

**COUNTY OF NAPA
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 THIRD ST., SUITE 210
NAPA, CA 94559
(707) 253-4416**

**Initial Study Checklist
(form updated September 2010)**

1. **Project Title:** Menaged Residence; Use Permit Exception #P11-00437 & Viewshed Application #P11-00448
2. **Property Owner:** Mitchell Menaged
3. **County Contact Person, Phone Number and email:** Charlene Gallina; (707) 299-1355; Charlene.gallina@countyofnapa.org
4. **Project Location and APN:** The project is located on a 60.16-acre parcel and accessed via a private community driveway approximately one-half mile northeast of the intersection of Silverado Trail and Oakville Cross Road; 7830 Silverado Trail, Napa, CA 94515; APN: 031-050-073
5. **Project sponsor's name and address:** Gary Raugh; (707) 944-8920; garyraugh@gmail.com
6. **General Plan description:** Agriculture, Watershed & Open Space
7. **Zoning:** Agricultural Watershed (AW) District
8. **Project Description:** Approval of an "Exception" in the form of a Use Permit to the Conservation Regulations (P11-00437), Zoning Ordinance Section 18.108.040, and the Viewshed Application (P11-00448), Zoning Ordinance Section 18.106.070 to allow the construction of a single family residence, a guest house, a garage, a wine room cave, a swimming pool, patio and decking, courtyards, an associated asphalt driveway, site retaining walls, a new septic system, and new water tanks on a slope over 30%. The project also includes the demolition of an existing single family residence (approximately 3,400 sq.ft.in size) and related accessory structures built in 1980. The following components have been specifically included under this request:
 - (a) Construction of a 5,240 sq.ft. 4 bedroom, 4.5 bath single family residence and 2 car 475 sq.ft. garage;
 - (b) Construction of a 912 sq.ft. 1 bedroom, 1 bath guest house;
 - (c) Construction of associated patios;
 - (d) Construction of a 200 sq.ft. wine room into the hillside;
 - (e) Construction of a new asphalt driveway section 500 feet in length;
 - (f) Installation of a swimming pool and decking;
 - (g) Installation of 6'-8' high retaining walls;
 - (h) Installation of a decomposite granite/landscaped courtyards;
 - (i) Installation of 4-5,000 gallon new water tanks for domestic, fire, and irrigation purposes;
 - (j) Installation of 2- 500 gallon propane tanks; and
 - (k) Installation of a new septic system.
9. **Environmental setting and surrounding land uses:**

The project site is situated approximately one-half mile northeast of the intersection of Silverado Trail and Oakville Cross Road. The site is located on the lower flank of the mountains above the eastern margin of Napa Valley. The property is comprised of 60.16-acres of land which is accessed via a private community driveway. A single family residence, including a carport, pool house, swimming pool, tennis courts, septic tank and leach fields, and a barn, all constructed in the early 1980's, currently exist on the property. Topography at the property is generally comprised of a broad generally southwest facing slope. Two well defined blue-line streams exist to the northeast and southeast (named Vinehill Creek). The northern blue line stream located 100 feet from an existing septic area. The southern blue-line stream is located 90 feet from the existing residence to be demolished.

The proposed driveway leading to the new residence initiates approximately 100 feet east of a large concrete culvert crossing along the existing driveway and will immediately ascend a relatively steep cut slope and directly onto undeveloped terrain. The terrain along the alignment is predominately covered in perennial grasses, scrubby bushes, sparse strands of oak trees and resistant andesite boulders. Slope gradients vary from 33 to 65 percent along the proposed driveway alignment. The proposed driveway alignment continues to ascend upwards to the proposed building pad, which is located less than 100 feet upslope of the existing water tank at the property. The total distance of the proposed new driveway section is about 500 feet.

