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**Use Permit Application
Napa Wildlife Rescue
P19-00495-UP**

NAPA COUNTY

Planning, Building and Environmental Services



A Tradition of Stewardship
A Commitment to Service

USE PERMIT APPLICATION
NON-RESIDENTIAL & RESIDENTIAL USES

Before you file an application...

Before you submit your application materials, and generally as early in the process as possible, you may schedule a Pre-Application Review Meeting (or Pre-App) with a member of the Planning Department Staff. The Pre-App is helpful as it will give you an opportunity to: get initial feedback from Planning Staff; discuss the specific items which will need to be included in your submittal; and, (as necessary) review the property's history and the County's environmental sensitivity mapping. Please give the Planning Division a call at 707.253.4417 or send us an email at planning@countyofnapa.org to schedule a meeting.

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Planning, Building, & Environmental Services
 1195 Third Street, Suite 210
 Napa, CA 94559
 Main: (707) 253-4417
 Fax: (707) 253-4336

PLANNING APPLICATION FORM

Applicant Information

A Tradition of Stewardship
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Applicant's Name: <u>Carol Poole</u>	Phone: <u>707-363-7807</u>	E-Mail Address: <u>cpoole1135@yahoo.com</u>
Applicant's Mailing Address: <u>1745 Spruce St.</u>	City: <u>Napa</u>	State/Zip Code: <u>CA 94559</u>
Property Owner's Name: (if different from Applicant) <u>Duncan Waldrop, TTE Fielder Family Living Trust</u>	Phone: <u>916-425-6622</u>	E-Mail Address: <u>duncaniphone@gmail.com</u>
Property Owner's Mailing Address: <u>2016 Pilot Hill Court</u>	City: <u>Gold River, CA</u>	State/Zip Code: <u>CA 95670</u>
Agent's Name: (if different from Applicant)	Phone:	E-Mail Address:
Agent's Mailing Address:	City:	State/Zip Code:
Other Representative: (Engineer/Architect)	Phone:	E-Mail Address:
Representative's Mailing Address:	City:	State/Zip Code:

Property Information

Project Name and Address: Napa Wildlife Rescue, 4001 Middle Ave., Napa 94558

Assessor's Parcel Number(s): 047-202-005 and 006

Site of site (acreage and/or square footage): 1.44 (005) and 0.82 (006) = 2.26 acres.

General Plan Designation: _____ Zoning: _____

Application Type¹ (For Staff Use)

Administrative	Zoning Administrator	Planning Commission/ALUC/BOS	Misc. Services
<input type="checkbox"/> Admin Viewshed	<input type="checkbox"/> Certificate of Legal Non Conformity	<input type="checkbox"/> AG Preserve Contract	<input type="checkbox"/> Use Determination
<input type="checkbox"/> Erosion Control Plan: Track II	<input type="checkbox"/> Viewshed	<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Status Determination
<input type="checkbox"/> Erosion Control Plan: Track I	<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Airport Land Use Consistency Determination	
<input type="checkbox"/> Fence Entry Structure Permit	<input type="checkbox"/> Road Exception	<input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment	
<input type="checkbox"/> Land Division/Mergers	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Use Permit	
<input type="checkbox"/> Site Plan Approval/Modif.		<input type="checkbox"/> Major Modification	
<input type="checkbox"/> Temporary Event: _____		<input type="checkbox"/> Variance	
<input type="checkbox"/> Very Minor Modification		<input type="checkbox"/> Zoning Map/Text Amendment	
<input type="checkbox"/> Addressing		<input type="checkbox"/> Road Exception	
<input type="checkbox"/> Signs		<input type="checkbox"/> Con. Reg. Exception	
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

¹: Include corresponding submittal requirements for each application type.

Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by Board of Supervisor Resolution No. 2018-102 including the establishment of an hourly fee application agreement and initial deposit (Section 80.250 Hourly Project Policies and Procedures). Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

X *L. A. Walker TTE 12/9/2019* _____
 Property Owner's Signature and Date Property Owner's Signature and Date
Trustee for Fielder Family Living Trust

Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

X *Carol Fosse 12/11/2019*
 Applicant's Signature and Date

Date Received: <u>12/18/2019</u> Received by: <u>TA</u> Receipt No. _____ File No. <u>P19-00495-UP</u>	Application Fees	
	Deposit Amount	\$ 10,000.-
	Flat Fee Due	\$
	Total	\$
	Check No	

Checklist of Required Application Materials

Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.

