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Revised Mitigated Negative Declaration  
and  
Mitigation, Monitoring, and Reporting  
Program

COUNTY OF NAPA  
PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT  
1195 THIRD ST., SUITE 210  
NAPA, CA 94559  
(707) 253-4416

**Initial Study Checklist**  
(form updated October 2016)  
Revised per State CEQA Guidelines Section 15073.5[c][1]

1. **Project Title:** Gardiner Horse Facility, Use Permit P15-00394
2. **Property Owner/Project Sponsor Name and Address:** William and Deborah Gardiner, 1300 Industrial Road #21, San Carlos, CA, 94070
3. **Representative Name and Address:** John Stitt, Engineer, 1822 Blossom Drive, Antioch, CA, 94509, (707) 235-8193, john@stittengineering.com
4. **County Contact Person, Phone Number, and Email:** Emily Hedge; (707) 259-8226; [emily.hedge@countyofnapa.org](mailto:emily.hedge@countyofnapa.org)
5. **Project Location and Assessor's Parcel No. (APN):** The project is located on a 46-acre parcel on the northern intersection of James Creek Road and Butts Canyon Road, approximately 3.5 miles north of the town of Pope Valley. 2002 James Creek Road, Pope Valley. APN: 016-090-021
6. **General Plan Description:** Agriculture, Watershed and Open Space (AWOS) Designation
7. **Zoning:** Agricultural Watershed (AW)
8. **Background/Project History:**

The parcel is currently developed with a residence (recently converted barn), storage building (old blacksmith shop), tack barn (storage building), hay barn, mare hotel, four horse stalls, three loafing sheds, pavilion, round pen, and corral. The property owner boards their own horses and retired and rescued horses that they foster.

The site has historically had multiple code enforcement cases regarding construction work completed without building permits. The property owner is in the process of obtaining the necessary permits and resolving the cases.
9. **Description of Project:** Approval of a use permit to operate a commercial facility for the board and care of horses and fostering of retired and rescued horses to include:
  - a. The boarding of a maximum of 30 horses (property owner's horses, rescued horses, and horses boarded by outside owners)
  - b. Horse training and lessons for horse owners and visitors;
  - c. Use of the existing barn, mare hotel, stalls, loafing sheds, pavilion, round pen, and corral;
  - d. Trail riding on the property;
  - e. On-site composting, use, storage, and sale or give away manure, at a quantity under 1,000 cubic yards;
  - f. Installation of a fodder production unit (approximately 10'x20' storage container);
  - g. Construction of an accessible restroom in the existing hay barn or other existing building;
  - h. Installation of a new gravel driveway to the hay barn;
  - i. Use of 20 parking stalls;
  - j. Daily hours of operation: boarding 24 hours a day; employees 8:00 a.m. - sunset; non-residence boarder access 8:00 a.m. - sunset; training 9:00 a.m. - sunset;
  - k. Allow two full time workers and one trainer; and
  - l. Use of an existing well.
10. **Describe the environmental setting and surrounding land uses:**

The 46-acre parcel is located on the northern side of the intersection of James Creek Road and Butts Canyon Road, approximately 3.5 miles north of the town of Pope Valley. The property is accessed from a private gravel driveway at James Creek Road. The parcel is surrounded by rural lands with a few residences and vineyards. The nearest offsite residence is located approximately 150 feet to the south, across James Creek Road.

Existing development on-site includes a residence (recently converted barn), storage building (old blacksmith shop), tack barn (storage building), hay barn, mare hotel, four horse stalls, three loafing sheds, pavilion, round pen, and corral. There are two water storage tanks on the hillside north of the existing development, two wells, and a septic system. The area around the structures is grazed by horses.

Site topography includes a rocky ridge line, called Rattle Snake Ridge, to the north and an alluvial plain that forms the valley floor below. The site rises from approximately 700 feet in elevation, on the southern end near the intersection of Butts Canyon Road and James Creek Road, to 850 feet elevation on the ridge top to the north. The existing development is located at approximately 710 to 720 feet in elevation. The site soils consist of Bressa-Dibble complex (15 to 30 percent slopes) and Contra Costa gravelly loam (5 to 15 percent slopes).

The slopes and ridgelines of the site support blue oaks and an understory comprised of a dominant cover of non-native grasses. This area remains largely undeveloped and un-grazed or only lightly grazed. This ridgeline area is accessed with a dirt road leading to the water storage tanks and one of the wells. The lower elevations of the project site are dominated by valley oak trees with a non-native annual grassland understory. The existing development is concentrated on the lower, flat areas. The area is heavily grazed and otherwise disturbed. No trees are proposed to be removed.

Pope Creek is approximately 350 feet off the property's southern boundary line and flows from the northwest to the southeast where it eventually flows into Lake Berryessa. Pope Creek floods to the south away from the property. The site is on the high bank side of the valley floor, and the Creek's floodplain is south of the property. An unnamed blue line stream is located on the property north of the site, more than 450 feet down from the property's ridgeline. The site naturally drains in a southern pattern into County roadside ditches, into a minor tributary to Pope Creek, then into Lake Berryessa, approximately nine miles away. An ephemeral drainage conveys water from north to south through the project site, intersecting three seasonally wet ponds before the water exits the project site through a culvert underneath Butts Canyon Road.

11. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement). Discretionary approvals required by the County consist of a use permit. The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, and waste disposal permits.

**Responsible (R) and Trustee (T) Agencies**  
Department of Fish and Wildlife

**Other Agencies Contacted**

12. **Tribal Cultural Resources. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

Pursuant to Public Resources Code Section 21080.3.1, invitation for tribal consultation was completed. One response was received from the Yocha Dehe Wintun Nation dated July 12, 2016. Staff scheduled two site visits with tribal representatives in December 2016 and February 2017; representatives of the tribe did not attend either of the scheduled site visits. The consultation request was not pursued by the representatives.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

**ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:**

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

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION (MND) 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.

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Emily Hedge, Planner II  
County of Napa Planning, Building and Environmental Services Department

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Date

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

Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a visually appealing or otherwise important assembly of visual resources can be taken in. As generally described in the **Environmental Setting and Surrounding Land Uses** section above, the surrounding land uses include rural residential with some vineyards. The nearest offsite residence is located approximately 150 feet to the south across James Creek Road.

Existing development on-site includes a residence (recently converted barn), storage building (old blacksmith shop), tack barn (storage building), hay barn, mare hotel, four horse stalls, three loafing sheds, corral, round pen, and a horse pavilion. There are two water storage tanks on the hillside north of the existing development and two wells.

Proposed improvements include installation of one fodder container near the tack barn, a new restroom meeting California Building Code Title 24 Accessibility requirements in the existing hay barn, a new gravel driveway to the hay barn, and a new handicapped-accessible parking space outside the hay barn.

a-c. The proposed improvements are minor and would not substantially change the existing appearance of the site. Although Butts Canyon Road is a County designated Viewshed Road, none of the proposed improvements are located on slopes greater than 15 percent, and therefore, the project is not subject to the County's Viewshed Protection Program (County Code Chapter 18.106). The project would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources, or substantially degrade the visual quality of the site or its surroundings. Impacts would be less than significant.

d. Most of the existing ranch and horse boarding operations take place during the daytime hours. Daily hours of operation are proposed as follows: boarding 24 hours a day; employees 8:00 a.m.-sunset; non-residence boarder access 8:00 a.m.-sunset; and training 9:00 am-sunset.

The existing residence and tack barn have external lighting that is designed to be shielded downward. No lights are installed or proposed to be installed at the round pen. The barn lighting is controlled manually and is not on throughout the night. The property owner currently boards their horses on the property, and on occasion, lights have been used at night for the emergency care of horses. Occasional use of lighting at night for emergencies is expected to continue. The project is not expected to significantly increase nighttime lighting. Impacts would be less than significant.

Although the project is in an area that has a certain amount of existing nighttime lighting, the installation of new sources of lights, if they were to remain on past daylight hours, may affect nighttime views. Pursuant to standard Napa County conditions of approval, outdoor lighting will be required to be shielded and directed downwards, with only low-level lighting allowed in parking areas. As designed, and as subject to the standard conditions of approval, below, the project will not have a significant impact resulting from new sources of outside lighting.

6.3.a. **LIGHTING – PLAN SUBMITTAL**

*Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.*

6.3.b. LIGHTING – PLAN SUBMITTAL

All exterior lighting, including landscape lighting, shall be shielded and directed downward; located as low to the ground as possible; the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

4.8.a. GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS

All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES. <sup>1</sup> Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project proposes to continue existing ranch and horse boarding activities with the addition of commercial boarding and training.

- a. Based on GIS layer FMMP Farmlands (2012), the property has a mix of land designations. The majority of the hillside is designated as Grazing Land, the lower pasture is designated Farmland of Local Importance, and the developed area is designated Other Land. The primary uses in these areas will not change. The proposed project would not 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. There would be no impact.
- b. The project site is zoned Agricultural Watershed (AW). There is currently an agricultural contract on the property (Type H), which allows all uses that would be permitted in the zoning district. Napa County Code Section 18.20.030 provides that "horse boarding and/or training

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

stables" may be permitted within the AW district upon grant of a use permit. The proposed project does not conflict with the agricultural zoning and will not affect the current agricultural contract. There are no other changes included in this proposal that would result in the conversion of Farmland. There would be no impact.

