floor portions of the site would have included annual grasslands, forbs, willows, blackberry, and scattered oaks. Upland areas of the subject parcel are identified as a mix of Bressa-Dibble and Dibble-Los Osos soil types. The Dibble soils are generally classified as moderately sloping to very steep well drained loams, silt loams, and silty clay loams on uplands. Runoff from Bressa-Dibble soils is rapid and the erosion hazard is moderate to severe. Runoff from Dibble-Los Osos soils is rapid and erosion is a high hazard. Bressa Dibble and Dibble-Los Osos soil types are generally used for range, pasture, and grass hay, with limited areas of vineyard, orchard, and dry farmed small grain on gentler slopes. Native vegetation types on the upland portions of the property would have included annual grasslands, forbs, and scattered oaks.

Geologically, the valley floor portions of the subject parcel are identified as Quaternary Surficial Deposits, with undifferentiated Holocene alluvium and Holocene channel deposits. Upland areas are part of the Cretaceous-Jurassic Great Valley Complex with limited Pre-Quaternary surficial deposits and bedrock exposures. According to Napa County environmental resource mapping (*Landslides* layers), the subject parcel includes a number of landslides and landslide deposits, which are located primarily in upslope areas at the parcel's southern edge bordering Solano County and in the parcel's northwestern corner. However, both the Gordon Valley area generally and the subject parcel in particular, are subject to less slope instability than the generally quite unstable remainder of the Vaca Mountains.

The subject parcel is currently developed with a primary residence, a farm labor dwelling, a number of barns and other agricultural accessory buildings, and slightly less than 60 acres of producing vineyard. The remainder of the property is given over to pastureland and open space uses. Land use in the wider Gordon Valley area is a mix of intensive vineyard and orchardland on the valley floor with pastureland, open space, and large lot residential parcels on the hillsides. The area is rural and quite lightly populated, with a population density well below 500 persons per square mile. CalFire and Gordon Valley Volunteer Fire Department stations are located at the intersection of Gordon Valley Road and Wooden Valley Cross Road. The area in and around Gordon Valley is part of the Fairfield-Suisun Joint Unified School District, with students attending Suisun Valley School K-8 and Armijo High School in Fairfield.

10. **Other agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement).  
N/A

**Responsible (R) and Trustee (T) Agencies:**

N/A

**Other Agencies Contacted:**


Napa Flood Control & Water Conservation District, Napa County Resource Conservation District, Fairfield-Suisun Joint Unified School District, Solano County Planning, City of Vallejo Water Department, Department of Fish and Game, S.F. Bay Regional Water Quality Control Board

**ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:**

The conclusions and recommendations contained herein are professional opinions developed in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the Napa County Baseline Data Report, specific documents referenced herein, other sources of information included or referenced in the record file, comments received, conversations with knowledgeable individuals, the preparer's personal knowledge of the area, and visits to the site and surrounding areas. For further information, please see the permanent record file on this project, available for review at the offices of the Napa County Department of Conservation, Development, and Planning, 1195 Third Street, Napa, Calif.

**On the basis of this initial evaluation:**

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



BY: Christopher M. Cahill  
Project Planner  
Napa County Conservation, Development, & Planning

2-19-09  
Date

## Environmental Checklist Form

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. <b>AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

- a. Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken in. As generally described in the "Environmental Setting and Surrounding Land Uses" section, above, the greater Gordon Valley area is defined by narrow stream valleys and steep heavily-wooded ridges. It is a landscape with very few open, sweeping views. The main stem of Gordon Valley, which, along with its foothills, constitutes most of the subject parcel and a fair share of the Gordon Valley AR area (please see attached graphics), is all but invisible from any public vantage point, as it is separated from Gordon Valley Road by a north-south ridgeline. In fact, the only public view of Gordon Valley proper is from Sales Lane, a very lightly travelled Solano County road which crosses Gordon valley at the Napa-Solano county line before turning into Napa County to access a single property (Napa County APN 033-220-007). Sales Lane's low elevation as it crosses the valley floor and the screening provided by existing vineyard rows running parallel to the road substantially screens what little up-valley visibility exists from that vantage point.

The only portion of the subject parcel which is publically visible is the northwestern portion of the property rising from Gordon Valley Road to the ridge. It is possible that residential development could be proposed at some future date and that that development would negatively impact public views from Gordon Valley Road to what is now an open undeveloped hillside. However, parcel lines and building envelopes will be analyzed for impacts to scenic resources when and if a tentative subdivision or parcel map application is submitted. Please see "Scope of this Review" at page 2 for a more thorough discussion of the extent of this project and foreseeable related development. The project will have no impact on a scenic vista.

- b. The project is not in, nor is it near, any state scenic highway.
- c. The existing visual character of the site and its surroundings is characterized by active vineyard operations and related agricultural buildings on the valley floor and open grazing lands on the surrounding foothills.

Throughout Gordon Valley, this traditional development pattern includes a low density scatter of residential uses. The rezoning proposed here would do nothing to meaningfully alter that existing agricultural/residential development pattern. The foreseeable addition of four new dwellings and five new guest cottages to the landscape would incrementally increase residential densities, but the 40 acre AP minimum parcel size remains quite large. While the increased density of residential development which could result from this project would certainly be visible on the existing landscape, it would not substantially change the existing development pattern. Impacts to the existing visual character or quality of the site and its surroundings are expected to be less than significant.

- d. The rezoning proposed here will not, in and of itself, result in the creation of any new sources of light or glare. The foreseeable increase in residential development could result in light impacts; however the analysis of those impacts necessarily hangs on the location and design of the structures themselves. Proposed parcel configurations and building envelopes will be submitted as part of any subdivision application and will be subject to CEQA analysis at that time. This project will not create a substantial new source of light or glare.

**Mitigation Measures:** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE RESOURCES. Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

- a. Based on a review of Napa County environmental resource mapping (*Department of Conservation Farmlands, 2006*), the entirety of the valley floor portion of the subject parcel is categorized as Prime Farmland, Unique Farmland, or Farmland of Local Importance. Both the existing and the proposed zoning districts are designed to protect agricultural as the highest and best use of the land, so nothing in the rezoning itself will convert special status farmland to a non-agricultural use. While the smaller parcel size allowed by the proposed AP zoning could allow for further parcelization of the property, it is a baseline assumption of the County's agricultural zoning and General Plan land use policies that 160 acres is an appropriate parcel size for non-irrigated agriculture, and 40 acre parcels are best suited to intensive irrigated vineyard or orchard operations. The General Plan designated Gordon Valley AR for intensive irrigated agriculture, the property is now and has long been farmed intensively, and this application proposes to bring the subject parcel's zoning into conformity with that longstanding designation. The potential future subdivision of the subject parcel to 40 acre lots will not result in the conversion of special status farmland to non-agricultural use.