According to the USGS Yountville, California Quadrangle, the proposed building pad is located near an elevation of 600 feet above mean sea level (MSL). The proposed residence site is about a half-acre area located on a rocky hillside about 550 feet east of one single family residence and about 350 north of another single family residence. The building pad is undeveloped and covered in perennial grasses, bushes, oak trees and resistant andesite boulders. Slope gradients at the proposed building pad vary from 31 to 40 percent. There is an existing water tank (designated for removal) located just off to the south of the proposed building pad.

The proposed septic area is located about 50 feet south of the existing mound septic system on the property and about 100 feet northwest of the tennis court. It encompasses about a half-acre forested area.

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

Discretionary approvals required by the County include a Use Permit. The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, and waste disposal permits.

Responsible (R) and Trustee (T) Agencies
None Required.

Other Agencies Contacted
None Required.

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and, where necessary, a visit to the site. For further information, see the environmental background information contained in the permanent file on this project.

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.


Charlene Gallina, Supervising Planner
Napa County Conservation, Development & Planning Department


Date

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-c The project site is located on the lower flank of the mountains above the eastern margin of Napa Valley. Topography at the property is generally comprised of a board generally southwest facing slope. Construction of a one-story main residence, associated improvements, and a new driveway section 500 feet in length, at an elevation of 600 feet above MSL could only be viewed from Oakville Cross Road, specifically along the road section in front of the Silver Oak Winery.

The Scenic Highways Element includes a policy that new development projects located within view of a scenic corridor should be subject to site and design review to ensure that such development does not destroy the scenic quality of the corridor. In conformance with this policy, the County's Viewshed Protection Program provides for review of projects in locations such as the project site, and establishes standards that must be met prior to project approval. The structures are required to be located and/or screened from view such that visual impacts are reduced. Use of existing natural vegetation, new landscaping, topographical siting, architectural design, and colortone are mentioned in the Viewshed Protection Program as viable ways to reduce the visual impact, and either these techniques must be applied to effectively "screen the predominant portion" (defined as 51% or more of viewable areas as it relates to views or screening of structures and benches and shelves from designated roads) of the proposed structures, or the applicant must seek an exception pursuant to Code Section 18.106.070. Whether or not an exception is needed, the proposed project cannot be approved unless the County finds it to be in conformance with the Viewshed Protection Program, which is expressly designed to protect the scenic quality of the County and to promote architecture and designs that are compatible with hillside terrain and minimize visual impacts (See Code Section 18.106.010). For this reason, the project that is ultimately approved for this site must be one which has addressed potentially significant visual impacts. And by definition, such a project -- while noticeable from surrounding areas -- would not substantially degrade scenic views or visual quality pursuant to the California Environmental Quality Act (CEQA). In addition, prior to the issuance of a building permit, the property owner shall be required to execute and record in the County recorder's office a use restriction, in a form approved by county counsel, requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successors so as to "prevent the project from being viewed from any designated public road" in perpetuity pursuant to County Code, Chapter 18.106.050.(8).

According to the USGS Yountville, California Quadrangle, the proposed building pad is located near an elevation of 600 feet above mean sea level (MSL). Slope gradients vary from 33 to 65 percent along the proposed driveway alignment. The terrain along the alignment is predominately covered in perennial grasses, scrubby bushes, sparse strands of oak trees and resistant andesite boulders. Slope gradients at the proposed building pad vary from 31 to 40 percent. The proposed residence site is about a half-acre area located on a rocky hillside. The building pad is undeveloped and covered in perennial grasses, bushes, a few native live oak and blue oak trees and resistant andesite boulders.

The proposed residence will consist of a slab on grade foundation and floor system. The residence will consist of one story ranging in a building height of 11'6" to 14'-1" to the roof. The garage and wine cellar will be of a "cut and cover" construction and will be located in the cut slope on the rear side of the residence. The proposed water tanks will also be located on the rear side of the residence. The proposed access drive and the residence pad have been designed to create a single grading mass to soften the effects of the pad construction. The south elevation architectural design of the residence will include a mixture of the following architectural components: painted metal panel fascia and cap, light colored integral stucco (smooth troweled texture), painted metal panel siding, color integral concrete - natural finish board formed or steel troweled, clad wood windows/doors with kynar painted metal exterior, painted metal panel to match adjacent windows/doors, painted metal louvers, painted metal frame, and aluminum anodized trellis.