- c/d. The proposed project will not conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. The property is zoned for agricultural and not forest or timberland use. There would be no impact.
- e. The proposed project does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. There would be no impact.

**Mitigation Measures:** None required.

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

**Discussion:**

a-c. The project site lies within the Napa Valley, which forms one of the climatologically distinct sub-regions (Napa County Sub region) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the Valley create a relatively high potential for air pollution.

On June 2, 2010, the Bay Area Air Quality Management District's Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. These Thresholds are designed to establish the level at which the District believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on the Air District's website and included in the Air District's updated CEQA Guidelines (updated May 2012).

On March 5, 2012, the Alameda County Superior Court issued a judgment finding that the Bay Area Air Quality Management District (Air District) had failed to comply with CEQA when it adopted the Thresholds. The court did not determine whether the Thresholds were valid on the merits, but found that the adoption of the Thresholds was a project under CEQA. The court issued a writ of mandate ordering the Air District to set aside the Thresholds and cease dissemination of them until the Air District had complied with CEQA. The Air District has appealed the Alameda County Superior Court's decision. The Court of Appeal of the State of California, First Appellate District, reversed the trial court's decision. The Court of Appeal's decision was appealed to the California Supreme Court, which granted limited review, and the matter is currently pending there.

In view of the trial court's order which remains in place pending final resolution of the case, the Air District is no longer recommending that the Thresholds be used as a generally applicable measure of a project's significant air quality impacts. Lead agencies will need to determine appropriate air quality thresholds of significance based on substantial evidence in the record. Although lead agencies may rely on the Air District's updated CEQA Guidelines (updated May 2012) for assistance in calculating air pollution emissions, obtaining information regarding the health impacts of air pollutants, and identifying potential mitigation measures, the Air District has been ordered to set aside the Thresholds and is no longer recommending that these Thresholds be used as a general measure of a project's significant air quality impacts. Lead agencies may continue to rely on the Air District's 1999 Thresholds of Significance and they may continue to make determinations regarding the significance of an individual project's air quality impacts based on the substantial evidence in the record for

that project. The Air District's 1999 CEQA Guidelines (p.24) states that projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and do not require further study.

The applicant estimates approximately 20 weekly trips for the two full time employees, six weekly trips for boarding horse owner visits, and 10 daily trips for the horse trainer and students. The trip estimate initially counted a round trip as one trip, so the calculations have been modified to count a round trip as two trips. The applicant prepared a frequency normalized daily count for the mentioned weekly trips with the addition of monthly, quarterly, and annual trips associated with the delivery of feed supplies, hay, and farrier and veterinarian supplies and visits. The trip generation for all non-resident trips totaled approximately fourteen daily trips. The forecasted daily trips is less than the number of trips generally associated with a single family residence (10 daily trips), and would be significantly below BAAQMD's recommended threshold of 2,000 vehicle trips per day. Given the relatively small number of vehicle trips generated by this project, compared to the size of the air basin, project related vehicle trips 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 the project area, to which the project would contribute, nor would the project result in any violations of any applicable air quality standards. As discussed above, the proposed vehicle trips associated with the project are well below the thresholds of significance. The proposed project would not significantly increase vehicle trips from the existing levels and would not result in a cumulatively considerable net increase in any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan.

- d. The project proposes to continue existing ranch and residential horse boarding activities with the addition of commercial boarding and training. The proposed project would allow an increase in the number of horses boarded on site and would permit activities that may increase visitation and result in additional traffic. The forecasted daily trips are less than the number of trips generally associated with a single family residence. Pollutant concentrations associated with the project would be less than significant. The proposed project would not include operational components that would expose sensitive receptors to substantial pollutant concentrations. To reduce impacts from dust, the property owner waters down areas, such as the arena, on an as-needed basis depending on the time of year and moisture of the soil.

In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project improvements. Site improvements and construction activities will be limited to installation of a fodder container, construction of a new bathroom within the existing barn, installation of an accessible parking space, and construction of a small driveway connection to the new parking space adjacent to the new bathroom. Earthmoving and construction emissions would have a temporary effect, consisting 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. Potential construction impacts would be temporary in nature and subject to standard conditions of approval from the Engineering Services Division as part of the grading permit or building permit.

The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts would not expose sensitive receptors to substantial pollutant concentrations and are considered less than significant:

*7.1 .c. AIR QUALITY*

*During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:*

- 1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.*
- 2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.*
- 3. Cover all haul trucks transporting soil, sand, or other loose material off-site.*
- 4. Remove all visible mud or dirt tracked onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
- 5. All vehicle speeds on unpaved roads shall be limited to 15 mph.*

6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ [http://www.arb.ca.gov/portable/perp/perpfaq\\_04-16-15.pdf](http://www.arb.ca.gov/portable/perp/perpfaq_04-16-15.pdf) or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

Furthermore, while earthmoving and construction on the site will generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified in Napa County's standard condition of approval relating to dust:

**7.1.B. DUST CONTROL**

*Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.*

- e. While the Air District defines public exposure to offensive odors as a potentially significant impact, agricultural uses are the primary use in the zoning district and related agricultural odors are expected. The ranch and residential horse boarding operations, and odors associated with the agricultural uses, are existing. The project includes continued composting of manure for use on-site. The current annual quantity is less than the State threshold of 1,000 cubic yards, and therefore no State inspection is required. The proposed project would allow an increase in the number of horses boarded on site, and could therefore result in additional manure composting. The composting quantity will remain under 1,000 cubic yards. The proposed manure composting management area would be located on the hillside approximately 500 north of the hay barn and approximately 1,000 feet from the nearest offsite residence. The owner shall continue with existing manure composting methods that incorporate the key elements described in the Hydrology Analysis (Stitt Engineering, September 16, 2015). The composted manure would continue to be spread on the hillside northwest of the barn, on the eastern pasture, and in the loafing sheds.

Construction-phase pollutants will be reduced to a less than significant level by the above-noted standard condition of approval. Agricultural odors are not expected to increase significantly as a result of the proposed project. The project will not create pollutant concentrations or objectionable odors affecting a substantial number of people. The impact would be less than significant.

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV.	<b>BIOLOGICAL RESOURCES.</b> 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 type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

The project site is zoned AW. Napa County Code Section 18.20.030 provides that "horse boarding and/or training stables" may be permitted within the AW district upon grant of a use permit. The 46-acre parcel is currently used for ranch, personal horse boarding activities, and residential uses.

A biological resource analysis was prepared by Monk & Associates, Inc. (September 14, 2015, Monk & Associates), to identify potentially significant impacts that could occur to sensitive biological resources from the proposed project. The proposed project would continue to only use the existing disturbed and already heavily impacted areas. Although construction and site development will be limited, the analysis concluded that ground disturbance may result in potentially significant impacts to nesting birds and bats, and therefore included mitigation measures that, when implemented, would reduce impacts to less than significant.

- a. According to the California Native Plant Society (CNPS) and the California Department of Fish and Wildlife (CDFW) Natural Diversity Database, RareFind application (CNDDDB), a total of 21 special-status plant species are known to occur within five miles of the project site. No special-status plants have been mapped on the project site.

The areas that would be impacted by the proposed project are already grazed by horses and disturbed. Impact areas will not be expanded by the proposed project, but uses may change in already heavily impacted areas. Appropriately timed, special-status plant surveys were conducted and no federally listed plants were identified. No suitable habitat for federally listed plant species occurs in the potential impact areas. No project-related impacts to special-status plant species should occur from project implementation.

A search of the CNDDDB found nine special-status animal species occurring within five miles of the project site. No special-status animal has been mapped on or adjacent to the project site. Focused surveys were conducted for four species for which it was determined that the site provides "suitable habitat" or based on the elevated regional concern for the species. The surveys concluded that the species are absent from the project site; thus, no impacts are expected.

California Red-Legged Frog – The analysis concludes that the California red-legged frog does not occur on or within a zone of influence of the project site. Thus, impacts to California red-legged frogs are regarded as less than significant, and no mitigation is warranted.

Purple Martin – The closest purple martin CNDDDB record is located approximately 4.6 miles south of the project. Oak woodland trees on site provide a potential nesting site. High levels of disturbance around the manmade structures on the project site likely preclude use of such structures by nesting purple martins. Regardless, nesting bird surveys should be conducted prior to project renovations/construction to determine if this species could be impacted by project activities. Impacts are potentially significant. See Mitigation Measure BIO-1.

Townsend's Big-Eared Bat – The existing building and trees onsite, although unlikely, may provide roosting and/or maternity habitat for the Townsend big eared bat. Surveys were conducted on March 12, 2015 and no bats or evidence of bat occupation in any structure, or in any tree cavity was found. As bats are highly mobile species, avoidance mitigation is proposed in order to avoid impacts to roosting bats. See Mitigation Measure BIO-3. Recommended avoidance measure will prevent impacts to this species and accordingly, impacts will be less than significant.

Pallid Bat – The closest CNDDDB record is located approximately 2.9 miles south of the project. The existing building and trees onsite, although unlikely, may provide roosting and/or maternity habitat for the pallid bat. Surveys were conducted on March 12, 2015 and no bats or evidence of bat occupation in any structure, or in any tree cavity was found. As bats are highly mobile species, avoidance mitigation is proposed in order to avoid impacts to roosting bats. See Mitigation Measure BIO-3. Recommended avoidance measure will prevent impacts to this species and accordingly, impacts will be less than significant.

