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Subsequent Mitigated
Negative Declaration
and
Mitigated Negative
Declaration

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

Initial Study Checklist
(reference CEQA, Appendix G)

1. **Project Title:** Waugh Winery; Use Permit, File #P05-0391-UP & Use Permit Exception to Conservation Regulations File #P06-01008-UP
2. **Property Owner:** Gary Houck, 612 Chaparral Court, Napa Ca 94558.
3. **Contact person and phone number:** Sean Trippi, Principal Planner, 253-4417, strippi@co.napa.ca.us.
4. **Project location and APN:** The 41.35-acre parcel is located approximately 1,300-feet west of Soda Canyon Road, east of Silverado Trail, approximately 4.0 miles north of the Silverado Trail/Soda Canyon Road intersection.
APN: 039-640-001, 2275 Soda Canyon Road, Napa.
5. **Project Sponsor's Name and Address:** Ryan Waugh, P.O. Box 3746, Napa Ca 94558.
6. **General Plan description:** Agriculture Watershed and Open Space (AWOS)
7. **Zoning:** Agricultural Watershed (AW)
8. **Project Description:**

Site Development: The project consists of a request to approve a Use Permit to establish a new winery with a production capacity of 30,000 gallons per year within a ±16,000 sq. ft. cave on the east facing slope of the site's ridgeline (facing toward Soda Canyon Road) on slopes that average between approximately 31 to 38 percent. A Use Permit for an exception to the Conservation Regulations is required for construction activities on slopes exceeding 30%. The project site is on a 41.35-acre parcel within the Agricultural Watershed (AW) zoning district located approximately 1,300-feet west of Soda Canyon Road, east of Silverado Trail, approximately 4 miles north of the Soda Canyon Road/Silverado Trail intersection. Access to the proposed winery would be from a new driveway off an existing access road off Soda Canyon Road. The existing access road also serves an approved main residence and separate landscaped yard area and a proposed second unit and guest cottage. The existing access road will be widened to a minimum width of 18-feet with a 2-foot shoulder where needed between Soda Canyon Road and the proposed winery driveway. In addition to the winery, the proposal includes three 15,000-gallon water storage tanks for fire protection, domestic water, and a process waste water buffering tank, 6 on-site parking spaces, landscaping, and retaining walls along the driveway and parking area. Approximately 10,000 sq. ft of the site (0.6%) will be covered by impervious surfaces associated with development of the winery. In addition, the applicant proposes to construct a new septic system to handle the winery process wastewater and sanitary waste. Water will be provided from an existing well on the property.

Winery Operations: The winery is proposed to have a maximum production capacity of 30,000 gallons. The winery will be open seven days a week, from 8:00 a.m. to 6:00 p.m. Staffing for the winery will include three (3) full-time employees and one (1) part-time employee. No custom crush activities (crushing, fermentation, barrel aging, bottling and case storage) are included with this proposal. Tours, tastings and retail sales are proposed and will be by appointment only. The anticipated number of visitors generated by tours, tastings, and retail sales, not including marketing events, is 30 people on the busiest day with an average of 70 per week. Two (2) deliveries and pickups are expected on the busiest day with an average of four (4) per week.

Marketing Plan: In addition to the above-mentioned tours, tasting and retail sales, a marketing plan has been included as part of the proposal. The marketing events will occur in designated areas on the site, both inside and outside the cave, and include food service catered by an off-site service. Parking will be provided on-site or at an approved off-site location with a shuttle service. Marketing events are all by invitation and would occur either from 12:00 noon to 4:00 P.M. or from 6:00 P.M. to 11:30 P.M., as proposed below:

- Six (6) private wine and food events for wine trade personnel per year for a maximum of 20 guests and an average of 10 guests.
- Ten (10) private wine and food events for a maximum of 100 guests with an average of 30 guests.
- One (1) private harvest event per year for a maximum of 200 guests with an average of 75 guests.

The applicant also proposes to hold open house during the Napa Valley Wine Auction for auction ticket holders from 11:00 A.M. to 5:00 P.M. during the Wine auction week.

9. Background

A previous Mitigated Negative Declaration (MND) for development on this property was adopted by the Board of Supervisors on November 1, 2005. The previous MND addressed potential impacts related to construction of the 8,055 sq. ft. main residence; separate 10,000 sq. ft. landscaped yard area; driveway extension; and, associated improvements. The previous MND also analyzed the proposed second unit and guest cottage, currently being reviewed under a separate Viewshed application, based on potential building footprints for the two structures. No building permits have been issued to date for the previously approved main residence project.

Subsequent to approval of the main residence, a Viewshed application was submitted for the second unit and guest cottage for construction on the subject site. The second unit and guest cottage are proposed to be located on the west side of the ridgeline, in between the approved main residence and separate landscaped yard area. The second unit and guest cottage are currently being processed by the County under a separate Viewshed application and environmental review. A subsequent Negative Declaration for the second unit and guest cottage has been circulated and was posted on May 26, 2006. A site plan is attached to this document for informational purposes.

Construction of the winery does not rely upon approval of the proposed second unit and guest cottage or associated improvements, nor do the proposed second unit and guest cottage winery project rely upon the winery. The Viewshed application for the second unit and guest cottage is a separate, unrelated project.

10. Environmental setting and surrounding land uses:

The 41.35-acre site is located on the ridgeline between Napa Valley and the southeast side of the County, southeast of Stags Leap, between Soda Canyon Road and Silverado Trail. An unnamed tributary stream runs down the east side of the site and into Soda creek. The stream is approximately 250-feet east of the proposed development area. Vegetation on the site is predominantly non-native annual grasses interspersed with Chemise chaparral and Oak and Bay woodlands. The site also includes several scenic exposed rock outcroppings. The terrain consists of slopes that range between approximately 15 to over 50 percent. Slopes in the area of the proposed development average between approximately 31 to 38 percent. Elevations range from approximately 700-ft. to 995-ft. above mean sea level. A dirt and gravel road leads to the proposed development area from Soda Canyon Road through Assessor's parcels 039-020-030 and -031. A secondary access road intersects the primary access road through Assessor's parcel 032-060-032. Properties in the vicinity of the project site range in size from 11 to 212 acres. Surrounding uses include single-family homes, with access from Soda Canyon Road, vineyards and several wineries including Regusci Winery, Stags Leap Wine Cellars and Hartwell Winery along Silverado Trail west of the project site.