The proposal and associated earthwork includes the removal of a total of eight (8) trees, all oak trees with a diameter range of 8-14", height range of 9-30', and a width range of 10-30'. There is an existing water tank (which is designated for removal) located just off to the

south of the proposed building pad. The large andesite boulder located at the north end of the building pad is slated to remain and proposed to be integrated into the landscaping for the home site.

To remain in compliance with the Zoning Code Section 18.108.100(c), trees not designated for removal shall be protected through the use of barricades or other appropriate methods during the construction phase. To remain consistent with Zoning Code Section 18.108.100(d), and the General Plan Conservation Element Policy Con 24, the applicant has proposed that each oak tree removed during construction shall be replaced at a two to one ratio with a live oak species. The proposed landscape plan for the project identifies that these oak trees will be replaced with Coastal Live Oaks (30'-60' height; 35' width - 15' initial height) in a two to one ratio (16 trees) and will be located along the upper portion of the driveway alignment and along the downhill side of the residence in front of the swimming pool and landscape area.

Given the above mentioned proposed development, site improvements, and landscape treatments, any potential impacts on the scenic vista, scenic resources, and the visual character or quality of the site and its surroundings will be reduced to a level of less than significant.

- d. The proposed project will result in the installation of lighting that could have the potential to have a significant impact on nighttime views. Although the project site is in an area that has a certain amount of existing nighttime lighting, the installation of new sources of nighttime lights may affect nighttime views. To ensure that any potential impacts resulting from new sources of outside lighting are less than significant, the following standard condition of approval which will require that all proposed lighting is shielded and directed downward so that surrounding properties are not affected will be applied to this project.

"All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for construction, two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Department review and approval. All lighting shall comply with Uniform Building Code (UBC)."

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES.¹ Would the project:				
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) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ "Forest land" is defined by the State as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." (Public Resources Code Section 12220(g)) The Napa County General Plan anticipates and does not preclude conversion of some "forest land" to agricultural use, and the program-level EIR for the 2008 General Plan Update analyzed the impacts of up to 12,500 acres of vineyard development between 2005 and 2030, with the assumption that some of this development would occur on "forest land." In that analysis specifically, and in the County's view generally, the conversion of forest land to agricultural use would constitute a potentially significant impact only if there were resulting significant impacts to sensitive species, biodiversity, wildlife movement, sensitive biotic communities listed by the California Department of Fish and Game, water quality, or other environmental resources addressed in this checklist.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) 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/b/e. The project would not result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance as shown on the Napa County Important Farmland Map 2002 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The proposed project would not conflict with existing zoning for agricultural uses. There is no Williamson Act contract associated with the parcel. There are no other changes included in this proposal that would result in the conversion of Farmland beyond the immediate project site.

c/d. The project site is zoned Agricultural Watershed (AW), which allows a single residential unit and a guest house. According to the Napa County Environmental resource maps (based on the following layers – Sensitive Biotic Oak Woodlands, Riparian Woodland Forest and Coniferous Forest) the project site does not contain woodland or forested areas. However, as discussed in the **AESTHETICS** section above, the proposal and associated earthwork includes the removal of a total of eight (8) trees, all oak trees with a diameter range of 8-14", height range of 9-30', and a width range of 10-30'. These trees are scattered on the rocky hillside. The applicant has proposed that each oak tree removed during construction shall be replaced at a two to one ratio with a live oak species. Therefore, the proposed project will not conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-c. The project site lies in the middle of the Napa Valley, which forms one of the climatological subregions (Napa County Subregion) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the valley create a relatively high potential for air pollution. The Bay Area Air Quality Management District CEQA Guidelines Updated May 2001 provides screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. As identified in Table 3-1 Criteria Air Pollutants and Precursors and GHG Screening Level Sizes, a single-family residence is not a producer of a significant amount of air pollution that would result in a conflict or obstruction of any air quality plans. Other potential air quality impacts would primarily result from construction activities. Construction emissions would have a temporary effect and would consist mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings.

