

PLANNING COMMISSION HEARING – JULY 19, 2017  
MODIFIED AND ADDITIONAL RECOMMENDED CONDITIONS OF APPROVAL

GARDINER HORSE FACILITY  
USE PERMIT (P15-00394)  
2002 JAMES CREEK ROAD, POPE VALLEY, CALIFORNIA  
APN #016-090-021

Planning Commission Mtg.

JUL 19 2017

Agenda Item # BB

4.12 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- b. The proposed manure composting management shall remain located on the hillside approximately 500 north of the hay barn as denoted on sheet G-1, dated November 3, 2015. The PBES Director or designee may authorize a modified location following submittal of a plan and justification for the location change.

The earthen berm around the manure composting area shall be permanently maintained in accordance with the plans approved by the County.

- c. The owner shall continue with existing manure composting methods that incorporate the key elements described in the Hydrology Analysis (Stitt Engineering, September 16, 2015) as follows: 1) Site should be well draining and not near a tributary or stormwater channel. Up-slope stormwater drainage or sheet flow shall be redirected as necessary, using earth berms or other deflecting methods. An earth berm completely around the pile is a good way to contain runoff from the pile(s) and allow runoff to soak into the ground naturally after a storm event. Alternately, the pile(s) can be covered with a tarp, securing the edges from weather. 2) Aerate the pile through mechanical air venting systems or turning the pile regularly, with a skip-loader tractor to maintain microbial activity. Also, manage temperature and moisture as necessary. 3) Horse manure has the ideal carbon:nitrogen ratio for proper composting, therefore no additional ingredients need to be added, however this needs to be monitored to be sure complete composting occurs. Other ingredients may be mixed with the manure pile, such as straw, sawdust or wood chips used as bedding from the pens that have been mixed with soil and urine. 4) Composting is complete within one to two months, in the summer, and three to six months during winter months. Once composting cycle is complete, spread through sections of the pastures and other grassy areas at a minimum 16 cubic yards per acre rate.

## 6.13 PERMIT PREREQUISITE MITIGATION MEASURES

### a. HWQ-1 - Hydrology-Water Quality

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.

Method of Monitoring: 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.

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.

## 6.16. OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

- b. Prior to issuance of grading or building permit the permittee shall obtain all required Local, State, and Federal permits necessary to implement this project.