There are also two homes on the Stags Leap ridgeline that will be visible from Silverado Trail and Highway 29 that submitted applications for building permits prior to adoption of the Viewshed Protection Program. The home on the parcel immediately north of the project site is currently under construction. A guest cottage was recently approved under the Viewshed Protection Program to replace a previously approved second unit. The guest cottage is located two properties to the north of the project site. A building permit application for the second unit (replaced by the guest cottage) was also submitted prior to adoption of the Viewshed Ordinance. There are no other applications on file for development of new homes or wineries along this ridgeline, other than the application for the second unit and guest cottage on the subject property.

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

Discretionary approvals required by the County include a use permit for the winery and a use permit for an exception to the Conservation Regulations to build on slopes exceeding 30%. The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, and waste disposal permits. Permits are also required by the following agencies: Department of Alcoholic Beverage Control; Bureau of Alcohol, Tobacco, & Firearms; and CalOSHA. A permit from the Regional Water Quality Control Board would also be required if more than one acre of land is disturbed.

Responsible (R) and Trustee (T) Agencies

California Department of Fish and Game
San Francisco Bay Regional Water Quality Control Board

Other Agencies Contacted


CalOSHA

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 SUBSEQUENT 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.



Signature

6-19-2006

Date

Sean Trippi, Principal Planner

Napa County Conservation, Development and Planning Department

ENVIRONMENTAL CHECKLIST FORM

	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. The facility would not have a substantial adverse effect on a scenic vista. The project site is on the east facing slope of the hills between Silverado Trail and Soda Canyon Road, and will not be visible from Silverado Trail. In addition, the proposed winery will be contained within a cave and will be located in an area that is not visible from Soda Canyon Road and will not block views of the hillsides behind (west) the project site.

- b/c. The project would not result in substantial damage to scenic resources or substantially degrade the visual character or quality of the site and its surroundings. As noted above, the proposed winery will be contained within a cave and will not be visible from the road. Existing groundcover and low shrubs will be cleared to construct the parking areas and driveway; however, no trees will be removed. There are no rock outcroppings visible from Soda Canyon Road or other designated scenic resources on the property.

- d. The project will result in the installation of lighting that may have the potential to impact nighttime views. Although the project 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. Standard conditions of approval include requirements that all proposed lighting is shielded and directed downward so that surrounding properties are not affected. The standard condition of approval will ensure that any potential impacts resulting from new sources of outside lighting are less than significant.

Mitigation Measures:

None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a.-c. The project would not result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Important 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.

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 would not conflict with or obstruct the implementation of any applicable air quality plans. Wineries are not producers of a significant amount of air pollution that would result in a conflict or obstruction of any air quality plans. The project site lies at the southeasterly end 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. 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. The Bay Area Air Quality Management Plan has determined that projects that do not exceed a threshold of 2000 trips/day will not impact air quality and do not require further study. This project is well under this threshold. 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 that this project would contribute to. 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. Standard conditions of approval require the application of dust palliatives during construction activities as a basic control measure to reduce dust.

d. Emissions and dust associated with construction would be both minor and temporary, having a less than significant impact on nearby receptors, over 1,300 and 1,400 feet to the north and east, respectively, of the development area. Standard conditions of approval regarding dust suppression serve to limit any potential for impacts to a less than significant level.

e. Earthmoving 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. This impact would be less than significant with dust control measures specified in the standard conditions of approval.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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. There are three nesting sites of the American peregrine falcon within 0.5 to 1.2 miles from the project site. The American peregrine falcon is a state listed endangered species. Mitigation measures #1 -5, below, would reduce potential impacts to a level of less than significant. 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, and known fish presence) no other known candidate, sensitive, or special status species have been identified as occurring within the project boundaries.
- b/c. There is an unnamed tributary of Soda Creek on the project site approximately 140-feet east of the development area. The minimum setbacks from the creek are 65 to 85 feet based on the slope of the terrain around the creek. No earth moving activities are proposed within the creek setbacks.
- d. There are no known wildlife corridors, native wildlife nursery sites, or sensitive plants identified on the property. The proposed project would not have a significant impact on the movement of native resident and migratory fish and wildlife species as there is no fencing or other obstructive barriers proposed for the project. Surveys will be conducted immediately prior to construction to ensure that raptors or other special status nesting birds, if present, are not disturbed.
- e/f. The project would not conflict with any local policies or ordinances protecting biological resources. Subsequent development is subject to the Napa County Conservation Regulations related to stream setbacks and erosion control measures, as applicable. The County does not have a tree protection ordinance. There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan in effect for the project site. Therefore there is no conflict.

Mitigation Measures:

1. Prior to construction, a map depicting the presumed location of the peregrine falcon nesting sites, 500-foot buffer and one mile buffer shall be submitted to the County Planning Department and the Department of Fish and Game (DFG).
2. No work shall occur within 500 feet of a known nesting site location utilized within the last 5 years.

3. Prior to construction in each year that construction is to occur within the extended critical period (January 1 to August 15); a breeding period survey shall be conducted by a qualified biologist to determine nesting status and chronology. This survey shall adhere to the following conditions:
 - a. All suitable nesting habitat within two miles of the property shall be surveyed.
 - b. Surveys shall be conducted by personnel knowledgeable in peregrine falcon biology and survey techniques and who have previously documented peregrine nesting activity (surveyor).
 - c. A survey report shall be sent to the County Planning Department and DFG, PO Box 47, Yountville Ca 94559. The report shall include
 - All known peregrine falcon observations within five miles of the construction site made during or incidental to the survey effort;
 - A map identifying the survey area and specific survey sites;
 - The details pertaining to the survey effort that verify conformance with required survey protocol; and,
 - All details form field notes.
4. If nesting is not detected, construction may commence on April 1 with written concurrence from DFG provided for that year.
5. If nesting is detected:
 - a. Surveyor shall locate all nesting site(s) as precisely as possible without disturbing nesting falcons.
 - b. A map showing the location of any nest site, 500-foot buffer, and one mile buffer shall be submitted to County Planning and DFG.
 - c. No work shall occur within one mile of the nest site until:
 - A qualified biologist determines that the young have fledged from the nest for at least four weeks; or
 - Nesting has failed after June 1; and,
 - Written occurrence that the young have fledged or the nest has failed has been provided to County Planning and DFG for that year.
 - d. Surveyor shall monitor the nest site during the start of construction activities greater than one mile but less than two miles from an active nest.
 - e. If nesting peregrine falcons appear disturbed by construction, DFG shall be immediately notified, consultation with DFG shall be reinitiated, and construction shall be suspended pending completion of consultation with DFG.
 - f. Activities producing high noise levels (e.g., blasting are prohibited within two miles of an active nesting site.