- b. The subject property is not currently subject to a Williamson Act contract. Should the project be approved, the subject parcel will remain under agricultural zoning. No development is proposed here and any eventual parcelization and development of the property must comply with the County's zoning regulations.
- c. As discussed at item "a.," above, the County's General Plan and Zoning Code interpret residential development as limited therein (one dwelling unit and a guest cottage per 40 acres in the AP zone and two dwelling units plus a guest cottage per 160 acres in the AW zone) to be conforming to the primary agricultural use of AP and AW zoned parcels. Proposed parcel configurations, building envelopes, and roadway alignments for residential development must be submitted as part of any eventual land division application and will be subject to CEQA analysis at that time. This project, which simply proposes redesignation from one agricultural zoning district to another, will not result in changes to the existing environment resulting in the conversion of farmland to a non-agricultural use.

**Mitigation Measures:** None are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III.	<b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a. The proposed project would not conflict with or obstruct the implementation of an applicable air quality plan. The project site lies in Gordon Valley, which forms one of the climatologically distinct sub regions (Napa County Sub region) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the valleys of Napa County create a relatively high potential for air pollution. Over the long term, emissions foreseeably resulting from the project would consist of mobile sources, including vehicles travelling to and from the potential four additional residences and five additional guest cottages which could result from the proposed rezoning. The *Bay Area Air Quality Management Plan* states that projects that do not exceed a threshold of 2,000

vehicle trips per day will not impact air quality and do not require further study (BAAQMD CEQA Guidelines, p. 24). *National Cooperative Highway Research Program Report 365 – Travel Estimation Techniques for Urban Planning* (American Association of State Highway and Transportation Officials, 1998) utilizes a 9.5 trips per day daily trip generation rate for a single-family residence. While guest cottages are technically not dwelling units, we will conservatively treat them as such for purposes of this analysis. The resulting 9 “unit” increase in residential density, when multiplied by the 9.5 AASHTO daily trips multiplier, results in a net addition of 85.5 vehicle trips per day- a number well below the established threshold of significance. This project will not conflict with or obstruct the implementation of an applicable air quality plan.

- b. Please see “a.”, above. There are no projected or existing air quality violations in the area to which this proposal would contribute. The project would not result in any violations of applicable air quality standards.
- c. Please see “a.”, above. The proposed project would not result in a cumulatively considerable net increase in any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. Standard conditions of approval for any construction project would require standard dust control measures.
- d. This project includes the rezoning of a large rural parcel from one agricultural zoning district to another. It will not expose sensitive receptors to substantial pollutant concentrations.
- e. This project includes the rezoning of a large rural parcel from one agricultural zoning district to another. It will not create objectionable odors affecting a substantial number of people.

**Mitigation Measure(s):** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES. Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

- a.-e. Napa County Environmental Resource Mapping (*Red-legged Frog, Vernal Pools, CNDDDB, Plant Surveys, and CNPS* layers) do indicate the presence of candidate, sensitive, or special status species near the project site. However, long term land tenure, low population densities, and the lack of recent development in the area combine to make it unsurprising that no special status species have been identified in the area. A review of the wider Vaca Mountains region, and in particular the ecologically similar Wooden and Wild Horse valleys, shows a relatively high density of special status plant and animal species. It seems reasonable to assume that special status species exist in the project area, but they have yet to be identified in County and Department of Fish and Game mapping. The presence of Ledgewood and Gordon Valley creeks on the property likewise indicates that there is some potential that protected riparian resources may exist.

As discussed at "Scope of this Review" on page 2 of this document, the Gordon Valley Rezoning project includes only the rezoning of the subject parcel and a foreseeable resulting increase in residential development. The specific nature, location, and scope of that potential new development are unknowable at this time. When land division or other development applications are submitted, biological surveys analyzing the specifics of the development proposed will likely be required. The rezoning project proposed here will have no impact on candidate, sensitive, or special status species, federally protected wetlands, riparian habitats, other sensitive natural communities, wildlife migration routes, nursery sites, or trees (native or otherwise).

- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans applicable to the subject parcel.

**Mitigation Measure(s):** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

a.-d. In 2001, as a component of the environmental review for State Water Right Application № 31034, Tom Origer and Associates completed an intensive cultural resources survey of the subject property, valley floor portions of the Loney Ranch (Napa County Assessor's Parcel № 033-220-005), and some additional off-property pipeline routes (Quinn, Thompson, & Origer, "A Cultural Resources Survey for the Gordon Family Ranch Water Right Application № 31034, Napa County, California," May 8, 2001). According to the report, the study area was, "located at 6060 Gordon Valley Road... (and) consists of 159 acres of existing and planned place of use, four points of diversion, two reservoirs, and approximately 11,600 feet of pipeline routes." A review of the mapping included in the Origer report indicates that the entirety of the planted valley floor portion of the subject parcel, much of the upslope area along the Solano County line, and lower foothill areas at the subject parcel's eastern and western edges were included in the survey. Excluding steeply sloping areas (in which experience indicates historical or archeological are rarely discovered and in which the lack of significant topsoil precludes burials), the only potentially sensitive portions of the property which were not surveyed in 2001 are the lands adjacent to the barns and residences along Grapevine Lane between Gordon Valley Road and the parcel's northern boundary.

The Origer study resulted in the discovery of a number of archeological sites which have now been added to Napa County's environmental sensitivity mapping. Should development be proposed in the future, the County may require additional cultural resource surveying or mitigation measures designed to protect those now-known resources. As this project is limited to the rezoning of the subject parcel, no earth disturbing activity or any other specific development which could impact cultural resources is foreseeable at this time. This project will not cause a substantial adverse change in the significance of a historic resource, cause a substantial adverse change in the significance of an archaeological resource, directly or indirectly destroy a unique paleontological resource or site or unique geological feature, or disturb any human remains.

Mitigation Measure(s): None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY and SOILS. Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

- ai-iii. The most recent Alquist-Priolo earthquake fault map identifies no earthquake fault zones on or within three miles of the subject parcel. Napa County environmental sensitivity mapping (*Faults* and *West Napa Fault* layers) does, however, indicate that a concealed fault may underlay the subject parcel and that additional faults and active fault zone boundaries exist within a mile of the parcel's western edge. As discussed at some length under "Scope of this Review" (page 2) and elsewhere in this document, the project is limited to the rezoning of the subject parcel from one agricultural zoning designation to another; no structural development or any other earth disturbing activity is proposed. It is, however, foreseeable that the project will result in the addition of up to four dwelling units and five guest cottages to the parcel, and that additional population would be exposed to risks associated with the mapped fault system in the vicinity. While the location of future structural, or other, development is speculative at this time, seismic impacts occur across a wide area and are not necessarily site specific. In order to reduce impacts to a less than significant level, a mitigation measure is incorporated which

requires submission of a geotechnical feasibility report prior to the issuance of a building permit for any new residential development on the parcel.

- aiv. Napa County Environmental Resource Maps (*Landslide Line, Landslide Polygon, and Landslide Geology* layers) indicate the presence of landslides and landslide deposits in a number of locations throughout the subject parcel. The review of impacts related to land slides is necessarily site specific and any analysis undertaken at this time would be speculative. A geotechnical report addressing potential slope instability will be required at the time of any eventual land division application. This project will not expose people or structures to significant risks related to landslides.
- b. Based on Napa County environmental resource mapping (*Soil Type* layer), the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), and the *Soil Survey of Solano County, California* (L. Bates, Soil Conservation Service), the subject parcel includes soils classified as Yolo Loam (0 to 2 percent slopes), Bressa-Dibble Complex (30 to 50 percent slopes), and Dibble-Los Osos Clay Loams (30 to 50 percent slopes, eroded). The Yolo Loam soil series is characterized by well drained loams on flood plains, alluvial fans, and terraces. Runoff from Yolo Loam soils is generally slow and the threat of erosion is slight. Upland areas of the subject parcel are identified as a mix of Bressa-Dibble and Dibble-Los Osos soil types. The Dibble soils are generally classified as moderately sloping to very steep well drained loams, silt loams, and silty clay loams on uplands. Runoff from Bressa-Dibble soils is rapid and the erosion hazard is moderate to severe. Runoff from Dibble-Los Osos soils is rapid and erosion is a high hazard.