The site provides potential nesting habitat for raptors and passerine birds. A pair of red shouldered hawks was observed nesting on the project site in March 2015 (Monk & Associates). No tree removal is proposed as part of this project. If tree removal becomes necessary the incorporation of mitigation measures will reduce potential impacts to nesting birds to less than significant. See Mitigation Measure BIO-1 and BIO-2.

- b-c. There are no blue-line streams on the property and no riparian habitat that would be affected by this project. According to the Napa County Environmental Resource Maps (based on the layers – Hydrology: Wetlands and Vernal Pools and Hydrology: Wetlands [NWI]) there are no wetlands on the property. The project biologist identified a seasonally wet drainage channel running through the project site. According to the biological resource analysis, no sensitive natural communities have been identified on the property. The proposed project will not affect the drainage or the mixed oak woodlands onsite; these are the only native plant habitats onsite. The project will not affect the site drainage and therefore will not impact any wetlands or sensitive habitats on adjacent properties.

The biological resource analysis recommends that the manure composting area, proposed development, and the dispersal of the manure maintain a distance of 50 feet from the drainage to protect water quality. The addition of an earthen berm around the compost area will define the area and maintain the recommended setback from the seasonal drainage swale and seasonal wetlands. The owner shall continue with existing manure composting methods that incorporate the key elements described in the Hydrology Analysis (Stitt Engineering, September 16, 2015). Consistent with the recommendations of the project biologist, composted manure should not be spread within 50 feet of any identified water course on the property in order to prevent contamination. See Mitigation Measure HWQ-1. Recommended avoidance measure will prevent impacts to water quality and accordingly, impacts will be less than significant.

- d. The proposed project will not affect the three major, regional north-south wildlife movement routes identified in the Napa County Baseline Data Report (Monk & Associates). The project site provides no known significant or regional movement corridor for fish species or terrestrial wildlife. Due to limited site improvements and new development, the proposed project is not expected to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridor, or impede the use of native wildlife nursery sites.

- e/f. This project would not interfere with any ordinances protecting biological resources. There are no tree preservation ordinances in effect in the County. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan. The project does not conflict with any County ordinance or requirement to preserve existing trees, and therefore has no impact.

#### Mitigation Measures:

- BIO-1: Nesting Passerine Birds – Prior to any construction activities occurring between March 1 and September 1, a qualified biologist shall conduct a preconstruction nesting bird survey. The nesting survey(s) shall cover the proposed construction site/area of disturbance and a zone of influence including those areas adjacent to the construction site/area of disturbance where birds could be disturbed by earth-moving vibrations or construction noise.

If project site disturbance associated with the project would commence between March 1 and August 31st, the nesting surveys shall be completed 15 days prior to commencing with the work. If common (that is, not special-status) birds for example, California towhee, western scrub jay, or Nuttall's woodpeckers are identified nesting on or adjacent to the project site, a non-disturbance buffer of 75 feet shall be established or as otherwise prescribed by a qualified ornithologist based on the nesting birds' response and acclimation to existing noise/disturbance. For special-status passerine bird species, for example, the purple martin, the nesting buffer shall be 100 feet or as otherwise prescribed by a qualified ornithologist. The buffer shall be demarcated with orange construction fencing. Disturbance around an active nest shall be postponed until it is determined by a qualified ornithologist that the young have fledged and have attained sufficient flight skills to leave the area.

Typically, most passerine birds in the region of the project site are expected to complete nesting by August 1st. However, many species can complete nesting by the end of June or in early to mid-July. Regardless, nesting buffers shall be maintained until August 1st unless a qualified ornithologist determines that young have fledged and are independent of their nests at an earlier date. If buffers are removed prior to August 1st, the qualified biologist conducting the nesting surveys shall prepare a report that provides details about the nesting outcome and the removal of buffers. This report shall be submitted to the Napa County Planning Department prior to the time that buffers are removed if the date is before August 1st.

**Monitoring:** Prior to commencement of construction, the applicant shall submit to the Planning Division documentation of completion of a pre-construction survey.

- BIO-2. Nesting Raptors - Prior to commencement of construction or demolition activities, that would occur between February 1 and August 31, a nesting survey shall be conducted by a qualified biologist. If nesting raptors are identified during the surveys a 300-

foot radius around the nest tree or ground-nesting location shall be staked with bright orange construction fencing. If the tree or ground nest is located off the project site, then the buffer shall be demarcated per above where the buffer occurs on the project site. The size of the buffer may be altered if a qualified raptor biologist conducts: 1) an analysis of geographic barriers between the nest and the project site and believes that the nesting attempt will not be affected by the proposed project activities or 2) behavioral observations determines the nesting raptors are acclimated to human disturbance at a level and to a degree that proposed activities at the project site would not be expected to impact the nesting outcome. If a modified buffer is prescribed by the raptor biologist it shall allow sufficient buffer to prevent undue disturbance/harassment to the nesting raptors. No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified raptor biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones or that the nesting cycle is otherwise complete. This typically occurs by July 15th for smaller raptors and by August 1st for larger raptors. Nesting date may be completed earlier or later, and as determined by the qualified raptor biologist. If a qualified biologist is not hired to watch the nesting raptors then nest protection buffers shall be maintained in place through the month of August. Work within the buffer can commence September 1st.

**Monitoring:** Prior to commencement of construction or demolition activities (between February 1 and August 31) the applicant shall submit to the Planning Division documentation of completion of a pre-construction survey.

BIO-3. Bats – Prior to commencement of removal of trees or building demolition, a qualified biologist shall survey trees and buildings that would be impacted by the project. Surveys shall occur no fewer than 15 days prior to commencing work. All bat surveys shall be conducted by a biologist with experience surveying for bats. If no special-status bats are found during the surveys, then there would be no further regard for special-status bat species.

If special-status bat species are found roosting on the project site, the biologist shall determine if there are young bats present (i.e., the biologist shall determine if there are maternal roosts). If young are found roosting in any tree or building that will be impacted by the project, such impacts shall be avoided until the young are flying free and are feeding on their own. A non-disturbance buffer fenced with orange construction fencing shall also be established around the maternity site. The size of the buffer zone shall be determined by a qualified bat biologist at the time of the surveys.

~~If adults are found roosting in a tree or building on the project site, but no maternal sites are found, then the adult bats can be flushed or a one way eviction door can be placed over the tree cavity (or building access opening) for a 48 hour period prior to the time the tree or building in question would be removed or disturbed. No other mitigation compensation shall be required.~~

If adults are found roosting in a tree or building on the project site, incorporate a two-step tree removal method to be conducted over two consecutive days. On day one, creates noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery). The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed, to not return to the roost that night. The remainder of the tree shall be removed on day two. Removal of trees containing suitable potential bat roosting habitat in the form of crevices, cavities, or exfoliating bark, as with exclusion/eviction from buildings, must be conducted only during seasonal periods of bat activity, and under supervision of a qualified biologist.

**Monitoring:** Prior to commencement of removal of trees or building demolition, the applicant shall submit to the Planning Division documentation of completion of a bat survey.

	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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-c. The project proposes to continue existing ranch and horse boarding activities with the addition of commercial boarding and training. The lower elevations of the project site have been developed by construction of the residential and agricultural structures. The surrounding flat areas have been heavily grazed and disturbed by ranch activities. The slopes and ridgelines of the site remain largely undeveloped and un-grazed or only lightly grazed; no development is proposed in these areas. Site improvements and construction activities will be limited to installation of a fodder container, construction of a new bathroom within the existing barn, installation of an accessible parking space, and construction of a small driveway connection to the new parking space adjacent to the new bathroom.

According to the Napa County Environmental Resource Maps (based on the following layers – Cultural Resources: Historical sites, Historical Sites – Lines, Arch sensitive areas, Arch sites, Arch surveys) no historical or paleontological resources, sites or unique geological features, or archaeological resources have been identified on the property.

The proposed improvements would take place in close proximity to the existing developed and disturbed areas; therefore, it is unlikely that cultural resources would be present at the proposed site. However, if resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval:

7.2 ARCHEOLOGICAL FINDING

*In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.*

*If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.*

With incorporation of the standard condition of approval, the project will have a less than significant impact on cultural resources.

d. No human remains have been encountered on the property, 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 condition of approval noted above and impacts would be less than significant.

**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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 creating substantial risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	<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:

Existing development on-site includes a residence (recently converted barn), storage building (old blacksmith shop), tack barn (storage building), hay barn, mare hotel, four horse stalls, three loafing sheds, corral, round pen, and a horse pavilion. There are two water storage tanks on the hillside and two wells.

Site topography includes a rocky ridge line, called Rattle Snake Ridge, to the north and an alluvial plain that forms the valley floor below. The site rises from approximately 700 feet in elevation, on the southern end near the intersection of Butts Canyon Road and James Creek Road, to 850 feet elevation on the ridge top to the north.

a.

- i.) According to the Napa County Environmental Resource Maps (based on the layer – Faults & Earthquakes), 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 associated with the project would 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. According to the Napa County Environmental Resource Maps (based on the following layer – Liquefaction) the property is in an area generally subject to a “low” and “very low” tendency to liquefy. All proposed improvements will be required to comply with all the latest building standards and codes at the time of construction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in result in less than significant impacts.
- iv.) According to the Napa County Environmental Resource Maps (based on the following layer – Landslides line, polygon, and geology layers), there are no landslide deposits on the property.

b.