Method of Mitigation Monitoring:

See attached Mitigation Monitoring and Reporting Program.

	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 checked="" 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 within the proposed building area or on the rest of the property. There is no information that would indicate that there is a potential for occurrence of these resources. 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 conditions of approval.

- d. No human remains have been encountered on the property during past grading activities associated with construction of the access road and 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 conditions of approval.

Mitigation Measures:

None required.

	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 approximately 200-feet 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 area.
- 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 50 to 75 percent slopes. Runoff is very rapid with a high hazard of erosion. The Rock outcrop-Hambright soils complex is about 60% Rock outcrop, 30% Hambright, and 10% Guenoc and Kidd soils. Rock outcrop is in areas of one (1) to 5 acres in size and consists of basic igneous boulders, stones and rock outcrops. The Hambright, Guenoc, and Kidd series consist of well drained soils on uplands. The Hambright series is found on slopes between 2 and 75 percent. Hambright soils are formed in material weathered from basic volcanic rock. Vegetation found on these soils includes annual grasses and forbs and oaks on gentler slopes. Guenoc soils are found on slopes between 5 and 75 percent. Guenoc soils are formed in material weathered from basic

igneous rock. Vegetation found on these soils is mostly annual grasses, scattered oaks, and some brush in shallower areas. Kidd soils are found on slopes between 15 to 75 percent. Kidd soils are formed in material weathered from rhyolite. Vegetation found on these soils includes manzanita, chamis, ceanothus, scrub oak, grasses, forbs, and a few ponderosa pine. 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. Pre-Quaternary deposits and bedrock underlie the surficial soils in the proposed area of development. 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. In addition, a soils report, prepared by a qualified Engineer will be required as part of the building permit submittal. The report will address the soil stability, potential for liquefaction and will be used to design specific foundation systems and grading methods.
- 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 Measure:

None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII.	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 for winery operations. 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.
- h. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires.

Mitigation Measures:

None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII.	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 type="checkbox"/>	<input checked="" 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. The project would not violate any water quality standards or waste discharge requirement. The project has been reviewed by the Napa County Department of Environmental Management and the Department of Public Works who have found the project will be able to comply with all applicable water quality and waste discharge requirements. A new septic system is proposed and a feasibility study has been prepared that displays the project's ability to install a new system and the system's ability to handle the project's waste.
- b. The project would not result in a substantial depletion of groundwater supplies or interfere with the recharge of groundwater supplies. The applicant has prepared a Phase 1 Water analysis for the project, which has been reviewed by the Department of Public Works. The project is located in an area that has an established acceptable water use criteria of one-half acre foot per acre per year on a 41.35- acre parcel resulting in a threshold for the property of 20.67- acre foot per year (af/yr). The original mitigated negative declaration indicated the estimated water demand for the main residence, separate landscaped yard area, second unit and guest cottage would be approximately 4.6 af/yr. based on water use criteria in use at the time the document was written. Since then more recent studies have slightly lowered estimated water use figures, primarily for the residential uses. The previous mitigated negative declaration estimated water demand for the proposed project would be 0.5 to 1.5 af/yr for the primary residence, including some landscaping, 0.25 to 1.0 af/yr for the second unit and guest house, and 1.1 af/yr for the 10,000 sq. ft. landscaped yard and pool, for a total of approximately 4.6 af/yr. Instead of recalculating the estimated water demand, the higher use figures are used in this document. A water availability analysis has been submitted with the application materials for the proposed winery (a water availability analysis is not generally required for residential projects, not including subdivisions). The water availability analysis indicated 4.7 af/yr would be needed for site landscaping, accounting for the plant materials needed to comply with Viewshed requirements, and 0.7 af/yr would be needed for the proposed winery. Using the old figures for the residential uses and the updated figures for the landscaping and winery results in a total estimated water demand of 9.9 af/yr, which is well below the threshold for the site.
- c/d. There is an unnamed tributary of Soda Creek on the project site approximately 140-feet east of the proposed development area. No development or earth disturbing activities are proposed within the creek setbacks.
- e. There are no existing or planned stormwater systems that would be affected by this project. If 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
IX. 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
X. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b. The Conservation and Open Space Element of the 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
XI. NOISE. Would the project result in:				
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 period of the winery, driveway and associated improvements. 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 relatively sparsely populated agricultural setting 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.

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 wineries within a sparsely populated rural setting. Conditions of approval would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable

levels. Napa County Code Chapter 18.16 and standard conditions of approval address noise related issues including but not limited 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
XII. 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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
XIII. 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
XIV. 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b. The project would not significantly increase the use of existing 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
XV. TRANSPORTATION/TRAFFIC. Would the project:				
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 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) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. Soda Canyon Road currently operates a Level of Service "A " with very low traffic volumes. Normal operations of the proposed winery would generate approximately 32 daily trips, according to information submitted with the application. Marketing events would generate approximately 35 to 39 total trips. 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). A second unit living unit would generate a similar number of trips as the primary unit if occupied year round. A guest cottage would generate fewer trips based on the frequency of guests staying at the site. Project build-out of approved and proposed uses (winery, main residence, second unit, and guest cottage) would result in approximately 60 to 65 daily trips, including marketing events. Construction of the project, including the proposed winery, will not discernibly change the level of service or traffic volumes on Soda Canyon Road.