This project proposes no development and no specifically identifiable earth disturbing activity would foreseeably result from the requested rezoning. Pursuant to Napa County's Stormwater Ordinance, any eventual development on the property would require incorporation of best management practices and would include sediment and erosion control measures and dust control to minimize impacts to adjoining properties, drainages, and roadways. Impacts related to erosion will be less than significant.

- c.-d. A mixture of bedrock and Holocene deposits underlie the surficial soils in the project area. Based on Napa County Environmental Sensitivity Mapping (*Liquefaction* layer) upland portions of the project site have a very low liquefaction predilection while the flatter valley floor portions of the property have a high to very high threat of liquefaction. All construction in Napa County must comply with the latest building standards and codes at the time of construction, including the California Building Code. Compliance with applicable codes reduces any potential impacts related to liquefaction or expansive soils to a less than significant level.
- e. The Napa County Department of Environmental Management has reviewed this application and recommends approval with no septic-related conditions. Any eventual parcelization of the property will be discretionary and fully subject to Environmental Management review for septic adequacy. Project impacts related to the septic capacity of property's soils are less than significant.

#### **Mitigation Measure(s):**

1. Prior to the issuance of a building permit for any new residential development on the property (or on any properties later created via division of the subject property), the permittee shall submit a geotechnical feasibility report for the review and approval of the Building Official or his/her designate.

#### **Method of Mitigation Monitoring:**

Mitigation Measures № 1 and 2 require submission of additional plans and/or specifications for the review and approval of the Building Official prior to the issuance of a building permit. If the mitigation measures are not complied with, no building permit will be issued.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a.-g. The rezoning of the subject parcel from one agricultural zoning district to another will not result, either directly or indirectly, in the release of any hazardous materials into the environment. There are no schools located within one-quarter mile of the project site (the closest school, Suisun Valley School, is 2 ¼ miles away). The subject property is not on any known list of hazardous materials sites. The project site is not located within two miles of any airport, be it public or private. There are no relevant adopted emergency response or emergency evacuation plans.

- h. The hillside forests and grasslands that dominate much of this and surrounding parcels are subject to a heightened wildland fire risk during the dry season. The subject parcel is, however, located within one mile of both the Gordon Valley Volunteer Fire Department and the adjacent CalFire station. The Napa County Fire Marshal has reviewed this application and believes there is adequate fire service in the area. While the rezoning of the subject parcel to AP may eventually lead to increased residential development in the area, risks associated with wildland fire are expected to be less than significant.

**Mitigation Measure(s):** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a. The rezoning of the subject parcel from one agricultural zoning designation to another, incrementally more intensive, agricultural zoning designation will not result in the violation of any water quality standard or waste discharge requirement. While the rezoning would allow further parcelization of the property, the minimum parcel size would remain quite large at 40 acres. Any new or additional residential development that might result would be subject to Department of Environmental Management permitting and would not violate water quality standards or waste discharge requirements.
- b. Minimum thresholds for water use have been established by the Department of Public Works using reports by the United States Geological Survey (USGS). These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project that reduces water usage or any water usage which is at or below the established threshold is assumed not to have a significant effect on groundwater levels.

While no development is proposed as part of this rezoning application, as analyzed elsewhere in this document, it is foreseeable that the proposed rezoning would result in the future subdivision of the property, potentially allowing a net increase of five parcels. Utilizing the Department of Public Works' Phase One water use protocol, the 256.7 acre subject parcel has a water availability calculation of 128.35 acre feet per year (256.7 acres multiplied by the .5 acre foot per acre allowed by the "mountain" designation). Existing water usage on the property is approximately 21.5 af/yr, including 0.3 af/yr for residential use (water for one of the two dwelling units on the property is provided by the City of Vallejo via their Lake Curry pipe and is exempt from this analysis), 21 af/yr for established vineyards, and .2 af/yr for livestock watering. This application could foreseeably result in the addition of 5 new residences to the project area, resulting in an additional 3.75 af/yr of groundwater use. The resulting total extraction, 25.25 af/yr, is well below the 128.35 af/yr allowable water allotment. Based on these figures, the project would be below the established threshold for groundwater use on the subject parcel and is deemed not to result in a substantial depletion of groundwater supplies. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

- c.-e. There are no existing or planned stormwater systems that would be affected by this project. Should any eventual development of the subject parcel result in the disturbance of more than one acre of land, the property owner will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction. The vast majority of the 256.7 acre subject parcel is either grassland, woodland, or planted to vineyard; such areas are pervious and have the capacity to absorb runoff.
- f. There is nothing included in this proposal that would otherwise substantially degrade water quality. The proposed rezoning of the parcel is not a development application and any eventual land division will be subject to County discretionary approval, Department of Environmental Management septic system approval, and

Department of Public Works erosion control plan approval. Neither this project nor any resulting ministerial approval will have a substantial impact on water quality.

- g.-i. According to Napa County Environmental Resource Mapping (*Floodplain* and *Dam Levee Inundation* layers), a small portion of the property along its eastern edge is located in the Olson Dam inundation area and a relatively narrow area surrounding Gordon Valley Creek is located in the 100 year floodplain. No structural or other development is proposed in this application. Additionally, because the mapped floodplain and inundation areas correspond to the locations of Gordon Valley and Ledgewood creeks, the County's stream setback ordinance permanently restricts any development in those areas. This project will not expose people or structures to significant risks associated with flooding.
- j. The Gordon Family Ranch is located at between 250 and 700 feet in elevation and there is no known history of mud flows in the vicinity. The project will not subject people or structures to a significant risk of inundation from tsunamis, seiche, or mudflow.

**Mitigation Measures:** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

- a. The rezoning of the subject parcel from one agricultural zoning district to another in a rural area with very low population densities, as proposed here, will not divide an established community.
- b. The subject parcel is designated AR (or Agricultural Resource) on the County's General Plan Land Use Map and has been so-designated since the County adopted its first *Preliminary General Plan* in 1969. Since at least 1983, the building intensity, minimum lot size, and other policies regarding the AR General Plan land use designation have been calibrated to match the County's AP zoning district. In 2008, this pre-existing connection was made explicit via **General Plan Policy Ag/LU-114** and implementing **Table Ag/LU-B**, which identify AP as the "appropriate zoning designation" for lands designated AR on the General Plan Land Use Map.