Over the long term, emission sources for the project would consist primarily of mobile sources including deliveries and vehicles visiting the site. According to the Institute of Transportation Engineers, a single-family home would generate 10 vehicle trips per day, 2-4 total trips during the PM peak (4-6pm). Given the relatively small number of vehicle trips generated by this project, compared to the size of the air basin, project related vehicles would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. There are no projected or existing air quality violations in this area to which this project would contribute. Nor would it result in any violations of any applicable air quality standards. The proposed project would not 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.

Furthermore, the following Napa County standard condition of approval relating to dust will be applied during construction activities in order to reduce potential temporary changes in air quality to a less than significant level:

"Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur during windy periods."

- d. Emissions and dust associated with construction would be both minor and temporary, having a less than significant impact on nearby receptors, approximately 550 feet to the west and 350 feet to the south, of the development area. Application of the above mentioned standard condition of approval regarding dust suppression would serve to limit any potential for impacts to a less than significant level.
- e. Earthmoving, demolition, and construction activities required for project construction may cause a minimal temporary degradation of air quality from dust and heavy equipment air emissions during the construction phase of the project. Construction on the site will generate dust particulates in the short-run. There are no known odor causing treatments involved in this project other than the septic system, prior to any building permit the septic system will need to be analyzed to conform to the County of Napa Environmental standards. This impact would be less than significant with dust control measures in the standard conditions of approval, as mentioned above, and the required permits prior to any building permits.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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/b. According to the Napa County Environmental Resource Maps (based on the following layers - plants CNPS points & polygons, plant surveys, red legged frog core area and critical habitat, vernal pools & vernal pool species, Spotted Owl Habitat – 1.5 mile buffer and known fish presence) no known candidate, sensitive, or special status species have been identified as occurring within the project boundaries. The project would not have a substantial adverse effect on any special status species, or species of particular concern. Further, a Biological Study was provided by Kjeldsen Biological Consulting incorporated herein, dated June 30, 2011, to determine if there would be any impacts to sensitive native grassland habitat. This study found no indications of sensitive native grassland or populations of native grasses on the study area which meet the definition of Native Grass Grassland. As discussed in the **AESTHETICS** section above, the proposal and associated earthwork includes the removal of a total of eight (8) trees, all oak trees with a diameter range

of 8-14", height range of 9-30', and a width range of 10-30'. These trees are scattered on the rocky hillside. The applicant has proposed that each oak tree removed during construction shall be replaced at a two to one ratio with a live oak species. Furthermore, there were no species or site conditions which would be considered essential for the support of a species with limited distribution or be considered to be a sensitive natural plant community. The potential for this project to have a significant impact on special status species is less than significant.

- c/d. There are no wetlands on the property or on neighboring properties that would be affected by this project. However, a blue-line stream flows along the southern edge of the parcel, as well as, along the northwest corner of the parcel. This stream corridor is wooded and approximately 16% of the property site is located on the south side of the stream. Construction activities are proposed for the north side of the property with exception of the demolition of an existing residence. There is a 100' setback from the northern blue-line stream for the septic area. There is a 90' setback from the southern blue-line stream for the existing residence to be demolished. Therefore, project activities will not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites. No sensitive natural communities have been identified on the property. Therefore, as proposed, the impact is less than significant.
- f. There are no Habitat Conservation Plans or other similar plans in effect for this area that would be affected by this project.

Mitigation Measures: None 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-c. According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no historical, archaeological, or paleontological resources, sites or unique geological features have been identified on the property. Further, a Cultural Resources Evaluation was conducted by Archaeological Resource Service (A.R.S.), dated July 8, 2011, to determine the presence or absence of potentially significant cultural resources that could be affected by the project. Upon a field survey of the three project locations, a segment of an old road was observed passing through the proposed septic area, a rock wall was observed about 130 feet to the south, and a small ceramic fragment was observed about 100 feet to the southwest. Out of the three findings, one potentially significant cultural resource, a rock wall was identified on the north side of the blue-line stream (named Vinehill Creek) and south of the proposed septic area. Based on the proposed project plans, the rock wall will not be affected by any proposed construction activities. To ensure protection of the rock wall, Mitigation Measure #1, as described below, has been incorporated into the project to reduce any potential impacts.