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

- d. Access to the site is by way of an existing dirt and gravel access road off Soda Canyon Road. A new driveway to the winery development area is proposed off the existing access drive. The existing access drive and driveway to the winery will be improved to provide an all-weather surface to the proposed winery and residential development areas. The design and location of the access road at its connection to Soda Canyon Road provides adequate sight distance for ingress and egress to the subject property.
- e. The existing road from Soda Canyon Road, proposed access road extension, and on-site circulation areas will be required to meet Fire Department requirements for access to the site and structures for fire protection.
- f. Adequate parking will be provided on site for the proposed winery. Parking for marketing activities will be provided on-site or at an approved off-site location with a shuttle service.
- 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 checked="" type="checkbox"/>	<input 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 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/b. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact. 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"/>
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 site is within 0.5 to 1.2 miles of three known peregrine falcon nesting sites. Mitigation measures #1-5 will reduce potential impacts to a less than significant level.
- b. There are no anticipated impacts associated with the previously approved main residence and separate landscaped yard, the proposed second unit and guest cottage, and the proposed winery that could be considered individually limited, but cumulatively considerable. The potential traffic increases are fairly minor and do not exceed thresholds impacting air quality standards. The biological resources mitigation measures will reduce potential impacts to American Peregrine falcons to less than significant levels. Compliance with the Viewshed ordinance will reduce potential aesthetic impacts of the residential units to less than significant levels. All other potential impacts are considered less than significant as discussed in their respective sections above.
- c. The project would not result in any environmental effects that will cause substantial adverse effects on human beings.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVIII.	SUBSEQUENT EIR OR NEGATIVE DECLARATION				
a)	Are substantial changes proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Are substantial changes proposed in the project which will require major revisions of the previous EIR or negative declaration due to a substantial increase in the severity of previously identified significant effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to a substantial increase in the severity of previously identified significant effects?	<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
e) Has new information of substantial importance been identified, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted which shows any of the following:				
1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Significant effects previously examined will be substantially more severe than shown in the previous EIR.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents have declined to adopt the mitigation measure or alternative.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents have declined to adopt the mitigation measure or alternative.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-d. The proposed winery is a stand alone project and is not dependent upon the construction of the approved main residence or the proposed second unit and guest cottage. There is no new information since the adoption of the previous Mitigated Negative Declaration (MND) for the main residence or since the Subsequent Mitigated Negative Declaration prepared in conjunction with the proposed second unit and guest cottage.
- e. Prior to adoption of the previous Mitigated Negative Declaration for the main residence information was provided to the County regarding three known nesting sites of the American peregrine falcon that are within 0.5 to 1.2 miles from the project site. The American peregrine falcon is a state listed endangered species. Mitigation measures #1 - 5, above, would reduce potential impacts to a level of less than significant. These same measures were imposed on the previous approval of the main residence, separate landscaped yard and associated improvements.

RYAN WAUGH WINERY

**File #P05-0391-UP/P06-01008-UP
APN: 039-640-001**

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
Biological Resources (Section IV)			
<p>1. Prior to construction, a map depicting the presumed location of the peregrine falcon nesting sites, 500-foot buffer and one mile buffer shall be submitted to the County Planning Department and the Department of Fish and Game (DFG).</p>	California Department of Fish and Game; Planning Department	Prior to the issuance of any permit for construction related activities maps depicting nesting sites shall be submitted to the California Department of Fish and Game and the Planning Department.	
<p>2. No work shall occur within 500 feet of a known nesting site location utilized within the last 5 years. The 500-foot line shall be clearly staked and (if within 50-feet of the construction zone) fenced to ensure no entry shall occur into this zone. <u>The staking/fencing shall only occur prior to breeding or nesting activity, as determined by the Planning Director and the Department of Fish and Game.</u></p>	California Department of Fish and Game; Planning Department	Prior to the issuance of any permit for construction related activities staking and fencing shall be completed, as necessary, and inspected by the Planning Department.	
<p>3. Prior to construction in each year that construction is to occur within the extended critical period (January 1 to August 15); a breeding period survey shall be conducted by a qualified biologist to determine nesting status and chronology. This survey shall adhere to the following conditions:</p> <ol style="list-style-type: none"> a. All suitable nesting habitat within two miles of the property shall be surveyed. b. Surveys shall be conducted by personnel knowledgeable in peregrine falcon biology and survey techniques and who have previously documented peregrine nesting activity (surveyor). c. A survey report shall be sent to the County Planning Department and DFG, PO Box 47, Yountville Ca 94559. The report shall include <ul style="list-style-type: none"> • All known peregrine falcon observations within five miles of the construction site made during or incidental to the survey effort; • A map identifying the survey area and specific survey sites; • The details pertaining to the survey effort that verify conformance with required survey protocol; and, • All details from field notes. 	California Department of Fish and Game; Planning Department	A survey shall be prepared in accordance with this mitigation measure. The survey results shall be provided to the Planning Department and the California Department of Fish and Game.	

4. If nesting is not detected, construction may commence on April 1 with written concurrence from DFG provided for that year.	California Department of Fish and Game; Planning Department	Project sponsor shall submit written verification from the California Department of Fish and Game to the Planning Department prior to any approved constructed related activities.	
5. If nesting is detected: a. Surveyor shall locate all nesting site(s) as precisely as possible without disturbing nesting falcons. b. A map showing the location of any nest site, 500-foot buffer, and one mile buffer shall be submitted to County Planning and DFG. c. No work shall occur within one mile of the nest site until: <ul style="list-style-type: none"> • A qualified biologist determines that the young have fledged from the nest for at least four weeks; or • Nesting has failed after June 1; and, • Written occurrence that the young have fledged or the nest has failed has been provided to County Planning and DFG for that year. d. Surveyor shall monitor the nest site during the start of construction activities greater than one mile but less than two miles from an active nest. e. If nesting peregrine falcons appear disturbed by construction, DFG shall be immediately notified, consultation with DFG shall be reinitiated, and construction shall be suspended pending completion of consultation with DFG. f. Activities producing high noise levels (e.g., blasting are prohibited within two miles of an active nesting site.	California Department of Fish and Game; Planning Department	Project sponsor shall submit written verification from the California Department of Fish and Game to the Planning Department prior to any approved constructed related activities.	