Despite the fact that the subject parcel has long been clearly and consistently General Plan designated for AP zoning, it has remained under various iterations of the Agricultural Watershed zoning district (AWR until the 1970s and AW thereafter) from 1955 to the present. This project proposes the redesignation of the subject parcel from AW zoning to the "appropriate" AP zoning designation and is fully consistent with the County's adopted

General Plan. The project is likewise fully consistent with Measure J/P, as it proposes no changes to the County's General Plan Land Use Map and no changes to the associated General Plan minimum parcel size or maximum building intensity limitations.

- b. There are no habitat conservation plans or natural community conservation plans applicable to the property.

**Mitigation Measures:** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>X. MINERAL RESOURCES. Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a.-b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report (*Mines and Mineral Deposits*, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on or near the project site.

**Mitigation Measures:** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XI. NOISE. Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

- a.-d. As discussed at "Scope of this Review" (page 2), this project involves the rezoning of the subject parcel from one agricultural zoning designation to a second agricultural zoning designation. The property is, and will remain, home to a mix of agricultural and low-density residential uses. No construction or other noise-generating development is proposed. While the rezoning of the parcel from AW to AP would foreseeably result in the addition of up to four new residences and five guest cottages to the property, that marginal increase in residential density will not result in the exposure of individuals to noise levels in excess of standards. Napa County Code §18.16.090(E) exempts agricultural activities from noise restrictions and residential uses at 40 acre or larger lot sizes are typically not significant sources of noise or vibration. The project will not result in the exposure of persons to or generation of noise or vibration either permanently or temporarily.
- e.-f. The project site is not located within an airport land use plan nor is it within two miles of a public airport or private airstrip.

Mitigation Measures: None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XII. POPULATION and HOUSING. Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

- a. No new homes or roads are proposed as a component of this project. However, the rezoning of the parcel would create the opportunity for further parcelization and could ultimately result in the net addition of four housing units and five guest cottages (please see "Scope of this Review" at page 2 for additional information). At an average household size of 2.6 persons per dwelling unit (Hillary Gitelman, "Vacation Rental and Dwelling Unit Definition Ordinance Study Session – Staff Report to the Conservation, Development, and Planning Commission," September 17, 2008), the four additional primary residences could result in a net population increase of ten to eleven persons. Guest cottages, which are not stand-alone dwelling units, are intended for the use of the family living in the primary residence and/or their guests and would not result in any population growth in and of themselves. Given the relatively low existing population densities in the Gordon Valley area, a foreseeable population increase of ten to eleven persons is deemed to be less than significant. Additionally, County's housing impact mitigation fees, which provide funding to meet local housing needs, will be charged against any eventual construction projects on the parcel; further minimizing any impacts related to population growth.
- b.-c. The proposed rezoning of the Gordon Family Ranch will not result in the loss of any existing housing units and will not necessitate the construction of replacement housing elsewhere. No one will be displaced as a result of the project.

**Mitigation Measures:** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIII. PUBLIC SERVICES. Would the project result in:</b>				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. This project includes no development and will not, in and of itself, result in any increased demand for public services. Should the rezoning be approved, the property owner will have the option of further dividing the property, and that discretionary review will be subject to conditions related to fire protection, police protection, schools, parks, and other public facilities. Relevant agencies, including the County Fire Department and the Fairfield Suisun Unified School District, have reviewed this project and believe it does not warrant comments or conditions at this time. Additionally, County revenue resulting from any building permit fees and property tax increases will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

**Mitigation Measures:** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIV. RECREATION. Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a.-b. This project includes no development and will not, in and of itself, result in any increased demand for recreation facilities. However, should the rezoning be approved, the project would foreseeably result in a net addition of four dwelling units and five guest cottages to the subject parcel. That limited number of additional residential structures may incrementally increase the use of nearby recreational facilities. Given the location of the subject parcel nearer to the population centers of Solano County than those of Napa County, it seems likely that impacts (to the extent they exist) will fall more heavily on the parks and recreation facilities of that jurisdiction. Solano County has been contacted and has no comment regarding this project. Given the very limited scale of the population growth foreseeably resulting from this rezoning application, impacts on recreation facilities are expected to be de minimis. The project does not include recreational facilities that would have a significant adverse effect on the environment.

**Mitigation Measures:** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. TRANSPORTATION/TRAFFIC. Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

- a.-b. The subject parcel is located on Gordon Valley Road, directly north of the Solano County Line, and is centered on the intersection of Gordon Valley Road with Grapevine Lane. The Circulation Element of the *Napa County General Plan* identifies Gordon Valley Road as a Local Roadway, a roadway "which provide(s) access to individual homes and businesses" (**Policy CIR-11**, *Napa County General Plan*, 2008). The Local Roadway classification is the General Plan Circulation Element's lowest intensity road category. Gordon Valley Road is currently two lanes wide with 18 feet of paved surface and gravel shoulders in the vicinity of the project site. The most recent traffic counts for the area were taken on May 2, 2008 at the intersection of Gordon Valley Road with the Solano County line and show 229 daily northbound trips and 222 southbound trips. Traffic on Gordon Valley Road is quite light as it serves a relatively limited local population and is off the Wooden Valley Road- Suisun Valley Road secondary commute route between Solano County and the Napa Valley. Grapevine Lane, which transects the subject property, runs east and then north from Gordon Valley Road and provides access to residential and agricultural properties further up the main stem of Gordon Valley. Grapevine Lane is a private right-of-way which is one lane wide and paved from Gordon Valley Road to a point north of the subject parcel. Grapevine Lane continues up the valley as a gravel road from there to its end on the Morgan Ranch at the head of Gordon Valley.

As discussed at some length elsewhere in this document, the instant project does not include any development. Any additional parcelization which might result from the proposed rezoning would be subject to discretionary review at the tentative map stage and the specific impacts of that specific proposal would be subject to CEQA review at that time. While the specific nature and form of potential future development is currently speculative, this document does treat it as foreseeable that the proposed rezoning will result in an increase in residential development on the property, including a net increase of some nine residences (four main dwellings and five guest cottages). Using a 9.5 trips per day residence trip generation rate and conservatively treating guest cottages as residences (American Association of State Highway and Transportation Officials, *National Cooperative Highway Research Program Report 365 – Travel Estimation Techniques for Urban Planning*, 1998), the foreseeable increase in residential development would result in a net addition of 85.5 vehicle trips per day. Given both the limited scope of the traffic impacts proposed here and the lack of traffic congestion in the Gordon Valley area generally, this project will not result in a significant increase in traffic or a net negative change in the existing roadway level of service either individually or cumulatively.

- c. This proposed project would not result in any change to air traffic patterns.



- d.-g. This project proposes no development and will not result in any change to existing roadways or parking areas. Any eventual land division and subsequent roadway construction will be subject to discretionary permitting at, or after, submittal of a tentative map application. There will be no project impacts related to roadways, parking, non-motorized transportation, public transportation, or emergency vehicle access.

**Mitigation Measures:** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board and will not result in a significant impact related to wastewater discharge. No development is proposed as part of this project and any eventual new or additional wastewater disposal will be accommodated on-site in compliance with State and County regulations.