With exception of this one finding and Mitigation Measure #1, there is no other information indicating the presence of historical, archaeological, or paleontological resources on the property. However, if other resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval:

"In the event that archeological artifacts or human remains are discovered during any subsequent construction in the project area, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the CDPD for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of

such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.”

- d. No information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard condition of approval as noted above.

Mitigation Measures:

1. The rock wall located in the immediate vicinity of the existing residence and proposed septic area shall be preserved in place and protected by demolition activities and/or all future construction with the property. At minimum, construction fencing shall be placed a distance of fifteen (15) feet from the rock wall to provide protection. In the event that the rock wall cannot be avoided by this project or any future project, work shall cease and the permittee shall contact the CDPD for further guidance which will likely include the requirement for the permittee to hire a qualified professional to conduct additional historic research to determine if it is indeed eligible for listing on the California Register of Historic Resource or for a local listing.

Method of Mitigation Monitoring: Prior to an issuance of a demolition, building or grading permit, or any earth moving activities, the applicant shall provide adequate protection around the rock wall, as reviewed and approved by the Napa County Conservation Development and Planning Department.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

- a.
- i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regards to rupturing a known fault.
 - ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.
 - iii.) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest editions of the Uniform Building Code for seismic stability would result in less than significant impacts.

iv.) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there is a small landslide deposit northeast of the proposed development area on a portion of the site with slopes that range from 30 to 50 percent. The deposit will not impact the proposed development areas.

b. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the soils on site are comprised of the Rock outcrop-Hambright complex on 30 to 75 percent slopes. The Geotechnical Investigation prepared by PJC & Associates, Inc., incorporated herein dated August 23, 2011, for the project encountered a surface colluvial soil underlain by relatively shallow andesite bedrock of the Sonoma Volcanic Group which extended to the maximum depths explored. The surface colluvial soil deposit consisted of a sandy silt soil deposit which extended from one to one and one-quarter feet below the ground surface. This soil appeared dry to slightly moist, soft and exhibited low plasticity characteristics. Underlying the surface soils, andesite bedrock of the Sonoma Volcanic Group appeared moderately hard, moderately strong and moderately weathered. The project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance which addresses sediment and erosion control measures and dust control, as applicable.

c/d. According to preliminary geologic mapping of the Yountville Quadrangle performed by the California Geologic Survey (CGS-2004), the property is underlain by Tertiary andesitic lava flows of the Sonoma Volcanics Group (Tsvasi). Locally, this particular lava flow is known as the "Flows of Stags Leap". Lava and ash bedrock units of the Sonoma Volcanics Group are thought to have been emplaced between approximately three to eight million years ago. Shortly after deposition, compressive forces uplifted and folded the bedrock units. These units tend to be highly fractured and weathered to depths of 40 to 60 feet below the ground surface. Resistant andesite boulders and bedrock outcrops are scattered across the surface through most of the property. Based on the Napa County Environmental Sensitivity Maps (liquefaction layer) the project site has a very low susceptibility for liquefaction. Development will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to the maximum extent possible. The Geotechnical Investigation submitted with the project addressed the soil stability, potential for liquefaction and identified design specific foundation systems and grading methods to be used during construction activities.

e. A new septic system will be constructed on site. The system will be designed by a licensed engineer and will be reviewed and approved by the Department of Environmental Management. There does not appear to be any limitation on this parcel's ability to support an on-site septic system which will be able to support the proposed project.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a. The construction and operation of the proposed project generally will contribute to overall increases in green house gas emissions. The Bay Area Air Quality Air District (BAAQMD) CEQA Guidelines Updated May 2011 has established screening criteria related to greenhouse gas emissions (GHG) for new development. In order to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. As identified in Table 3-1 Criteria Air Pollutants and Precursors and GHG Screening Level Sizes, a single-family residence is not considered a producer of a significant amount of air pollution that would result in a conflict or obstruction of any air quality plans.