PROJECT REVISION STATEMENT

Ryan Waugh Winery, File #P05-0391/P06-0100-UP
Napa County
Environmental Review

I hereby revise my request to include the measures specified above.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

Ryan Waugh
Signature of Owner(s) Interest

Ryan Waugh
Print Name

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

**Initial Study Checklist
(reference CEQA, Appendix G)**

1. **Project title:** Gary Houck - Twin Palms Estate; Viewshed, File #P05-0005-VIEW
2. **Property owner:** Gary Houck
3. **Contact person and phone number:** Sean Trippi (707) 253-4416
4. **Project location and APN:** The 41.35-acre parcel is located approximately 1,300-feet west of Soda Canyon Road APN: 039-640-001, 2275 Soda Canyon Road, Napa.
5. **Project sponsor's name and address:** Joseph F. Gorny, Gorny & Garcia Architects, 545 Sycamore Valley Road W., Danville, CA 94526.
6. **General Plan description:** Agriculture, Watershed, and Open Space
7. **Zoning:** Agricultural Watershed (AW)
8. **Description of Project.**

The project consists of a request to construct a two-story 8,219 sq. ft. main residence and an approximate 10,000 sq. ft. separate landscaped yard area. The main residence and the yard area are proposed on the sites ridgeline, south of Stags Leap, which can be viewed from Silverado Trail and State Highway 29, scenic roadway candidates identified in the Scenic Highways Element of the Napa County General Plan [pp. 7-1] and Chapter 18.106 of the Napa County Code, Viewshed Protection Program. A 1,200 sq. ft. second unit and a 1,000 sq. ft. guest cottage are also proposed to be constructed on the property at a later date, under a separate application. Both of these structures are analyzed as part of the project in this document, although only their general location is currently known. The proposed location of the second and guest unit would be approximately 248 feet to the north of the main residence and are approximately 25-feet below the ridgeline behind a cluster of existing Oak trees on the western facing slope. These two units will also be subject to the requirements of the Viewshed Protection Program. The western elevation of the main residence faces toward Silverado Trail. The main residence includes an observation tower on the east side of the house extending above the roof of the second floor, a porte cochere, also on the east side of the house; and, a spa, swimming pool, cabana, and 1,343 sq. ft. of covered porches on the west side of the house. The landscaped yard area includes a 12-foot wide by 72-foot long bocce ball court flanked by matching 196 sq. ft shade structures and a 432 sq. ft. covered barbeque area and restroom. The project also includes improving and extending the existing access road to provide an all-weather surface to the project development area, a new septic system, water storage tanks, and a 1,500 sq. ft. horse barn. The septic field, water tanks and horse barn are located on the east side of the ridgeline and would not be visible from Silverado Trail. The project site is located approximately 1,300-feet west of Soda Canyon Road at 2275 Soda Canyon Road. Access is from a private drive from Soda Canyon Road. APN 39-640-001.

9. **Describe the environmental setting and surrounding land uses.**

The 41.35-acre site is located on the ridgeline between Napa Valley and the southeast side of the County, southeast of Stags Leap, between Soda Canyon Road and Silverado Trail. An unnamed tributary stream runs down the east side of the site and into Soda creek. The stream is approximately 250-feet east of the proposed development area. Vegetation on the site is predominantly non-native annual grasses interspersed with Chemise chaparral and Oak and Bay woodlands. The site also includes several scenic exposed rock outcroppings. The terrain consists of slopes that range between approximately 15 to over 50 percent. Slopes in the areas of development range from approximately 2 to 29 percent. Elevations range from approximately 700-ft. to 995-ft. above mean sea level. A dirt and gravel road leads to the proposed development area from Soda Canyon Road through Assessor's parcels 039-020-030 and -031. A secondary access road intersects the primary access road through Assessor's parcel 032-060-032. Properties in the vicinity of the project site range in size from 11 to 212 acres. Surrounding uses include single-family homes, with access from Soda Canyon Road, vineyards and several wineries including Regusci Winery, Stags Leap Wine Cellars and Hartwell Winery along Silverado Trail west of the project site.

There are also two homes on the Stags Leap ridgeline that will be visible from Silverado Trail and Highway 29 that received building permits prior to adoption of the Viewshed Protection Program. The home on the parcel immediately north of the project site is currently under construction.

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

Discretionary approvals required by Napa County consist of Viewshed application, grading permit(s), and waste disposal permit(s). The project would also require building permit approval(s) by the County, which are ministerial.

JURISDICTIONAL BACKGROUND: Public Plans and Policies

Based on an initial review, the following findings have been made for the purpose of the Initial Study and do not constitute a final finding by the County in regard to the question of consistency.

	YES	NO	N/A
Is the project consistent with:			
a) Regional and Subregional Plans and Policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) LAFCOM Plans and Policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The County General Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Appropriate City General Plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Adopted Environmental Plans and Goals of the Community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Pertinent Zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responsible (R) and Trustee (T) Agencies

None.

Other Agencies Contacted

None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or a "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

MITIGATION MEASURES:

- None Required
- Identified by This Study - Unadopted (see attached Draft Project Revision Statement)
- Included by Applicant as Part of Project (see attached Project Revision Statement)
- Recommended for Inclusion as Part of Public Project (see attached Recommended Mitigation Measure List)

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.

AGENCY STAFF PARTICIPATING IN THE INITIAL STUDY:

Resource Evaluation: Sean Trippi	Date: January/February 2005
Site Review: Steve Lederer, Sean Trippi	Date: January/March 2005
Planning/Zoning Review: Sean Trippi	Date: January/February 2005

PRELIMINARY DETERMINATION:

- No reasonable possibility of environmental effect has been identified, and a Negative Declaration should be prepared.
- A Negative Declaration cannot be prepared unless all identified impacts are reduced to a level of insignificance or avoided.

DATE: 2/23/05

BY: Sean Trippi

FINAL DETERMINATION. (by Napa County)

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.



Sean Trippi, Principal Planner

4-6-2005

Date

PROPOSED MITIGATED NEGATIVE DECLARATION

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. Documentation supporting this determination is on file for public inspection at the Napa County Conservation, Development and Planning Department Office, 1195 Third St., Room 210, Napa, California 94559. For further information call (707) 253-4416.