- b. The City of Vallejo Water Department's Curry Lake pipeline underlies the subject parcel and the applicant has a right to use water from that pipe for "domestic purposes" per City of Vallejo Resolution № 8921 N.S. (March 7, 1925). Quoting from a 2003 Bureau of Reclamation report;

*Lake Curry was an active and important part of the City's water supply system between 1926 and 1992. The City also served water for domestic and stock watering purposes in Gordon and Suisun Valleys along the existing 24-inch diameter Gordon Valley pipeline, which conveyed the water from Lake Curry to the City. The water was treated at a pressure filtration plant near Lake Curry prior to delivery to the City and to connections outside of the City's service area along the Gordon Valley pipeline.*

*In 1992, the City was compelled to cease delivering water from Lake Curry to domestic users because of stringent water treatment requirements adopted by the California Department of Health Services. Water from the Lake is currently being released to Suisun Creek at a rate of 2 cfs to 3 cfs. The City has continued to serve the users in Gordon and Suisun Valleys by conveying water from its Green Valley water treatment and Lakes transmission system, using the existing 24-inch diameter Gordon Valley pipeline and a distribution main. ("Lake Curry Water Supply Project, Napa and Solano Counties, CA," Federal Register: August 14, 2003 [Volume 68, Number 157], Notices, Pages 48634-48636)*

In the absence of Lake Curry water, the City of Vallejo currently provides water to the subject property "for domestic purposes" via the Vallejo Lakes System, which serves approximately 2,800 people outside of the City of Vallejo in the communities of Gordon Valley, Old Cordelia, Green Valley, and parts of the City of American Canyon (Administrative Order PWS-AO-2005-005, United States Environmental Protection Agency – Region IX, May 31, 2005). Water sources for the Lakes System include Lakes Berryessa (via the Putah South Canal), Frey, and Madigan and treatment occurs at the Green Valley Water Treatment Plant on Green Valley Road in Solano County.

There is an open legal question as to how many domestic water service connections the City of Vallejo is obligated to provide to the Gordon Family and their successors in interest. The City has adequate supplies and treatment facilities to service the one domestic connection which currently exists on the subject parcel. Should the applicant determine to subdivide the parcel in the future, he may well take the position that the city is obligated to provide water to all domestic uses on the lands owned by the successors of Frank L. Gordon (signator to the 1925 agreement with the City of Vallejo); it is not clear that the City of Vallejo currently has adequate capacity to meet that demand.

Should the subject parcel ultimately be rezoned to AP, and should the property owner then decide to pursue a land division, the subject of water supply (be it from the City of Vallejo or groundwater) will almost certainly be a key topic addressed in the associated environmental document. However, for the moment, the full extent of the property owners' rights to City of Vallejo water is undetermined. Given the open questions surrounding the future development of the subject parcel, the extent of the property owners' rights to City of Vallejo water, and the environmental impacts which might result from efforts to add capacity to the City of Vallejo Lakes System, it would be speculative to attempt to analyze impacts related to water treatment facilities at this time. As analyzed at item "b." under **Hydrology and Water Quality**, there is adequate groundwater supply to allow the limited additional residential development which could foreseeably result from this project. Project impacts to water treatment facilities will be less than significant.

- c. The project will not require or result in the construction of new storm water drainage facilities or an expansion of existing facilities which would cause a significant impact to the environment.

- d. As discussed at the **Hydrology and Water Quality** section, above, this project may foreseeably result in an increase in groundwater usage; however the additional water extraction remains well below the established threshold for the parcel. Environmental effects related to water extraction will be less than significant.
- e. Gordon Valley is not served by a public sewer and no public sewerage connection is foreseeable in the future.
- f.-g. This project proposes no development and will not directly result in any increase in solid waste generation. The project area is served by a landfill with sufficient capacity to meet the demands of any foreseeable project-related increase in residential development. Impacts related to the disposal of solid waste will be less than significant and the project will comply with any relevant federal, state, or local statutes and/or regulations related to solid waste.

**Mitigation Measure(s):** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

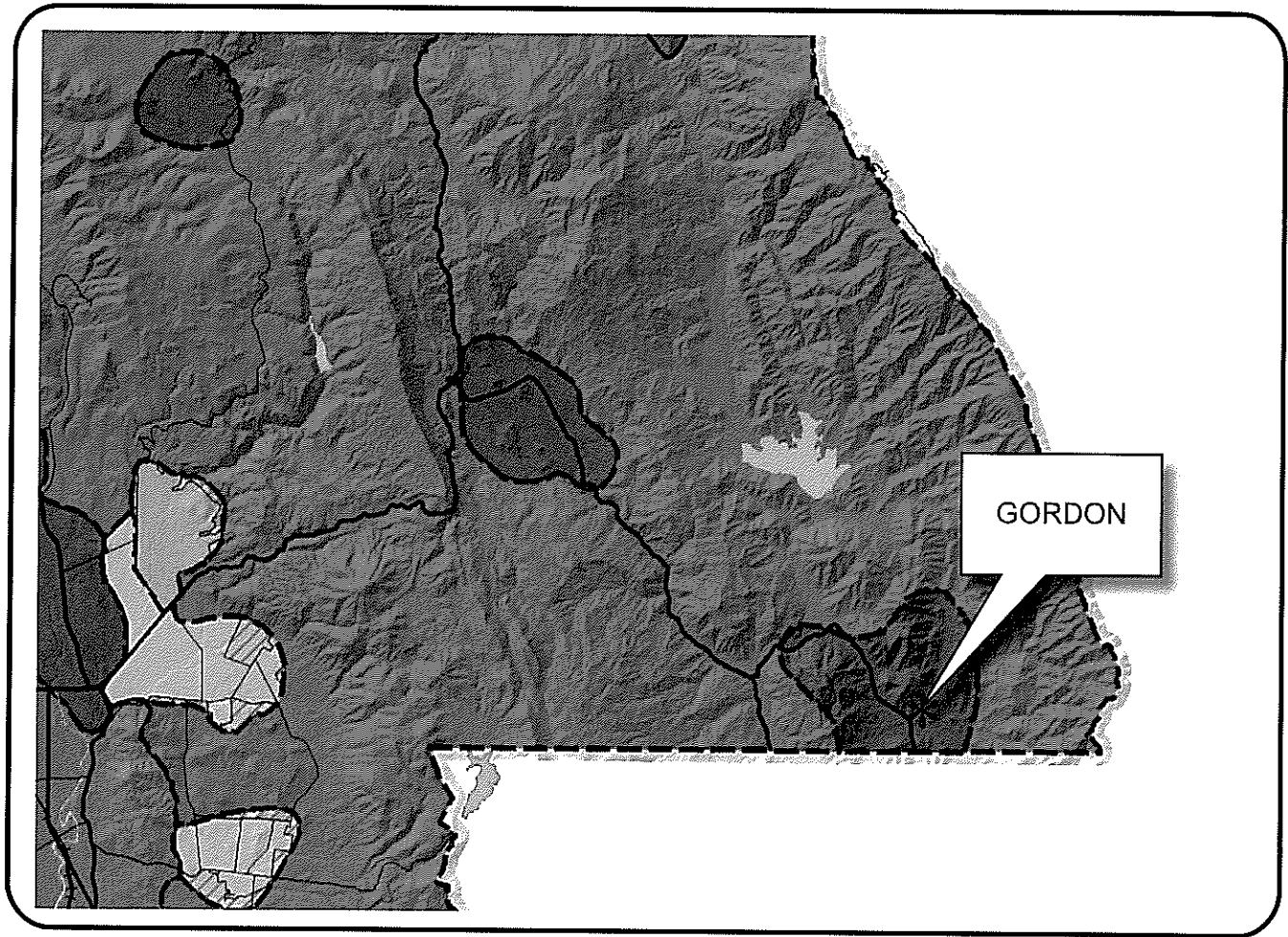
**Discussion:**

- a. The project would have a less than significant impact on wildlife resources. As analyzed above, no sensitive resources or biologic areas will be converted or affected by this project. Also as analyzed above, the project would not result in a significant loss of native trees, native vegetation, or important examples of California's history or pre-history.
- b. As discussed above, the proposed project does not have impacts that are individually limited, but cumulatively considerable.