b. As revised, the County's proposed October 31, 2011 Draft Climate Action Plan (CAP) would require discretionary projects to reduce their emissions 38% below "business as usual" in 2020 by applying a combination of State, local, and project-specific measures. Since the CAP is not formally adopted it is not yet considered a significance threshold for CEQA purposes. Furthermore, construction of a single-family residence is not considered a producer of a significant amount of air pollution that would result in a conflict or obstruction of any air quality plans. Nonetheless, application of the County's Green Building Standards, Energy Standards, and Water Efficient Landscape Ordinance provisions, as well as, the requirement of "best management practices" during construction will ensure reduction in green

house gas emissions to a level of less than significant.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in residential structures. A Business Plan will be filed with the Environmental Health Division should the amount of these materials reach reportable levels.
- b. The project would not result in the release of hazardous materials into the environment.
- c. There are no schools located within one-quarter mile from the proposed project site.
- d. The proposed site is not on any known list of hazardous materials sites.
- e. The project site is not located within two miles of any public airport.
- f. The project site is not located within the vicinity of any private airports.
- g. The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan. The Napa County Fire Marshall has reviewed this application and recommends approval of the project subject to conditions of approval which requires a minimum of 10 feet of defensible space along each side of any existing and or proposed private driveway and other conditions ensuring access to the subject parcel at all times.

- h. The proposed dwelling will be susceptible to damage or loss from wildland fire. The Napa County Fire Marshall has reviewed this application and recommends approval of the project subject to conditions of approval which requires a minimum of 100 feet of defensible space out from all portions of the structure and other conditions to ensure that fire apparatus will have access to all buildings. Therefore, the potential for impact is considered less-than-significant.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
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"/>
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/b. The project is not expected to violate any water quality standards or waste discharge requirements nor substantially deplete local groundwater supplies. The project's development plans incorporate new water storage tanks, a residential septic system and leach field to treat and dispose of the expected sewage waste.
- c/d. Two well defined blue-line streams exist to the northeast and southeast of the subject property. However, no development is proposed near these streams. There is a 100' setback from the northern blue-line stream for the septic area. There is a 90' setback from the southern blue-line stream for the existing residence to be demolished. Any drainage alterations would be included in the grading and improvement plans that are required for project construction. The applicant is required to submit a Notice of Intent (NOI) for a Storm Water Pollution Prevention Plan permit (SWPPP) from the Regional Water Quality Control Board for pre & post construction activities, as well as, a Napa County Public Works grading permit to ensure that no excessive run-off occurs during pre/post construction. Review and approval by the Department of Public Works of the grading and improvement plans will ensure that there is no potential for significant on- or off-site erosion, impact to the two blue-line streams, siltation, or flooding.