There are minimal site improvements associated with the proposed project. All improvements would require incorporation of best management practices and would be subject to the Napa County Stormwater Ordinance, which addresses sediment and erosion control measures and dust control, as applicable. Potential impacts would be less than significant.

c/d.

According to the Napa County Environmental Resource Maps (based on the following layers – Surficial Deposits, Geology), the property is underlain by Late Pleistocene alluvium on the flat area and hillside and Pre-Quaternary deposits and bedrock on the ridge. Based on the Napa County Environmental Sensitivity Maps (layer – liquefaction) the property is in an area generally subject to a “low” and “very low” tendency to liquefy. The proposed project would not 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. Potential impacts would be less than significant.

The site soils consist of Bressa-Dibble complex (15 to 30 percent slopes) and Contra Costa gravelly loam (5 to 15 percent slopes). According to the Soil Survey of Napa County, California (1978), the soil types on site are not defined as soil having an expansive index greater than 20. The proposed project would not be located on expansive soil creating substantial risks to life or property. Potential impacts would be less than significant.

All proposed construction would be required to comply with all the latest building standards and codes at the time of construction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in less than significant impacts.

- e. There is a septic system installed on site that serves the existing residence and ranch operations. The Division of Environmental Health has reviewed the application and determined that the existing sanitary wastewater system is adequate to support the increase in wastewater resulting from the proposed project. The project does not include any modification to the existing wastewater system. Any future improvements to the septic system must be completed under a permit issued by the Environment Health Division. Potential impacts would be less than significant. No information has been encountered that would indicate a substantial impact to water quality.

**Mitigation Measures:** None required.

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

**Discussion:**

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012 a Draft CAP<sup>2</sup> (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the proposed CAP. In addition to reducing Napa County's GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for development of a local offset program. While the BOS acknowledged the plan's objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for establishment of a cost-effective local offset program. The Board also requested that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016, the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: *2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016*<sup>3</sup>. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. A draft CAP was circulated for public comment in February 2017. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or <http://www.countyofnapa.org/CAP/>.

- a/b. Overall increases in Greenhouse Gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and

<sup>2</sup> County of Napa, March 2012, Napa County Draft Climate Action Plan, Prepared by ICF International. Sacramento, CA

<sup>3</sup> Supersedes February 2, 2016, version.

unavoidable in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan.

Consistent with these General Plan action items, Napa County participated in the development of a community-wide GHG emissions inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

During our ongoing planning effort, the County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy **CON-65(e)**. (Note: Pursuant to State CEQA Guidelines Section 15183, because this initial study assesses a project that is consistent with an adopted General Plan for which an environmental impact report (EIR) was prepared, it appropriately focuses on impacts which are "peculiar to the project," rather than the cumulative impacts previously assessed.) For the purposes of this analysis potential GHG emissions associated with 'construction' of site improvements and with 'ongoing' commercial horse boarding and training operations have been discussed.

GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide, methane, ozone, and the fluorocarbons, that contribute to climate change (a widely accepted theory/science explain human effects on the atmosphere). Carbon Dioxide (CO<sub>2</sub>) gas, the principal greenhouse gas (GHG) being emitted by human activities, and whose concentration in the atmosphere is most affected by human activity, also serves as the reference gas to compare other greenhouse gases. Agricultural sources of carbon emissions include forest clearing, land-use changes, biomass burning, and farm equipment and management activity emissions ([http://www.climatechange.ca.gov/glossary/letter\\_c.html](http://www.climatechange.ca.gov/glossary/letter_c.html)). Equivalent Carbon Dioxide (CO<sub>2</sub>e) is the most commonly reported type of GHG emission and a way to get one number that approximates total emissions from all the different gasses that contribute to GHG (BAAQMD CEQA Air Quality Guidelines, May 2012). In this case, carbon dioxide (CO<sub>2</sub>) is used as the reference molecule to obtain atmospheric carbon CO<sub>2</sub> effects of GHG. Carbon stocks are converted to carbon dioxide equivalents (CO<sub>2</sub>e) by multiplying the carbon total by 44/12 (or 3.67), which is the ratio of the atomic mass of a carbon dioxide molecule to the atomic mass of a carbon atom (<http://www.nciasi2.org/COLE/index.html>).

One time "Construction Emissions" associated with the project includes: i) emissions associated with the energy used to develop and prepare the project area for the new structures and/or associated infrastructure, including construction equipment and worker vehicle trips (hereinafter referred to as Equipment Emissions). These emissions also include underground carbon stocks (or Soil carbon) associated with existing vegetation that is to be removed. However, with this project there will be no vegetation removal since new construction is within an existing building and site improvements are within existing disturbed areas.

In addition to the one time Construction Emissions, "Operational Emissions" of the horse boarding and training facility are also considered and include: i) any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project compared to a "no project" scenario (hereinafter referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the facility, including vehicle trips associated with employee, horse owner visitation, workers, trainers, and students (hereinafter referred to as Operational Emissions). Operational Emissions from the proposed facility would be the primary source of emissions over the long-term when compared to one time construction emissions.

The applicant estimates approximately 20 weekly trips for the full time employees, six weekly trips for boarding horse owner visits, and 10 daily trips for the horse trainer and students. The trip estimate initially counted a round trip as one trip, so the calculations have been modified to count a round trip as two trips. The applicant prepared a frequency normalized daily count for the mentioned weekly trips with the addition of monthly, quarterly, and annual trips associated with the delivery of feed supplies, hay, and farrier and veterinarian supplies and visits. The trip generation for all non-resident trips totaled approximately fourteen daily trips. As explained in the Air Quality discussion of this initial study the Air District's 1999 CEQA Guidelines (p.24) states that projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and do not require further study. The forecasted daily trips is less than the number of trips generally associated with a single family residence and would be significantly below BAAQMD's recommended threshold of 2,000 vehicle trips per day.

There is limited grading and site development, no proposed tree removal, and slight changes in the activities onsite. The increase in emissions anticipated as a result of the project would be minor. The project is in compliance with the County's efforts to reduce emissions. Accordingly, the project's impacts would be less than significant.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. <b>HAZARDS AND HAZARDOUS MATERIALS.</b> 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in agricultural operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage, or transportation of greater the 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use.

During construction of the project some hazardous materials, such as building coatings/adhesives/etc., will be utilized. There are no foreseeable reasons the project would result in the release of hazardous materials into the environment. Given the quantities of hazardous materials and the limited duration, they will result in a less-than-significant impact.

c. There are no schools located within one-quarter mile from the proposed project site. No impacts would occur.

d. The project site is not on any known list of hazardous materials sites. No impacts would occur.

e. The project site is not located within two miles of any public airport. No impacts would occur.

f. The project site is not located within the vicinity of any private airports. No impacts would occur.

g. The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan. No impacts would occur.

- h. According to the Napa County Environmental Resource Maps (based on the layer – Fire hazard severity zones) the lower portion of the property is denoted as a Moderate fire hazard severity and the hillside portion of the property is denoted as Very High severity. Existing development on the property is located on the lower portion of the property, and the hillsides are utilized for grazing which can help reduce fireloads. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. Impacts would be less than significant.

**Mitigation Measures:** None required.

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

Discussion:

On January 14, 2014, Governor Jerry Brown declared a drought emergency in the state of California. That declaration was followed up on April 1, 2015, when the Governor directed the State Water Resources Control Board to implement mandatory water reductions in cities and town across California to reduce water usage by 25 percent. These water restrictions do not apply to agricultural users. However, on April 7, 2017, Governor Jerry Brown signed an executive order lifting California's drought emergency in all but four counties (Fresno, Kings, Tulare, and Tuolumne). The County of Napa had not adopted or implemented any additional mandatory water use restrictions. The County requires all Use Permit applicants to complete necessary water analyses in order to document that sufficient water supplies are

available for the proposed project and to implement water saving measures to prepare for periods of limited water supply and to conserve limited groundwater resources.

On June 28, 2011, the Board of Supervisors approved creation of a Groundwater Resources Advisory Committee (GRAC). The GRAC's purpose was to assist County staff and technical consultants with recommendations regarding groundwater, including data collection, monitoring, well pump test protocols, management objectives, and community support. The County completed a county-wide assessment of groundwater resources (Napa County Groundwater Conditions and Groundwater Monitoring Recommendations Report (Feb. 2011) and developed a groundwater monitoring program (Napa County Groundwater Monitoring Plan 2013 (Jan. 2013). The County also completed a 2013 Updated Hydrogeologic Conceptualization and Characterization of Groundwater Conditions (Jan. 2013).

In general, recent studies have found that groundwater levels in the Napa Valley Floor exhibit stable long-term trends with a shallow depth to water. Historical trends in the Milliken-Sarco-Tuluca (MST) area, however, have shown increasing depths to groundwater, but recent stabilization in many locations. Groundwater availability, recharge, storage and yield is not consistent across the County. More is known about the resource where historical data have been collected. Less is known in areas with limited data or unknown geology. In order to fill existing data gaps and to provide a better understanding of groundwater resources in the County, the Napa County Groundwater Monitoring Plan recommended 18 Areas of Interest for additional groundwater level and water quality monitoring. Through the well owner and public outreach efforts of the GRAC, approximately 40 new wells have been added to the monitoring program within these areas. Groundwater Sustainability Objectives were recommended by the GRAC and adopted by the Board of Supervisors. The recommendations included the goal of developing sustainability objectives, provided a definition, explained the shared responsibility for Groundwater Sustainability and the important role monitoring as a means to achieving groundwater sustainability.