Owner: Gary Houck

APN: 039-640-001

Action: Viewshed, File #P05-0005-VIEW

The project consists of a request to construct a two-story 8,219 sq. ft. main residence and an approximate 10,000 sq. ft. separate landscaped yard area. The main residence and the yard area are proposed on the sites ridgeline, south of Stags Leap, which can be viewed from Silverado Trail and State Highway 29, scenic roadway candidates identified in the Scenic Highways Element of the Napa County General Plan [pp. 7-1] and Chapter 18.106 of the Napa County Code, Viewshed Protection Program. A 1,200 sq. ft. second unit and a 1,000 sq. ft. guest cottage are also proposed to be constructed on the property at a later date, under a separate application. Both of these structures are analyzed as part of the project in this document, although only their general location is currently known. The proposed location of the second and guest unit would be approximately 248 feet to the north of the main residence and are approximately 25-feet below the ridgeline behind a cluster of existing Oak trees on the western facing slope. These two units will also be subject to the requirements of the Viewshed Protection Program. The western elevation of the main residence faces toward Silverado Trail. The main residence includes an observation tower on the east side of the house extending above the roof of the second floor, a porte cochere, also on the east side of the house; and, a spa, swimming pool, cabana, and 1,343 sq. ft. of covered porches on the west side of the house. The landscaped yard area includes a 12'-foot wide by 72-foot long bocce ball court flanked by matching 196 sq. ft shade structures and a 432 sq. ft. covered barbeque area and restroom. The project also includes improving and extending the existing access road to provide an all-weather surface to the project development area, a new septic system, water storage tanks, and a 1,500 sq. ft. horse barn. The septic field, water tanks and horse barn are located on the east side of the ridgeline and would not be visible from Silverado Trail. The project site is located approximately 1,300-feet west of Soda Canyon Road at 2275 Soda Canyon Road. Access is from a private drive from Soda Canyon Road. APN 39-640-001.

WRITTEN COMMENT PERIOD: April 15, 2005 to May 4, 2005

DATE: April 6, 2005

BY THE ORDER OF

Hillary Gitelman, Director
Napa County Conservation, Development and Planning Department

PROJECT REVISION STATEMENT

Twin Palms Estate; Viewshed, File #P05-0005
Napa County
Environmental Review

I hereby revise my request to include the measures specified below:

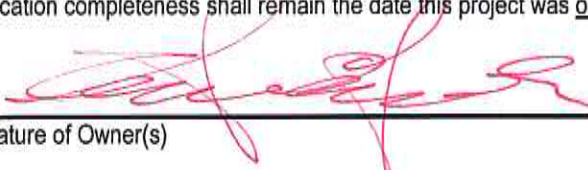
1. All exterior lighting shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security and safety and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building, trees or vegetation is permitted if visible from Silverado Trail or State Highway 29. Prior to issuance of any building permit for construction, a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for review and approval by the Planning Department.

Method of Mitigation Monitoring: As part of the final inspection and before the County grants final occupancy of the structure(s), a designee of the Planning Director shall inspect the exterior/outdoor lighting to ensure that the installed fixtures are properly located, shielded and sized for their intended application and that timers and motion detectors are in working order according to approved lighting plans.

2. A qualified biologist shall conduct a survey to determine the presence or absence of any raptor or special status bird nests prior to any grading or tree removal on the site. If present, the trees shall not be removed until the nestlings have fledged as determined by a qualified biologist.

Method of Mitigation Monitoring: The project sponsor shall have a nesting bird survey completed prior to any construction activities on the site. The survey results shall be provided to the Napa County Conservation Development and Planning Department. In the event any special status raptors or other nesting birds are found to occur on-site construction activities will be scheduled to avoid nesting and breeding periods.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.



 Signature of Owner(s) Interest

Gary S. Houck 4/20/05

 Print Name

ENVIRONMENTAL CHECKLIST FORM

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a.-c. Construction of a two-story main residence, landscaped yard area, and associated improvements upon the ridgeline would change the scenic importance of the project sites ridgeline as viewed from Silverado Trail and State Highway 29, scenic roadway candidates identified in the Scenic Highways Element of the Napa County General Plan and a designated area under the Viewshed Protection Program (Chapter 18.106 of the Napa County Code). The Scenic Highways Element includes a policy that states 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. The septic field, water tanks and horse barn are located on the east side of the ridgeline and would not be visible from Silverado Trail or Highway 29. 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 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).

The main residence is proposed on the most prominent knoll on the property. There is generally no ridgeline behind the knoll as viewed from an approximate perpendicular location on Silverado Trail. When viewed from State Highway 29, there is a backdrop of a nearby higher topographical feature. Several covered patios, two spas, a pool with a swim up covered bar, and yard area, are proposed on the west side of the house, facing Silverado Trail. The driveway to the garages is located on the east side of the house. A retaining wall, approximately three (3) feet high, is proposed on the east side of the driveway. The garages are attached to the south side of the house providing covered parking for four vehicles. A porte cochere is proposed on the east side of the house. The main residence also includes an observation tower located on the east side of the main peak of the roofline. The circular observation tower is wrapped by windows.

The existing grade elevations in the area of the house, access drive, and fire truck turnaround are between 922 and 939 feet above mean sea level. The finished floor elevation of the house is proposed to be approximately 925 feet, representing cuts from approximately 1 to 13.5 feet which lowers the overall height of the house. Two (2) to three (3) feet of fill will be needed for the driveway and fire truck turnaround area. The height of the house, measured from grade on the west side of the house to the roof peak, ranges from approximately 23 to 30 feet. The height of the tower is approximately 30 feet, as measured per the Zoning Ordinance, which is 1.5-foot lower than previously proposed. The proposed exterior colors are medium to dark brown tones.

The pad has been cut into the hilltop to reduce the massing and to take advantage of existing Oaks on the property for screening purposes. A number of trees will be removed to allow the construction of the main residence and associated improvements. However, additional landscaping is proposed to replace the removed trees and to comply with the screening requirements of the Viewshed Protection Program. The trees proposed to screen the house include 15-gallon, 24-inch, 36-inch and 48-inch box Live and Cork Oaks, 24-inch box Olive trees, and 5-gallon Horse Chestnuts. The Olive trees are an evergreen species and range in height from 25-30 feet and are about as wide as they are tall. Live Oaks and Cork Oaks are also evergreen trees and range in height from 20-70 feet and 70-100 feet, respectively. Both have a wide canopy as well. The Horse Chestnut or California Buckeye can be a shrub like plant of a small tree. Either form can be 10-20 tall and very wide. This species is deciduous and will add to the under canopy beneath the other trees. It should be noted that the proposed landscape plan erroneously shows four (4) palm trees on the west side of the house. According to the project Architect, these four trees will be evergreen trees to provide screening of the house. The proposed exterior colors will blend with the surrounding topography and natural features.