- e. There are no existing or planned stormwater systems that would be affected by this project. Since the development area disturbs more than one acre of land, the project will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction activities. The area surrounding the dwellings is pervious ground with the capacity to absorb runoff.
- f. There is nothing included in this proposal that would otherwise substantially degrade water quality. No information has been encountered that would indicate a substantial impact to water quality.
- g-i. The project site is not located within a flood hazard area, nor would it impede or redirect flood flows or expose structures or people to flooding. The project site is not located within a dam or levee failure inundation zone.
- j. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-c. The project would not occur within an established community, nor would it result in the division of an established community. The project complies with the Napa County Code and all other applicable regulations. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project:				
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. The Conservation and Open Space Elements of the Napa County General Plan does not indicate the presence of valuable or locally important mineral resources on the project site. The project would not result in a loss of a mineral resource of any value.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. NOISE. Would the project result in:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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/b. The project will result in a temporary increase in noise levels during the brief construction of the project. Construction activities will be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. The project would not result in potentially significant temporary construction noise impacts or operational impacts. Given the proximity to the neighbors there is a relatively low potential for impacts related to construction noise to result in a significant impact. Furthermore, construction activities would generally occur during the period of 7am-7pm on weekdays, during normal hours of human activity. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project will not result in long-term significant construction noise impacts.
- c/d. Substantial amounts of noise may be generated during project construction. The anticipated level of noise to occur following the completion of construction would be minimal and typical of residential uses within a sparsely populated rural setting. Conditions of approval as described under Section A and B above would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Enforcement of Napa County's Exterior Noise Ordinance is and will be provided the Napa County Sheriff address noise related issues including, but not limited to, prohibiting outdoor-amplified sounds and that mechanical equipment would be required to be kept indoors or inside acoustical enclosures.
- e/f. The project site is not located within an airport land use plan or within two miles of a public airport or within the vicinity of a private airstrip.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
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 type="checkbox"/>	<input checked="" 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"/>
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-c. The project would not result in the inducement of substantial population growth, either directly or indirectly. No housing or people will be displaced as a result of the project.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES. Would the project result in:				
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. The proposed project will have a less than significant impact on public services. Fire protection measures are required as part of the development. School impact mitigation fees will be levied with the building permit application. Those fees assist local school districts with capacity building measures. The project will have little impact on public parks. County revenue resulting from building permit fees, and property tax increases will help meet the costs of providing public services to the property.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. RECREATION. Would the project:				
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 type="checkbox"/>	<input checked="" 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. The project would not significantly increase the use of recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and/or conflict with General Plan Policy CIR-16, which seeks to maintain an adequate Level of Service (LOS) at signalized and unsignalized intersections, or reduce the effectiveness of existing transit services or pedestrian/bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the Napa County Transportation and Planning 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 results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with General Plan Policy CIR-23, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. According to the Institute of Transportation Engineers, a single-family home would generate 10 vehicle trips per day, 2-4 total trips during the PM peak (4-6pm). Construction of single-family residence will not discernibly change the level of service or traffic volumes within the vicinity, since the new single family structure will replace the existing residence located on the parcel.
- c. This project would not result in any change to air traffic patterns.
- d. Access to the site is by way of a private community driveway off of Silverado Trail. A new driveway section about 500 feet in length is proposed to be constructed to access the new residence pad. The design and location of the proposed driveway extension provides adequate sight distance for ingress and egress to the proposed building pad.
- e. The existing private community drive, existing residence driveway, and proposed 500 foot driveway extension has been designed to provide emergency vehicle parking and access for required fire apparatus pursuant to Napa County Fire Department requirements as per the Inter-Office Memo from the Fire Department dated December 9, 2011. Therefore, as conditioned the impact is less than significant.
- f. Adequate parking will be provided on site for the proposed residence.
- g. There is no aspect of this project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 of the Regional Water Quality Control Board and will not result in a significant impact.
- b. The project will not require construction of any new water treatment facilities that will result in a significant impact to the environment. Water will be provided by an existing well. A new septic system will be constructed on site. The system will be designed by a licensed engineer and will be reviewed and approved by the Department of Environmental Management.
- c. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which will cause a significant impact to the environment.
- d. The project has sufficient water supplies to serve projected needs. No new or expanded entitlements are needed.
- e. Wastewater will be treated on-site and will not require a wastewater treatment provider.
- f. The project will be served by a landfill with sufficient capacity to meet the projects demands. No significant impact will occur from the disposal of solid waste generated by the project.
- g. The project will comply with federal, state, and local statutes and regulations related to solid waste.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project as proposed will not 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.
- b. There are no impacts from this project that would be individually limited, but cumulatively considerable.
- c. This project would not have any environmental effects that would cause substantial adverse effects on human beings. All environmental effects from this project have been mitigated to a level of insignificance. No other environmental effects have been identified that would cause, either directly or indirectly, adverse effects on human beings.

Mitigation Measures: None Required.