In 2009, Napa County began a comprehensive study of its groundwater resources to meet identified action items in the County's 2008 General Plan update. The study, by Luhdorff and Scalmanini Consulting Engineers (LSCE), emphasized developing a sound understanding of groundwater conditions and implementing an expanded groundwater monitoring and data management program as a foundation for integrated water resources planning and dissemination of water resources information. The 2011 baseline study by LSCE, which included over 600 wells and data going back over 50 years, concluded that "the groundwater levels in Napa County are stable, except for portions of the MST district". Most wells elsewhere within the Napa Valley Floor with a sufficient record indicate that groundwater levels are more affected by climatic conditions, are within historical levels, and seem to recover from dry periods during subsequent wet or normal periods. The LSCE Study also concluded that, on a regional scale, there appear to be no current groundwater quality issues except north of Calistoga (mostly naturally occurring boron and trace metals) and in the Carneros region (mostly salinity).

Minimum thresholds for water use have been established by the Napa County Department of Public Works, using reports by the United States Geological Survey (USGS) and the studies prepared by LSCE. These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold is assumed not to have a significant effect on groundwater levels.

- a. & f. The proposed project is not expected to violate any water quality standards or waste discharge requirements. There is a septic system installed on site that serves the existing residence and ranch operations. The Division of Environmental Health has reviewed the application and determined that the existing sanitary wastewater system is adequate to support the increase in wastewater resulting from the proposed project. The project does not include any modification to the existing wastewater system. Any future improvements to the septic system must be completed under a permit issued by the division. No information has been encountered that would indicate a substantial impact to water quality. Potential impacts would be less than significant.

There are no blue-line streams on the property and based on staff observation the drainages do not meet the County definition of a "stream" due to lack of a well-defined channel (County Code Section 18.108.030). Therefore a development setback from the drainages is not required. Any earth disturbing activities will be subject to the County's Stormwater Ordinance which complies with State requirements and would include measures to prevent erosion, sediment, and waste materials from entering waterways, both during and after any construction activities. By following the above mentioned measures the project does not have the potential to significantly impact water quality and discharge standards.

The project includes continued composting of manure for use on-site. According to the Hydrology Analysis, horse manure in a pasture or pen is a potential problem if the waste is not properly managed and recycled or disposed of safely. It can increase bacteria count in downstream drainages, also can encourage disease in horses and create habitat for infectious vectors, such as the common house fly. Therefore, horse owners should continue to practice good sanitation methods by disposing of urine and manure contaminated bedding (straw) and soil that may contain contagions from an occasionally sick horse, and collect manure from the pastures. Since disease organisms live in the soil, however, it is impossible to get rid the potential for disease completely, therefore the approach this property owner takes is to keep the pens and pastures clean daily of manure and then compost to decontaminate. This cycle is considered by the State of California as a green and sustainable ranch management method (Stitt Engineering, September 2015). The current annual

quantity is less than the State threshold of 1,000 cubic yards, and therefore no State inspection is required. The proposed project would allow an increase in the number of horses boarded on site and could therefore result in additional manure composting, but the composting quantity will remain under the State annual threshold of 1,000 cubic yards.

The proposed manure composting management area would be located on the hillside approximately 500 north of the hay barn and approximately 75 feet from the closest portion of the drainage. The composed manure would continue to be spread on the flat area northwest of the barn, on the eastern pasture, and in the loafing sheds. The biological resource analysis recommends that the manure composting area, proposed development, and the dispersal of the manure maintain a distance of 50 feet from the drainage to protect water quality. The addition of an earthen berm around the compost area will define the area and maintain the recommended setback from the on-site drainage swale and seasonal wetlands. The owner shall continue with existing manure composting methods that incorporate the key elements described in the Hydrology Analysis (Stitt Engineering, September 16, 2015). Consistent with the recommendations of the project biologist, composted manure should not be spread within 50 feet of any identified water course on the property in order to prevent contamination. See Mitigation Measure HWQ-1. The recommended avoidance measure will prevent impacts to water quality and accordingly, impacts will be less than significant.

- b. The project is located in an area denoted as "All Other Areas" as described in the Napa County Water Availability Analysis, requiring a Tier 1 and Tier 2 analysis. In order to determine the estimated water use of the existing development, proposed project, and the water availability, Stitt Engineering prepared three documents: Water Use Analysis – Revised May 11, 2017; Hydrology Analysis – September 16, 2015; and Water Availability Analysis – March 22, 2016.

Current water uses on the property include the residence, landscaping and residential garden, existing residential horse boarding and ranch operations. Additional proposed uses include fodder production, increased number of horses, and domestic water use for employees, trainers, horse owner visitation, and students. Based on wastewater design flow estimates, water usage associated with horse owner visitation, workers, trainers, and students is approximately 80 gallons a day, totaling 0.09 acre-feet a year. Estimated water use for the fodder production container is approximately 0.38 acre-feet per year. Existing water usage for the horses was estimated at 12 horses based on the property manager's count of the number of horses the property owner currently has on-site. Estimated water use for additional horses to total the 30 maximum that would be permitted was estimated at 1.8 acre-feet per year. The additional water use is estimated at approximately 2.3 acre-feet per year, totaling estimated water use for the existing uses and proposed boarding operation at of 5.5 acre-feet per year. See the table below for a summary of existing and proposed water uses.

Tests by a local commercial well inspector show that even during recent drought conditions, the well is still viable and returning sufficient water for the facility and domestic uses.

Use	Existing or Proposed	Gallons	Gallons	Acre-foot
		Daily	Annual	Annual
House	e	450	164,250	0.5
Landscaping	e	171	62,462	0.17
Pasture Irrigation	e	21,784	413,903	1.27
Fire Water	e	41	15,000	0.04
Horses - 12 (currently on site)	e	1,080	394,200	1.21
<b>Existing Total</b>		<b>23,526</b>	<b>1,049,815</b>	<b>3.2</b>
Horses - 18 (increase total to a maximum of 30)	p	1,620	591,300	1.8
Fodder Production	p	335	122,275	0.38
Public Toilet (18 uses/day)	p	80	29,200	0.09
<b>Proposed Increase</b>		<b>2,035</b>	<b>742,775</b>	<b>2.3</b>
<b>Total with Project</b>		<b>25,561</b>	<b>1,792,590</b>	<b>5.5</b>

### Tier 1 Analysis and Tier 2 Analysis

The project would create an increase of 2.3 acre-feet per year for a total usage estimate of 5.5 acre-feet per year. The source of water is one on-site well. A well test was performed on the main well and results showed the capacity for the well at 21.5 gallons per minute. The ponds on James Creek Parcels are seasonal and fed by natural runoff. The ponds were not part of the water availability calculation. According to Napa County environmental resource mapping (*Water Deficient Areas/Storage Areas*), the project site is not located within a water deficient area and the County is not aware of, nor has it received any reports of groundwater deficiencies in the area.

The Water Use Analysis prepared a groundwater recharge calculation based on the local precipitation, local evaporation transpiration, change in soil water storage, and run-off. The calculation totaled 7.4 inches per year. Over the 46-acre parcel, the calculation results in 28 acre-feet per year. The estimated total water usage is less than the calculated parcel recharge rate; therefore the project complies with the Napa County Water Availability Analysis requirements. There are no wells located within 500 feet of the project well; therefore a Tier 3 analysis is not required.

The proposed project would not result in a substantial increase in the demand of ground water supplies or interfere with groundwater recharge or lowering of the local groundwater level. Potential impacts from the project would be less than significant.

- c-e. The project proposal will not substantially alter any drainage patterns on site or cause an increase in erosion on or off site. The project activities will take place in existing facilities and on already disturbed land. Limited construction will minimize new impervious surfaces. No part of the project will contribute to runoff water which would substantially alter drainage patterns or cause any increase of sediments on-site or off-site.

Any earth disturbing activities will be subject to the County's Stormwater Ordinance which would include measures to prevent erosion, sediment, and waste materials from entering waterways both during and after any construction activities. Given the County's Best Management Practices, which comply with RWQCB requirements, the project does not have the potential to significantly impact water quality and discharge standards. Potential impacts would be less than significant.

- g-i. According to the Napa County Environmental Resource Maps (based on the following layer – Flood Zones) the property is located outside of the flood hazard zone in an area of minimal flooding hazard. The property is not within a dam levee inundation area (based on the following layer – Dam Levee Inundation). No development associated with the facility would impede or redirect flood flows or expose structures or people to flooding. Potential impacts from the project would be less than significant.

- j. In coming years, higher global temperatures are expected to raise sea level by expanding ocean water, melting mountain glaciers and small ice caps, and causing portions of Greenland and the Antarctic ice sheets to melt. The Intergovernmental panel on Climate change estimates that the global average sea level will rise between 0.6 and 2 feet over the next century (IPCC, 2007).

The lowest portion of the property is situated at approximately 700 feet above mean sea level. There is no known history of landslides or mud flow on the property. The project will not subject people or structures to a significant risk of inundation by tsunamis, seiche, or mudflows.