The proposed second and guest units are clustered approximately 248 feet to the north of the main residence and are approximately 25-feet below the ridgeline behind a cluster of existing Oak trees on the west facing slope. New landscaping around the units would be required, if necessary, to provide additional screening based on their final location and design. Their final location will be determined at a later date and will be subject to the Viewshed Protection Program. A roundabout is proposed behind the two units at approximately 876 feet above mean sea level. The roundabout is intended to allow a fire truck to turn around without traveling up to the main residence to turn around. The driveways to the second unit and main residence fork at the roundabout. Retaining walls are proposed on the east side of the roundabout and driveway to the main residence ranging in height from two (2) to four and half (4.5) feet. A 144 sq. ft. covered overlook pavilion is proposed between the main residence and the second and guest units along a walking path that continues on to the bocce ball court and yard area.

The landscaped yard area is approximately 120-feet north of the proposed location of the second and guest units and consists of approximately 10,000 sq. ft. of improved area. The landscaped yard includes a 12'-foot wide by 72-foot long bocce ball court flanked by matching 196 sq. ft shade structures on the west side of the central lawn area, a 432 sq. ft. covered barbeque area and restroom north of the lawn, and the access drive and parking east of the lawn. The existing grade elevations in the area of the landscaped yard range from 875 to 904 above mean sea level. The existing grade elevations in the areas of the proposed access drive and guest parking area are between 880 and 891. Up to four (4) feet of cut and 7 feet of fill are required to create the landscaped yard. A 12-inch high retaining wall is proposed along the west side of the bocce ball court, although only 4-5 inches will be exposed. Retaining walls approximately 1.5 feet high and 2.5 feet high are proposed at the southwest and northwest sides of the central lawn, respectively. A 4.5 to 5.5 retaining wall is proposed along the east side of the access drive.

The preliminary landscape plan for the yard area includes the same tree types as proposed for the main residence. Although there is generally little to no existing vegetation in the area of the proposed landscaped yard, the proposed structures should be adequately screened over time by the proposed landscape materials.

The main residence and associated improvements, overlook pavilion, shade structures and covered barbeque/restroom structure, would be viewed from two identified scenic roadway candidates and would be potentially significant. Given screening by existing vegetation, additional screening provided by proposed landscaping, and exterior colors, the project, while noticeable from surrounding areas, would not substantially degrade scenic views or the visual quality of the site. The second and guest units will be required to comply with the requirements of the Viewshed Protection Program which will reduce any potential impacts to a less than significant level.

- d. The project will result in the installation of lighting that could have the potential to have a significant impact on nighttime views. The plans submitted for the proposed project show lighting intended to wash the front of the house as well as Oak tree lighting in limited locations. Mitigation Measure #1, described below, has been incorporated into the project to reduce any potential impacts resulting from new sources of outside lighting to a level of less than significant.

Mitigation Measures:

1. All exterior 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 and safety and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building, trees or vegetation is permitted if visible from Silverado Trail or State Highway 29. Prior to issuance of any building permit for construction, a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for review and approval by the Planning Department.

Method of Mitigation Monitoring: As part of the final inspection and before the County grants final occupancy of the structure(s), a designee of the Planning Director shall inspect the exterior/outdoor lighting to ensure that the installed fixtures are properly located, shielded and sized for their intended application and that timers and motion detectors are in working order according to approved lighting plans.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a.-c. The project would not result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Important 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. Approximately 37 to 38 acres would remain undeveloped and could be used for farmland.

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. The project would not conflict with or obstruct the implementation of any applicable air quality plans. Residences are not producers of a significant amount of air pollution that would result in a conflict or obstruction of any air quality plans. The project site lies at the southeasterly end 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. 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, and wood burning stoves or fireplaces, if applicable.

The Bay Area Air Quality Management Plan has determined that projects that do not exceed a threshold of 2000 trips/day will not impact air quality and do not require further study. This project is well under this threshold. 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.

- b. See (a) above. There are no projected or existing air quality violations in this area that this project would contribute to. Nor would it result in any violations of any applicable air quality standards.
- c. See (a) above. 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. Standard conditions of approval require the application of dust palliatives during construction activities as a basic control measure to reduce dust.
- d. Emissions and dust associated with construction would be both minor and temporary, having a less than significant impact on nearby receptors. Standard conditions of approval regarding dust suppression serve to limit any potential for impacts to a less than significant level.
- e. Earthmoving 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. This impact would be less than significant with dust control measures specified in the standard conditions of approval.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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. 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, and known fish presence) no known candidate, sensitive, or special status species have been identified as occurring within the project boundaries. However, the project site includes heavily wooded areas as well as open grassy areas that could provide suitable habitat or foraging areas for special-status raptors or other special status nesting birds. Avoiding any construction activities during nesting periods as determined by a qualified biologist would mitigate potential impacts. Mitigation measure #2, below, will reduce any impacts to special-status raptors or other special-status nesting birds to a level of less than significant.

- b/c. There is an unnamed tributary of Soda Creek on the project site approximately 300-feet east of the proposed landscaped yard area and approximately 150 south of the proposed horse barn. There is no development proposed near the stream.
- d. There are no known wildlife corridors or native wildlife nursery sites identified on the property. There is no fencing or other obstructive barriers proposed for the project. The proposed project would not have a significant impact on the movement of native resident and migratory fish and wildlife species. Surveys will be conducted immediately prior to construction to ensure that raptors or other special status nesting birds, if present, are not disturbed.
- e/f. The project would not conflict with any local policies or ordinances protecting biological resources. Subsequent development is subject to the Napa County Conservation Regulations related to stream setbacks and erosion control measures, as applicable. The County does not have a tree protection ordinance. There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan in effect for the project site. Therefore there is no conflict.

Mitigation Measures:

- 2. A qualified biologist shall conduct a survey to determine the presence or absence of any raptor or special status bird nests prior to any grading or tree removal on the site. If present, the trees shall not be removed and adequate setbacks shall be imposed until the nestlings have fledged as determined by a qualified biologist.

Method of Mitigation Monitoring: The project sponsor shall have a nesting bird survey completed prior to any construction activities on the site. The survey results shall be provided to the Napa County Conservation Development and Planning Department. In the event any special status raptors or other nesting birds are found to occur on-site construction activities will be scheduled to avoid nesting and breeding periods.