- c. There are no environmental effects caused by this project that would result in substantial adverse effects on human beings, whether directly or indirectly. No hazardous conditions resulting from this project have been identified. The project would not have any environmental effects that would result in significant impacts.







**Mitigation Measure(s):** As discussed above.

# NAPA COUNTY LAND USE PLAN 2008 - 2030





## LEGEND









### URBANIZED OR NON-AGRICULTURAL

-  Cities
-  Urban Residential \*
-  Rural Residential \*
-  Industrial
-  Public-Institutional
-  Study Area

### OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

### TRANSPORTATION

-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

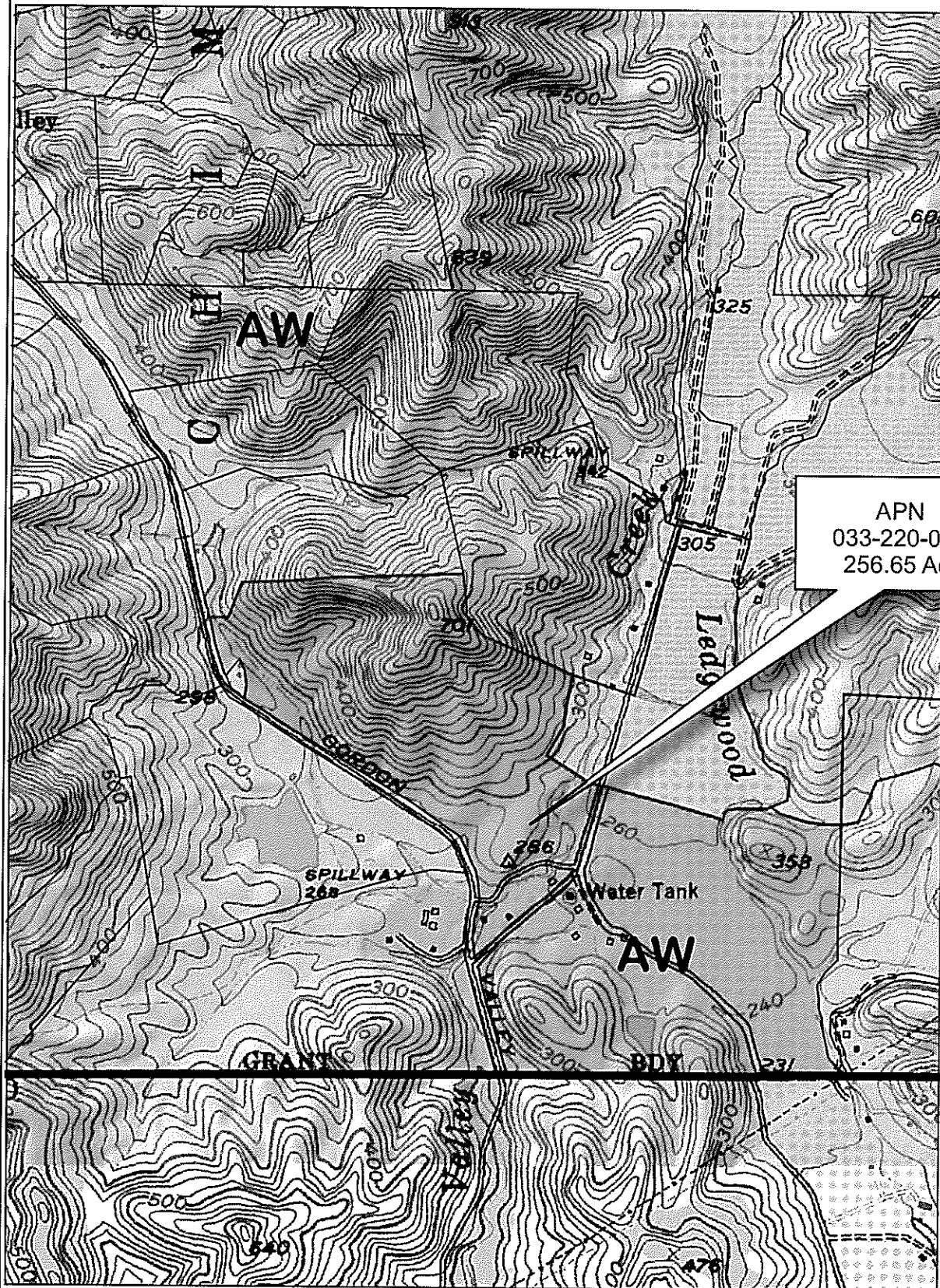
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
033-220-002  
07-01-2008  
5G RZG

SCALE IN MILES  
0 2



# GORDON



APN  
033-220-002  
256.65 Ac.