### Mitigation Measures:

- HWQ-1: In order to prevent contamination of potential Waters of the State (drainage swale and seasonal wetlands) that might occur as a result of placement of composted manure in the onsite pastures, the permittee shall place composted manure on the flat areas of the property and shall avoid placement of composted manure on the hillside within 50 feet of the drainage swale and seasonal wetlands.

**Monitoring:** Prior to any on-site land preparation or construction, the applicant shall submit project improvement plans to the Planning Division. The plans shall show all water courses (drainage and seasonal wetlands) and all proposed on-site civil improvements, including but not limited to the excavation, fill, general grading, drainage, surface drainage, storm drainage, and process wastewater conveyance (Patrick Ryan, Engineering Division Approval Memorandum dated April 28, 2016). The plans shall be prepared by a registered civil engineer, which will be reviewed and approved by the Napa County PBES Department Engineering and Planning Divisions.

The plans shall also indicate the areas where composted manure may be spread. The plans shall include designs or avoidance measures that demonstrate that the applicant will maintain the minimum 50 foot setback from the water courses to ensure that composted manure and associated runoff will not enter the water courses. The applicant shall submit a maintenance program for continued compliance.

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

Discussion:

a. The proposed project is located in an area dominated by agricultural uses and rural residences. As an establishment engaged in the boarding of retired and rescued domestic animals, the project is complementary to the ongoing agricultural use in the area. This project will not divide an established community. No impacts would occur.

b/c. The project site is zoned Agricultural Watershed (AW), which allows horse boarding and/or training stables upon grant of a use permit. The proposed project is compliant with the use limitations of the Napa County Zoning Ordinance.

The property's General Plan land use designation is Agriculture, Watershed and Open Space (AWOS), which allow "agriculture, processing of agricultural products, and single-family dwellings." Agricultural Preservation and Land Use Goal AG/LU-1 of the 2008 General Plan states that the County shall, "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." Policy AG/LU-2 defines agriculture as "the raising of crops, trees and livestock," also including agricultural product processing and farm management uses. The project would facilitate the fostering of retired and rescued domesticated livestock (horses) and is therefore consistent with the continuation of agriculture as a dominant land use within the county, as envisioned in the Napa County General Plan. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property. No impacts would occur.

**Mitigation Measures:** None required.

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

Discussion:

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

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. <b>NOISE.</b> 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 limited project construction. 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. The nearest offsite residence is located approximately 150 feet to the south across James Creek Road. Given the proximity to the residential neighbors, there is a relatively low potential for impacts related to construction noise to result in a significant impact. Furthermore, construction activities would be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project will not result in long-term significant construction noise impacts. The standard noise condition of approval applied to use permits is as follows:

7.3. CONSTRUCTION NOISE

*"Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities only shall occur daily between the hours of 8:00 to 5:00."*

The proposed construction should not result in the generation of excessive groundborne vibrations or ground born noise levels greater than those created by general farm plowing activities. The proposed project will not result in long-term significant construction noise impacts.

c/d. Community noise is commonly described in terms of the "ambient" noise level which is defined as the all-encompassing noise level associated with a given noise environment. The proposed project is located in an area dominated by agricultural uses and rural residences. Audibility of a new noise source and/or increase in noise levels within recognized acceptable limits are not usually considered to be significant noise impacts, but these concerns should be addressed and considered in the planning and environmental review processes. The primary on-site activity of horse boarding would continue; any increases in noise levels would generally be limited to people visiting their horses and attending training sessions. The main parking lot would be located to the northeast of the existing tack barn, approximately 250 feet from the closest off-site residence. Additional parking would be approximately 500 feet from the closest off-site residence. Daily hours of operation would be comprised of boarding 24 hours a day; employees 8:00 a.m.- sunset; non-residence boarder access 8:00 a.m.-sunset; training 9:00 am- sunset; with project-related activity starting after and ending well before the noise-sensitive nighttime hours (10:00 p.m. to 7:00 a.m.) identified in Napa County Code sections 8.16.060 and 8.16.070. The proposed project

would not result in long-term significant permanent noise impacts. Potential impacts would be less than significant. A standard noise condition of approval applied to Use Permits is as follows.

4.2 **AMPLIFIED MUSIC**

*There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.*

- 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. No impacts would occur.

**Mitigation Measures:** None required.

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

**Discussion:**

- a. The Association of Bay Area Governments' *Projections 2003* figures indicate that the total population of Napa County is projected to increase some 23 percent by the year 2030 (*Napa County Baseline Data Report*, November 30, 2005). Additionally, the County's *Baseline Data Report* indicates that total housing units currently programmed in county and municipal housing elements exceed ABAG growth projections by approximately 15 percent. The project proposes to employ two full-time employees and one trainer. The full-time employees currently work on site for ranching and care of the owner's horses. The project will be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs.

Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code §65580, the County of Napa must facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Similarly, CEQA recognizes the importance of balancing the prevention of environment damage with the provision of a "decent home and satisfying living environment for every Californian." (See Public Resources Code §21000(g)). The 2008 General Plan sets forth the County's long-range plan for meeting regional housing needs, during the present and future housing cycles, while balancing environmental, economic, and fiscal factors and community goals. The policies and programs identified in the General Plan Housing Element function, in combination with the County's housing impact mitigation fee, to ensure adequate cumulative volume and diversity of housing. Cumulative impacts on the local and regional population and housing balance will be less than significant.

- b/c. The existing residence onsite is owned by the project proponent and will not be impacted by the proposed project. This project will not displace a substantial volume of existing housing or a substantial number of people and will not necessitate the construction of replacement housing elsewhere. Therefore, no impacts would occur.

**Mitigation Measures:** None required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIV. **PUBLIC SERVICES.** Would the project result in:

- a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. Public services are currently provided to the project site and the additional demand placed on existing services would be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshal conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval and mandatory compliance with regulations of the Fire Code. The Fire Department and Engineering Services Division have reviewed the application and recommend approval, as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees and property tax increases will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

**Mitigation Measures:** None required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. **RECREATION.** Would the project:

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

Discussion:

- a/b. The project would not significantly increase the use of recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment. No impact would occur.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. <b>TRANSPORTATION/TRAFFIC.</b> 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 and/or conflict with General Plan Policy CIR-16, which seeks to maintain an adequate Level of Service (LOS) at signalized and unsignalized intersections, or reduce the effectiveness of existing transit services or pedestrian/bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the Napa County Transportation and Planning Agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with General Plan Policy CIR-23, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The 46-acre parcel is located on the northern side of the intersection of James Creek Road and Butts Canyon Road, approximately 3.5 miles north of the town of Pope Valley. The property is accessed from a private gravel driveway on James Creek Road.

a/b. The applicant estimates approximately 20 weekly trips for the full time employees, six weekly trips for boarding horse owner visits, and 10 daily trips for the horse trainer and students. The trip estimate initially counted a round trip as one trip, so the calculations have been modified to count a round trip as two trips. The applicant prepared a frequency normalized daily count for the mentioned weekly trips with the addition of monthly, quarterly, and annual trips associated with the delivery of feed supplies, hay, and farrier and veterinarian supplies and visits. The trip generation for all non-resident trips totaled approximately fourteen daily trips. The forecasted daily trip calculation is slightly greater than the number of trips generally associated with a single family residence (10 daily trips).

According to Napa County Public Works Department (former Deputy Director Rick Marshall), the roadway segment of James Creek Road is designated a Local Roadway in the Napa County General Plan, and is not expected to reach an unacceptable Level of Service under the buildout of that plan. Due to the limited increase in traffic, estimated at less than the number of trips generally associated with a single family residence, the proposed project would not cause a substantial increase in traffic or conflict with an applicable congestion management program. The impact would be less than significant.

Table 5 of the "Napa County General Plan Update EIR: Technical Memorandum for Traffic and Circulation Supporting the Findings and Recommendations" (2007) lists peak hour roadway capacities for various classes of roadway facilities, from six-lane freeways down to two-lane collector streets. The project site is located on a private driveway accessed from Butts Canyon Road proximate to the intersection of Butts Canyon Road and James Creek Road. Butts Canyon Road is a two-lane collector roadway. According to vehicle counts conducted by the County Public Works Department in 2007, the p.m. trips on Butts Canyon Road going north toward James Creek Road occur at approximately 4:30 p.m. and peak at 141. Visitation of horse owners and students tends to occur after school and/or after work hours, which are generally outside the peak hour listed for this segment of Butts Canyon Road.

As described on page CIR-15 of the General Plan, "[l]evel of service (LOS) is a measure of how well an intersection or roadway is able to carry traffic. LOS is usually designated with a letter grade A-F, where 'A' is best and 'F' is worst." General Plan policy CIR-16 establishes

the County's desired LOS on all County roadways as LOS D, which represents "[t]he level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks" (CIR-15).

Table 5 of the General Plan EIR technical memorandum referenced above indicates that a two-lane collector roadway would perform at LOS C with as many as 480 peak hour trips per direction. The addition of the average daily trips (approximately 11) would not cause the afternoon peak hour trips on the roadway to exceed the trips associated with LOS C. Thus, the requested use permit is not anticipated to severely impact existing roadway conditions nor to cause significant deterioration—below levels deemed to be acceptable under General Plan policy CIR-16—in the performance of the segment of Butts Canyon Road to which the site has immediate access.