	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 checked="" 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 within the proposed building area or on the rest of the property. There is no information that would indicate that there is a potential for occurrence of these resources. 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 conditions of approval.
- d. No human remains have been encountered on the property during past grading activities associated with construction of the access road and 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 conditions of approval.

Mitigation Measures:

None required.

	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 50 to 75 percent slopes. Runoff is very rapid with a high hazard of erosion. The Rock outcrop-Hambright soils complex is about 60% Rock outcrop, 30% Hambright, and 10% Guenoc and Kidd soils. Rock outcrop is in areas of one (1) to 5 acres in size and consists of basic igneous boulders, stones and rock outcrops. The Hambright, Guenoc, and Kidd series consist of well drained soils on uplands. The Hambright series is found on slopes between 2 and 75 percent. Hambright soils are formed in material weathered from basic volcanic rock. Vegetation found on these soils includes annual grasses and forbs and oaks on gentler slopes. Guenoc soils are found on slopes between 5 and 75 percent. Guenoc soils are formed in material weathered from basic igneous rock. Vegetation found on these soils is mostly annual grasses, scattered oaks, and some brush in shallower areas. Kidd soils are found on slopes between 15 to 75 percent. Kidd soils are formed in material weathered from rhyolite. Vegetation found on these soils includes manzanita, chamis, ceanoxyhus, scrub oak, grasses, forbs, and a few ponderosa pine. 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. Pre-Quaternary deposits and bedrock underlie the surficial soils in the proposed area of development. 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. In addition, a soils report, prepared by a qualified Engineer will be required as part of the building permit submittal. The report will address the soil stability, potential for liquefaction and will be used to design specific foundation systems and grading methods
- 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 Measure:

None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. 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 for cleaning, maintenance, and swimming pool chemicals. 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.
- h. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires.

Mitigation Measures:

None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. 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 type="checkbox"/>	<input checked="" 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 a residential septic system and leach field to treat and dispose of the expected sewage waste. The project is located in an area that has an established acceptable water use criteria of one-half acre foot per acre per year on a 41.35- acre parcel resulting in a threshold for the property of 21.68- acre foot per year (af/yr). Based on the County's criteria, estimated water demand for the proposed project would be 0.5 to 1.5 af/yr for the primary residence, including landscaping, 0.25 to 1.0 af/yr for the second unit and guest house, and 1.1 af/yr for the 10,000 sq. ft. landscaped yard and pool, for a total of approximately 4.6 af/yr., which is well below the threshold for the property.

- c/d. There is an unnamed tributary of Soda Creek on the project site approximately 300-feet east of the proposed landscaped yard area and approximately 150 south of the proposed horse barn. No development proposed near the stream.
- e. There are no existing or planned stormwater systems that would be affected by this project. If 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
IX. 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
X. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b. The Conservation and Open Space Element of the General Plan do 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
XI.	NOISE. Would the project result in:				
	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 residential and accessory structures and associated improvements. 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 relatively sparsely populated agricultural setting 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.
- 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 would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Napa County Code Chapter 18.16 and standard conditions of approval address noise related issues including but not limited 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
XII.	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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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
XIII.	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
XIV.	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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b. The project would not significantly increase the use of existing 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
XV. TRANSPORTATION/TRAFFIC. Would the project:				
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 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) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. Soda Canyon Road currently operates a Level of Service "A " with very low traffic volumes. 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). A second unit living unit would generate a similar number of trips as the primary unit if occupied year round. A guest unit would generate fewer trips based on the frequency of guests staying at the site. Construction of the project will not discernibly change the level of service or traffic volumes on Soda Canyon Road.
- c. This project would not result in any change to air traffic patterns.
- d. Access to the site is by way of an existing dirt and gravel access road off Soda Canyon Road which will be improved and extended to provide an all-weather surface to the proposed development areas. The design and location of the access road at its connection to Soda Canyon Road provides adequate sight distance for ingress and egress to the subject property.
- e. The existing road from Soda Canyon Road, proposed access road extension, and on-site circulation areas will be required to meet Fire Department requirements for access to the site and structures for fire protection.
- f. Adequate parking will be provided on site for the proposed residential units.
- 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 checked="" type="checkbox"/>	<input 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:

- The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact.
- 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.
- 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.
- The project has sufficient water supplies to serve projected needs. No new or expanded entitlements are needed.
- Wastewater will be treated on-site and will not require a wastewater treatment provider.
- 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.
- 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 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 site is not located within any area delineated as biologically sensitive on Napa County Environmental Resource Maps. No development is proposed within 150-feet of the stream on the property, development is not proposed near the stream. There are no distinguishable wildlife corridors in the development area. No new construction is proposed that would have any possibility of having a significant impact on biologic resources. Mitigation measure #2 is proposed to reduce any potential impacts to biological resources to a level of less than significant.
- b. The project does not have impacts that are individually limited, but cumulatively considerable.
- c. The project would not result in any environmental effects that will cause substantial adverse effects on human beings.

**GARY HOUCK – TWIN PALMS ESTATE
VIEWSHED PROTECTION PROGRAM
File #P05-0005-VIEW
APN: 039-640-001**

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
<p>AESTHETICS All exterior 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 and safety and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building, trees or vegetation is permitted if visible from Silverado Trail or State Highway 29. Prior to issuance of any building permit for construction of the winery, a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for review and approval by the Planning Department.</p>	<p>Planning Department</p>	<p>As part of the final inspection and before the County grants occupancy of the structure(s), a designee of the Director shall inspect the exterior/outdoor lighting to ensure that the installed fixtures are properly located, shielded and sized for their intended application and that timers and motion detectors are in working order according to approved lighting plans.</p>	
<p>BIOLOGICAL RESOURCE A qualified biologist shall conduct a survey to determine the presence or absence of any raptor or special status bird nests prior to any grading or tree removal on the site. If present, the trees shall not be removed until the nestlings have fledged as determined by a qualified biologist.</p>	<p>Planning Department</p>	<p>The project sponsor shall have a nesting bird survey completed prior to any construction activities on the site. The survey results shall be provided to the Napa County Conservation Development and Planning Department. In the event any special status raptors or other nesting birds are found to occur on-site construction activities will be scheduled to avoid nesting and breeding periods.</p>	