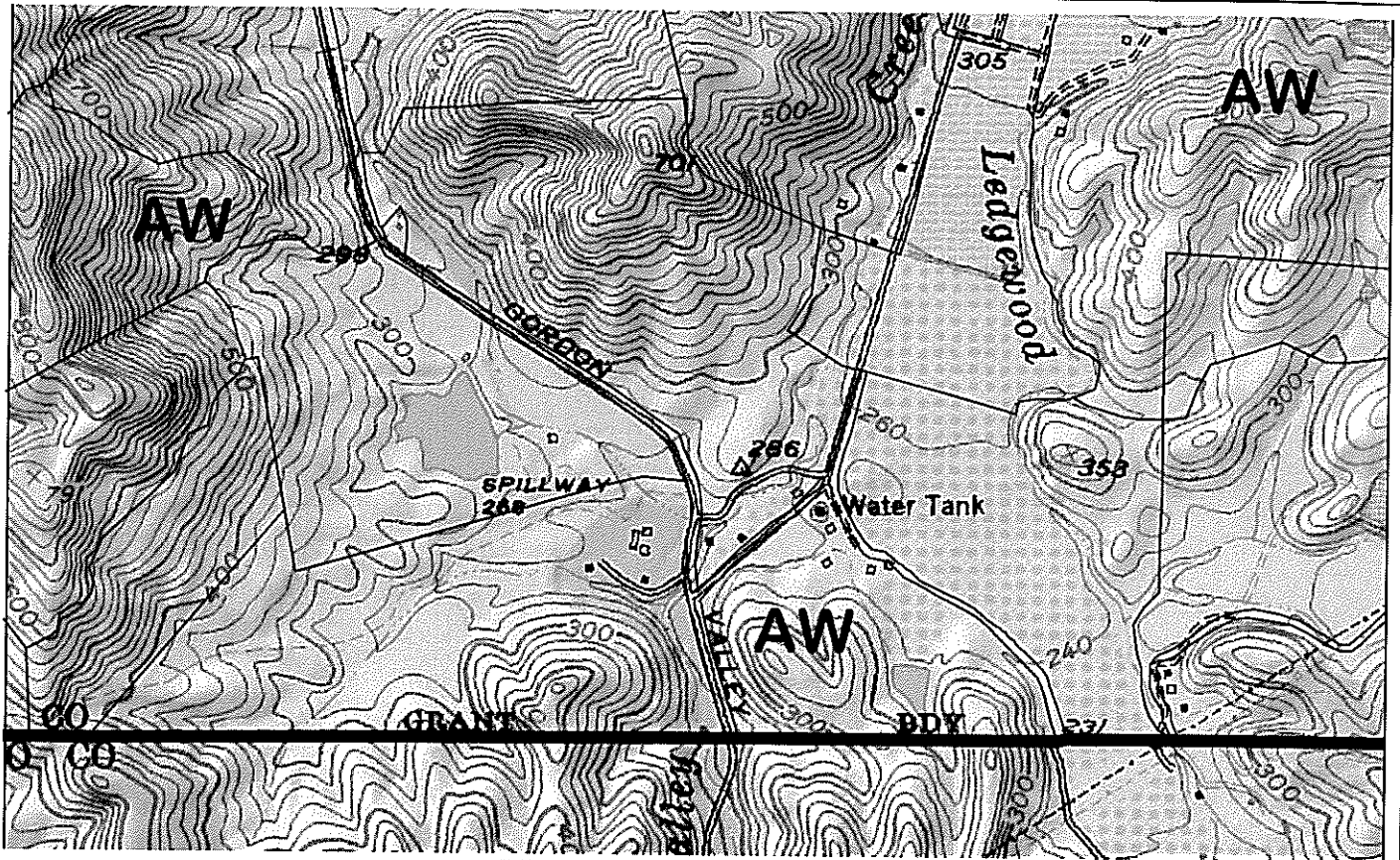
## Legend

- Wineries in Vicinity
- Producing
  - ⊙ Approved
  - Pending
  - ▭ Zoning
  - ▭ Parcels