Existing development in the area includes residential, agricultural uses, and some vineyards. Four approved wineries are located south of the project site at the intersection of Butts Canyon Road, Pope Valley Road, and Aetna Springs Road. The nearest proposed project in the area, approximately one half mile away, is a Use Permit for the Rockridge Ranch Horse Facility (County Application P15-00393) for the boarding of a maximum of 20 horses and training for riding and care of horses. The project estimates approximately 11 daily trips would be added to Butts Canyon. The combined traffic of both horse facilities is approximately 25 trips, which would still remain under the peak p.m. trips associated with LOS C.

Due to the limited increase in traffic, the proposed project would not cause a substantial increase in traffic or conflict with an applicable congestion management program. The impact would be less than significant.

- c. No air traffic is proposed with the project, and there are no new structures proposed for this project that would interfere with or require alteration of air traffic patterns. No impact would occur.
- d-e. The site is currently accessed via a driveway off of James Creek Road. There are no changes proposed to the location or design of the driveway. Napa County Public Works Department (former Deputy Director Rick Marshall) reports that there have been no reported collisions at the intersection of James Creek Road and Butts Canyon Road in the past five years. Sight distance is satisfactory, and there are no other Public Works issues associated with the project. The project will not result in any increased hazards or in inadequate emergency access. The Fire Department and Engineering Services Division have reviewed the application and recommend approval, subject to conditions.
- f. The project is proposing 20 parking spaces, including one handicapped-accessible parking space. There is an existing parking area that would accommodate approximately 16 parking spaces. The proposed parking would meet the anticipated parking demand of employees, trainers, and students along with the existing residential use. The development of new parking spaces would be limited, would avoid providing excessive parking facilities, and would therefore have no impact.
- g. There is no aspect of this proposed project that would conflict with any adopted policies, plans, or programs supporting alternative transportation. The applicant has indicated that the project would incorporate bicycle incentives and providing priority parking for efficient transportation as part of their voluntary best management practices:

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVII. TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-b. According to the Napa County Environmental Resource Maps (based on the following layers – Cultural Resources: Historical sites, Historical Sites – Lines, Arch sensitive areas, Arch sites, Arch surveys) no archaeological or tribal resources have been identified on the property. Invitation for tribal consultation was completed pursuant to AB 52. One response was received from the Yocha Dehe Wintun Nation dated July 12, 2016. County Planning staff scheduled two site visits with tribal representatives in December 2016 and February 2017; representatives of the tribe did not attend either site visit. The consultation request was not pursued by the representatives. No impact would occur.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS.</b> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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. Wastewater disposal would be accommodated on-site in compliance with State and County regulations. The project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact. The project would not require construction of any new water treatment facilities that would result in a significant impact to the environment. Water to the site will be continue to be provided through an existing well. Potential impacts would be less than significant.

c. The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which would cause a significant impact to the environment. The preliminary grading and drainage plan and storm water control plan have been reviewed by the Engineering Services Division. As recommended to be conditioned, impacts would be less than significant.

d. As discussed in the Hydrology and Water Quality section, the site is served by one main well and has one back-up well. Current water uses on the property include the residence, landscaping and residential garden, existing residential horse boarding, and ranch operations. Additional proposed uses include fodder production, increased number of horses, and domestic water use for employees, trainers, horse owner visitation, and students. The additional water use is estimated at approximately 2.3 acre-feet per year, totaling water use for the existing uses and proposed boarding operation at approximately 5.5 acre-feet per year. The Water Use Analysis included a groundwater recharge calculation that totaled 28 acre-feet per year over the 46-acre parcel. The estimated total water usage is less than the calculated parcel recharge rate; therefore the project complies with the Napa County Water Availability Analysis requirements. The parcel will have sufficient water supplies available to serve the project from existing entitlements and resources. Impact would be less than significant.

- e. Wastewater will continue to be treated on-site and will not require a wastewater treatment provider. As such, impacts would be less than significant.
- f. According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is disposed have more than sufficient capacity related to the current waste generation. Therefore, impacts would be less than significant.
- g. The project would comply with federal, state, and local statutes and regulations related to solid waste. Impacts would be less than significant.

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIX.	<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a. As discussed in Section IV above, the project site has previously been disturbed with residential development, agricultural uses, ranching operations, and horse boarding, and does not contain any special-status plant species. A biological resource analysis was prepared by Monk & Associates, Inc. (September 14, 2015), to identify potentially significant impacts that could occur to sensitive biological resources and water quality as a result of the proposed project. The analysis concluded that there were some potentially significant impacts and recommended mitigation measures that would reduce impacts to less than significant. See Mitigation Measures BIO1-3 and HWQ-1.

No historic or prehistoric resources are noted in County records, and therefore no resources are anticipated to be affected by the proposed project, nor will the proposed project eliminate important examples of the major periods of California history or prehistory. In the event archaeological artifacts are found, a standard County condition of approval would be enacted requiring cessation of work and evaluation of the find. With the incorporation of standard conditions and project-specific mitigation measures, project impacts would be less than significant.

- b. The project does not have impacts that are individually limited but cumulatively considerable. Potential air quality, greenhouse gas emissions, hydrology, and traffic impacts are discussed in the respective sections above. The analysis determined that all potential impacts were less than significant and would not contribute significantly to cumulative impacts. The project does not propose new development that would have a significant impact on the environment or substantially change the existing conditions. With the imposition of standard and project specific conditions of approval, the project does not have impacts that are individually limited, but cumulatively considerable.
- c. All impacts identified in this MND are either less than significant after mitigation (biological resources) or less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

**Mitigation Measures:** See Mitigation Measures BIO1-BIO3 and HWQ-1.

**Gardiner Horse Facility Use Permit No. P15-00394**  
**Revised Mitigation Monitoring and Reporting Program**

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
<p><b>Impact BIO-1: Biological Resources.</b> The proposed project has the potential to directly impact nesting passerine birds.</p>	<p><b>MM BIO-1:</b> Nesting Passerine Birds – Prior to any construction activities occurring between March 1 and September 1, a qualified biologist shall conduct a preconstruction nesting bird survey. The nesting survey(s) shall cover the proposed construction site/area of disturbance and a zone of influence including those areas adjacent to the construction site/area of disturbance where birds could be disturbed by earth-moving vibrations or construction noise.</p> <p>If project site disturbance associated with the project would commence between March 1 and August 31st, the nesting surveys shall be completed 15 days prior to commencing with the work. If common (that is, not special-status) birds for example, California towhee, western scrub jay, or Nuttall's woodpeckers are identified nesting on or adjacent to the project site, a non-disturbance buffer of 75 feet shall be established or as otherwise prescribed by a qualified ornithologist based on the nesting birds' response and acclimation to existing noise/disturbance. For special-status passerine bird species, for example, the purple martin, the nesting buffer shall be 100 feet or as otherwise prescribed by a qualified ornithologist. The buffer shall be demarcated with orange construction fencing. Disturbance around an active nest shall be postponed until it is determined by a qualified ornithologist that the young have fledged and have attained sufficient flight skills to leave the area.</p> <p>Typically, most passerine birds in the region of the project site are expected to complete nesting by August 1st. However, many species can complete nesting by the end of June or in early to mid-July. Regardless, nesting buffers shall be maintained until August 1st unless a qualified ornithologist determines that young have fledged and are independent of their nests at an earlier date. If buffers are removed prior to August 1st, the qualified biologist conducting the nesting surveys shall prepare a report that provides details about the nesting outcome and the removal of buffers. This report shall be submitted to the Napa County Planning Department prior to the time that buffers are removed if the date is before August 1st.</p>	<p>Prior to commencement of construction, the applicant shall submit to the Planning Division documentation of completion of a pre-construction survey.</p>	<p>P</p>	<p>PD</p>	<p>PC _/_/_</p>
<p><b>Impact BIO-2: Biological Resources.</b> The proposed project has the potential to directly impact nesting raptors.</p>	<p><b>MM BIO-2:</b> Nesting Raptors – Prior to commencement of construction or demolition, that would occur between February 1 and August 31, a nesting survey shall be conducted. If nesting raptors are identified during the surveys a 300-foot radius around the nest tree or ground-nesting location must be staked with bright orange construction fencing. If the tree or ground nest is located off</p>	<p>Prior to commencement of construction or demolition (between February 1 and August 31) the applicant shall submit to the Planning Division documentation of</p>	<p>P</p>	<p>PD</p>	<p>PC _/_/_</p>