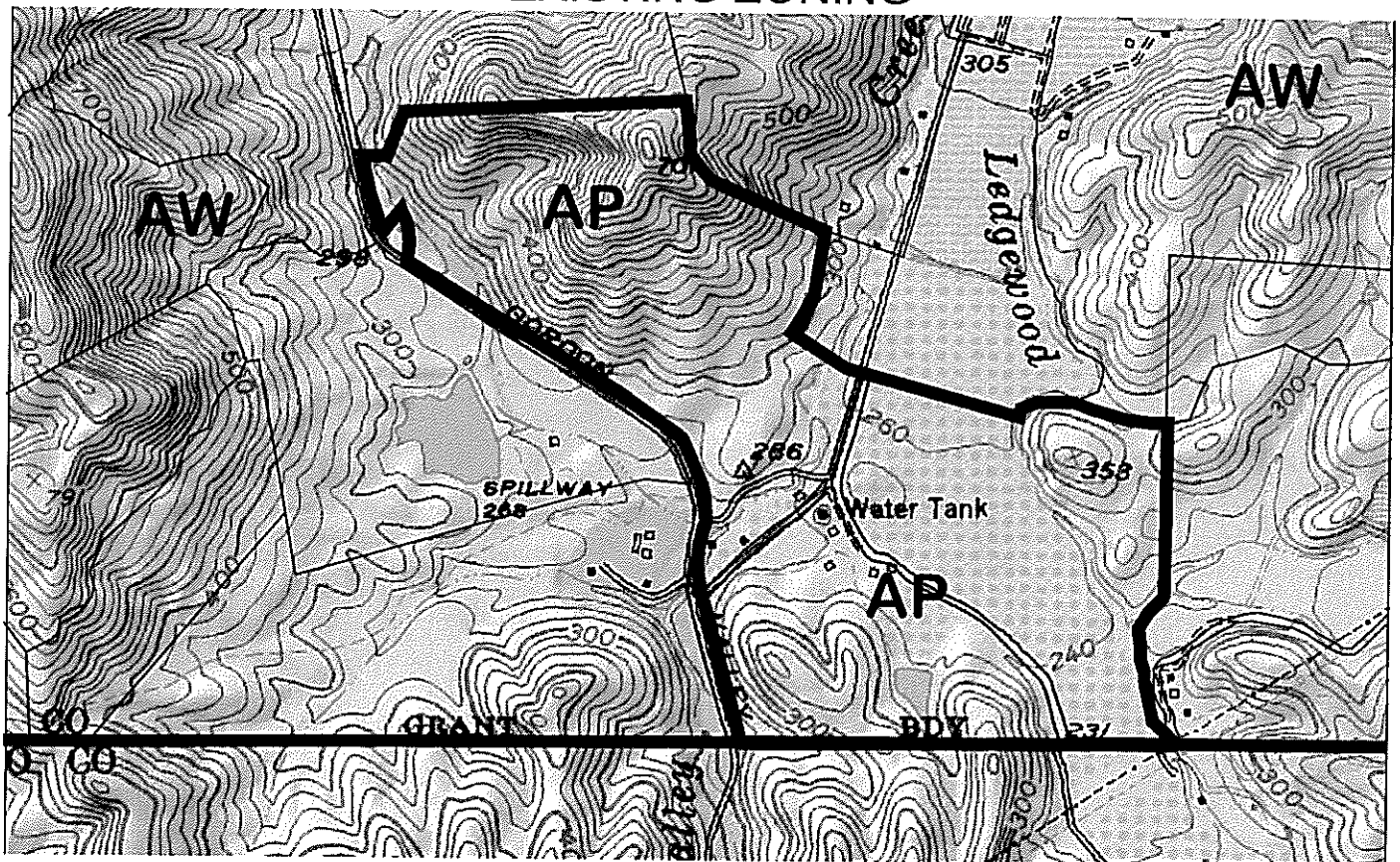
0 600 1,200 2,400 3,600 4,800 Feet



# GORDON

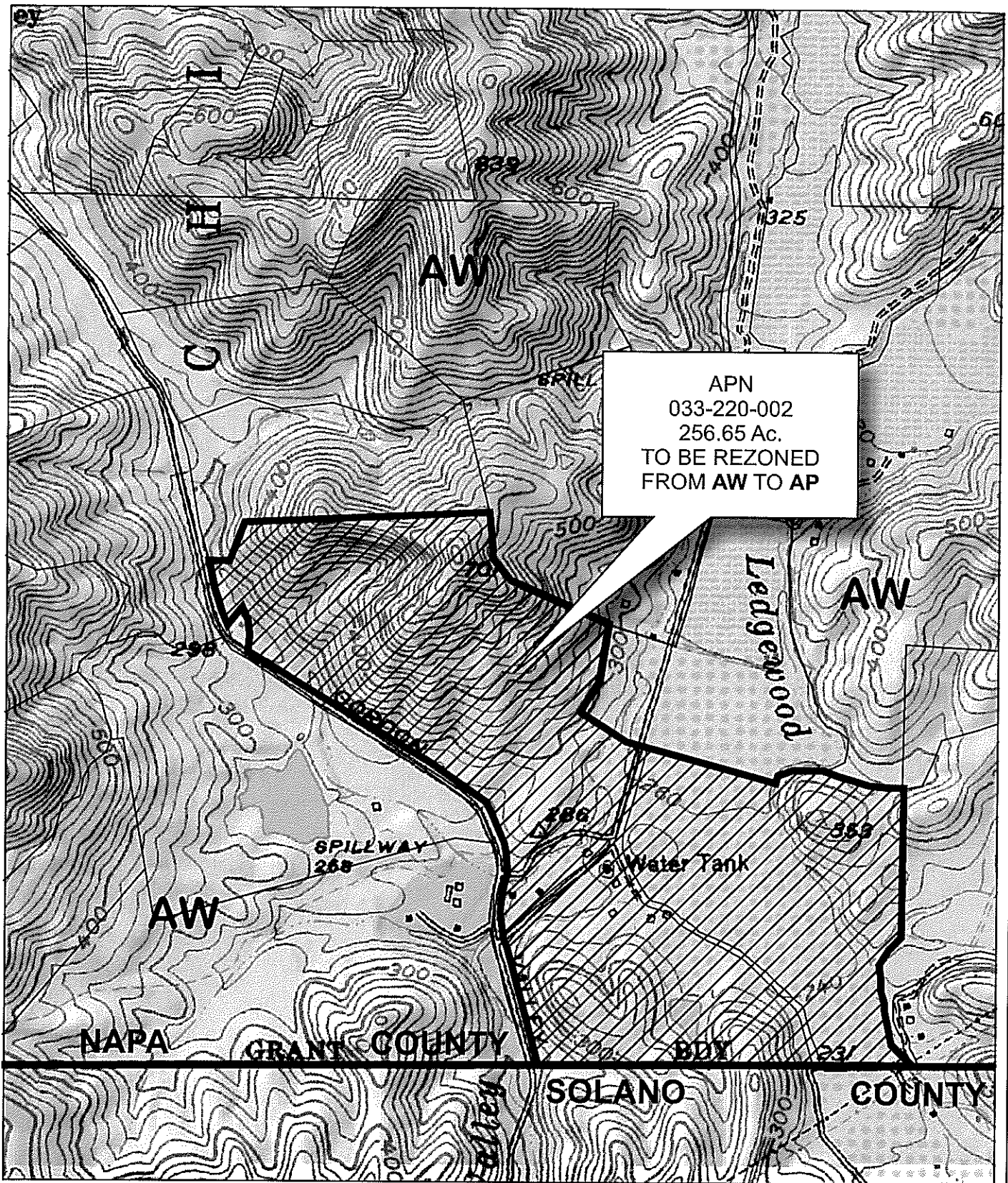


EXISTING ZONING



PROPOSED ZONING

# GORDON (EXHIBIT - "A")



0 500 1,000 2,000 3,000 4,000 Feet

07-01-2008

5G

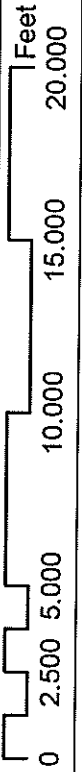
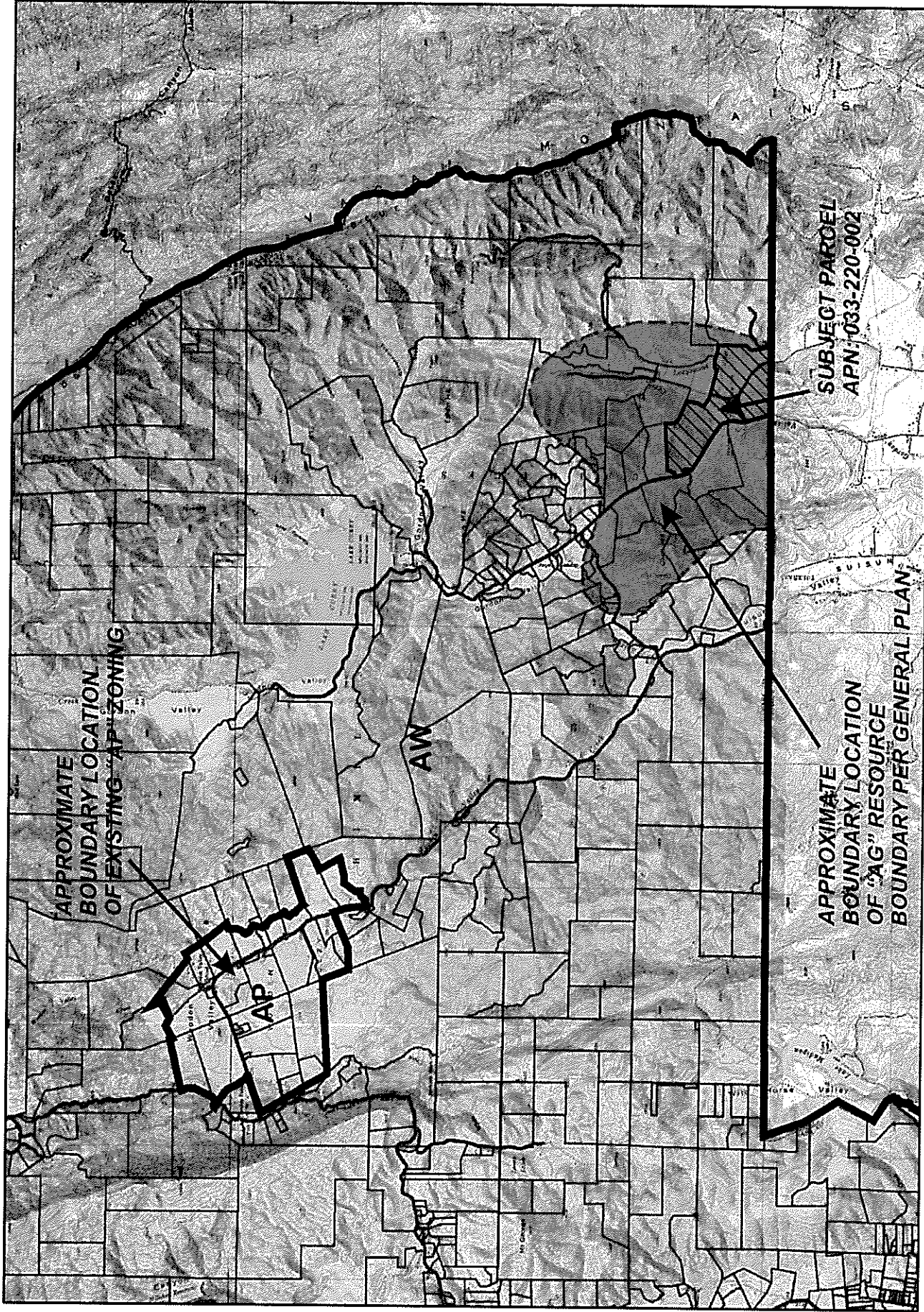
RZG

Napa County Conservation  
Development and Planning Department

Gordon\_rzg1.cdr



# GORDON



07-01-2008 5G RZG