Notes: P = Permittee, PD = Planning Division, BD = Building Division, AC = Agricultural Commissioner, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist  
PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
	<p>the project site, then the buffer shall be demarcated per above where the buffer occurs on the project site. The size of the buffer may be altered if a qualified raptor biologist conducts: 1) an analysis of geographic barriers between the nest and the project site and believes that the nesting attempt will not be affected by the proposed project activities or 2) behavioral observations determines the nesting raptors are acclimated to human disturbance at a level and to a degree that proposed activities at the project site would not be expected to impact the nesting outcome. If a modified buffer is prescribed by the raptor biologist it shall allow sufficient buffer to prevent undue disturbance/harassment to the nesting raptors. No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified raptor biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones or that the nesting cycle is otherwise complete. This typically occurs by July 15th for smaller raptors and by August 1st for larger raptors. Nesting date may be completed earlier or later, and would have to be determined by the qualified raptor biologist. If a qualified biologist is not hired to watch the nesting raptors then nest protection buffers shall be maintained in place through the month of August. Work within the buffer can commence September 1st.</p>	<p>completion of a pre-construction survey.</p>			
<p><b>Impact BIO-3: Biological Resources.</b> The proposed project has the potential to directly impact habitat for the pallid bat and Townsend's western big eared bat.</p>	<p><b>MM BIO-3: Bats</b> – Prior to commencement of removal of trees or building demolition, a qualified biologist shall survey trees and buildings that would be impacted by the project. Surveys shall occur no fewer than 15 days prior to commencing work. All bat surveys shall be conducted by a biologist with experience surveying for bats. If no special-status bats are found during the surveys, then there would be no further regard for special-status bat species.</p> <p>If special-status bat species are found roosting on the project site, the biologist shall determine if there are young bats present (i.e., the biologist shall determine if there are maternal roosts). If young are found roosting in any tree or building that will be impacted by the project, such impacts shall be avoided until the young are flying free and are feeding on their own. A non-disturbance buffer fenced with orange construction fencing shall also be established around the maternity site. The size of the buffer zone shall be determined by a qualified bat biologist at the time of the surveys.</p> <p><del>If adults are found roosting in a tree or building on the project site, but no maternal sites are found, then the adult bats can be flushed or a one way eviction door can be placed over the tree cavity (or building access opening) for a 48 hour period prior to the time the tree or building in question would be removed or disturbed. No other mitigation compensation would be required.</del></p>	<p>Prior to commencement of removal of trees or building demolition, the applicant shall submit to the Planning Division documentation of completion of a bat survey.</p>	<p>P</p>	<p>PD</p>	<p>PC _/_/_</p>

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PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
	<p><u>If adults are found roosting in a tree or building on the project site, incorporate a two-step tree removal method to be conducted over two consecutive days. On day one, creates noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery). The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed, to not return to the roost that night. The remainder of the tree shall be removed on day two. Removal of trees containing suitable potential bat roosting habitat in the form of crevices, cavities, or exfoliating bark, as with exclusion/eviction from buildings, must be conducted only during seasonal periods of bat activity, and under supervision of a qualified biologist.</u></p>				
Impact HWQ-1:	MM HWQ-1: In order to prevent contamination of potential Waters of the State (drainage swale and seasonal wetlands) that might occur as a result of placement of composted manure in the onsite pastures, the permittee shall place composted manure on the flat areas of the property and shall avoid placement of composted manure on the hillside within 50 feet of the drainage swale and seasonal wetlands.	Prior to commencement of any on-site land preparation or construction, the applicant shall submit project improvement plans to the Planning Division. The plans shall show all water courses (drainage and seasonal wetlands) and all proposed on-site civil improvements, including but not limited to the excavation, fill, general grading, drainage, surface drainage, storm drainage, and process wastewater conveyance (Patrick Ryan, Engineering Division Approval Memorandum dated April 28, 2016). The plans shall be prepared by a registered civil engineer, which will be reviewed and approved by the Napa County PBES Department Engineering and Planning Divisions.	P	PD	PC _/_/_

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PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

**PROJECT REVISION STATEMENT**  
**Gardiner Horse Facility Use Permit No. P15-00394**

I hereby revise Gardiner Horse Facility Use Permit No. P15-00394 for the approval of a use permit to operate a commercial facility for the boarding, care of horses, fostering of retired and rescued horses, and student training for riding and care of horses on a 46-acre parcel (Assessor's Parcel No.: 016-090-021 located at 2002 James Creek Road, Pope Valley, California, to include the four (4) measures specified below:

**MM BIO-1:** Nesting Passerine Birds – Prior to any construction activities occurring between March 1 and September 1, a qualified biologist shall conduct a preconstruction nesting bird survey. The nesting survey(s) shall cover the proposed construction site/area of disturbance and a zone of influence including those areas adjacent to the construction site/area of disturbance where birds could be disturbed by earth-moving vibrations or construction noise.

If project site disturbance associated with the project would commence between March 1 and August 31st, the nesting surveys shall be completed 15 days prior to commencing with the work. If common (that is, not special-status) birds for example, California towhee, western scrub jay, or Nuttall's woodpeckers are identified nesting on or adjacent to the project site, a non-disturbance buffer of 75 feet shall be established or as otherwise prescribed by a qualified ornithologist based on the nesting birds' response and acclimation to existing noise/disturbance. For special-status passerine bird species, for example, the purple martin, the nesting buffer shall be 100 feet or as otherwise prescribed by a qualified ornithologist. The buffer shall be demarcated with orange construction fencing. Disturbance around an active nest shall be postponed until it is determined by a qualified ornithologist that the young have fledged and have attained sufficient flight skills to leave the area.

Typically, most passerine birds in the region of the project site are expected to complete nesting by August 1st. However, many species can complete nesting by the end of June or in early to mid-July. Regardless, nesting buffers shall be maintained until August 1st unless a qualified ornithologist determines that young have fledged and are independent of their nests at an earlier date. If buffers are removed prior to August 1st, the qualified biologist conducting the nesting surveys shall prepare a report that provides details about the nesting outcome and the removal of buffers. This report shall be submitted to the Napa County Planning Department prior to the time that buffers are removed if the date is before August 1st.

**MM BIO-2:** Prior to commencement of construction or demolition activities, that would occur between February 1 and August 31, a nesting survey shall be conducted by a qualified biologist. If nesting raptors are identified during the surveys a 300-foot radius around the nest tree or ground-nesting location shall be staked with bright orange construction fencing. If the tree or ground nest is located off the project site, then the buffer shall be demarcated per above where the buffer occurs on the project site. The size of the buffer may be altered if a qualified raptor biologist conducts: 1) an analysis of geographic barriers between the nest and the project site and believes that the nesting attempt will not be affected by the proposed project activities or 2) behavioral observations determines the nesting raptors are acclimated to human disturbance at a level and to a degree that proposed activities at the project site would not be expected to impact the nesting outcome. If a modified buffer is prescribed by the raptor biologist it shall allow sufficient buffer to prevent undue disturbance/harassment to the nesting raptors. No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified raptor biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones or that the nesting cycle is otherwise complete. This typically occurs by July 15th for smaller raptors and by August 1st for larger raptors. Nesting date may be completed earlier or later, as determined by the qualified raptor biologist. If a qualified biologist is not hired to watch the nesting raptors then nest protection buffers shall be maintained in place through the month of August. Work within the buffer can commence September 1st.

**MM BIO-3:** Prior to commencement of removal of trees or building demolition, a qualified biologist shall survey trees and buildings that would be impacted by the project. Surveys shall occur no fewer than 15 days prior to commencing work. All bat surveys shall be conducted by a biologist with experience surveying for bats. If no special-status bats are found during the surveys, then there would be no further regard for special-status bat species.

If special-status bat species are found roosting on the project site, the biologist shall determine if there are young bats present (i.e., the biologist shall determine if there are maternal roosts). If young are found roosting in any tree or building that will be impacted by the project, such impacts shall be avoided until the young are flying free and are feeding on their own. A non-disturbance buffer fenced with orange construction fencing shall also be established around the maternity site. The size of the buffer zone shall be determined by a qualified bat biologist at the time of the surveys.

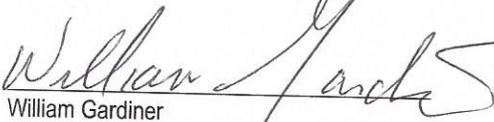
If adults are found roosting in a tree or building on the project site, incorporate a two-step tree removal method to be conducted over two consecutive days. On day one, create noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery). The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed, to not return to the roost that night. The remainder of the tree shall be removed on day two. Removal of trees containing suitable potential bat roosting habitat in the form of crevices, cavities, or exfoliating bark, as with exclusion/eviction from buildings, must be conducted only during seasonal periods of bat activity, and under supervision of a qualified biologist.

**MM HWQ-1:**

In order to prevent contamination of potential Waters of the State (drainage swale and seasonal wetlands) that might occur as a result of placement of composted manure in the onsite pastures, the permittee shall place composted manure on the flat areas of the property and shall avoid placement of composted manure on the hillside within 50 feet of the drainage swale and seasonal wetlands.

**William and Deborah Gardiner** further commit themselves and successors-in-interest to (a) inform any future purchasers of the property of the above commitments; (b) include in all property leases a provision that informs the lessee of these restrictions and binds them to adhere to them, and (c) inform in writing all persons doing work on this property of these limitations.

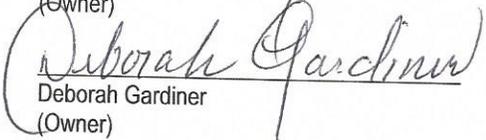
**William and Deborah Gardiner** understands and explicitly agrees that with regards to all California Environmental Quality Act and Permit Streamlining Act (Government Code Sections 63920-63962) deadlines, this revised application will be treated as a new project. The new date on which said application will be considered complete is the date on which an executed copy of this project revision statement is received by the Napa County Department of Planning, Building and Environmental Services.



William Gardiner  
(Owner)

Date

7/10/18 17 dg



Deborah Gardiner  
(Owner)

Date

7/10/17