- General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.
- Application Fee:** Total Fees are based on actual time and materials. A deposit in the amount of \$10,000, check made payable to County of Napa. *Fee waiver request*
- Read and Sign the Hourly Fee Agreement**
- Detailed Project Description:** The Project Description should address all of the applicable items listed below:
 1. Existing site conditions and uses.
 2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
 3. Days of the week and hours of operation.
 4. Maximum number of employees per shift and hours of shifts.
 5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
 6. What is your water supply? How/where is liquid/solid waste disposed?
- To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**
Submit **three (3) 24" X 36"** and **one 11" x 17"** copies of plans consistent with information contained in the *Building Department Site Plan Handout*.
- To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**
Submit **three (3) 24" X 36"** and **one 11" x 17"** copies of plans with the following information and details:
 1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
 2. Use of each area within each structure/building.
 3. Location of emergency exists.
- To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**
Submit **three (3) 24" X 36"** and **one 11" x 17"** copies of plans with the following information and details:
 1. All relevant dimensions.
 2. Exterior materials.
 3. Exterior colors.
 4. Existing grade.
 5. Finished grade.
 6. Finished floor level.
 7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.
- Technical Information and Reports**
The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.
 1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
 2. Traffic Study consistent with Traffic Impact Study Preparation Requirements link:
<https://www.countyofnapa.org/DocumentCenter/View/2514/Requirements-for-Preparation-of-Traffic-Impact-Studies-PDF>.
 3. Archeological/Cultural Resources Study (consistent with State of California requirements)
 4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
 5. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)

- 6. Water Availability/Groundwater Study (consistent with the WAA Guidance Document adopted by the Board 5/12/2015)
- 7. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)
 - Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
 - Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
 - Visual Impacts Study (Photographic simulations)
 - Geological/Geotechnical Hazard Report – Alquist Priolo Act
 - Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
 - Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
 - Other: _____
 - Other: _____

Additional Information Required by the Environmental Health Department:

- 1. Soil Evaluation Report if an on-site septic system is proposed.
- 2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
- 3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
- 4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
- 5. Completed Business Activities form, enclosed.
- 6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofnapa.org/DEM/.
- 7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.

Please click on Other Information tab at <https://www.countyofnapa.org/1904/Environmental-Health-Division> for forms and handouts related to use permit application submittal.

Additional Information Required by the Engineering Services:

Please contact Engineering Services for any additional handouts or forms related to use permit application submittal.

Please Note

While this checklist includes all information generally required to process a Use Permit application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Planning Manager, and in particular in those cases where non-winery commercial uses (such as restaurants) are proposed. **The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.**

Plans and Studies provided electronically via CD, USB Drive and/or DropBox link.

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

<u>Duncan W. Waldrop Trustee</u>	<u>Carol Poole, Napa Wildlife Rescue</u>
<small>Print Name of Property Owner</small> <u>Fielder Family Living Trust</u>	<small>Print Name Signature of Applicant (if different)</small>
<u>[Signature]</u> <u>TTE</u>	<u>[Signature]</u>
<small>Signature of Property Owner</small>	<small>Signature of Applicant</small>
<u>12/9/2019</u>	<u>12/11/2019</u>
<small>Date</small>	<small>Date</small>

Hourly Fee Agreement

PROJECT File: Napa Wildlife Rescue; request for Use Permit

I, Carol Poole, Vice-President, the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ Fee Waiver Requested as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.
3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.

7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

Napa Wildlife Rescue

Mailing Address of the Applicant responsible for paying processing fees:

c/o Carol Poole, Vice-President
1745 Spruce St.
Napa, CA 94559

Signature: * Carol Poole

Email Address: cpool1135@yahoo.com

Date: 12/17/19

Phone Number: 707-363-7807

*ATTENTION - The applicant will be held responsible for all charges.

Adjoining Property Owner List Requirements

All applications shall include a list of the current owners of all the properties whose outer perimeters are within **1,000 feet** of the property boundary of the project site. The list shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. The list may be expanded to include other affected property owners at the discretion of the Planning Director as well as individuals having a request for notice on file with the Commission Clerk.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. Each such list must be certified by a title insurance company as reflecting the most recent County tax roll information. While the mailing list is not necessarily required at initial project submittal, the project cannot be noticed for hearing without it. X

Instructions to the Title Company

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers and mailing addresses on an 8½" by 11" sheet of Avery #5160 Laser Labels so that this information can be readily used in mailing by the Planning, Building & Environmental Services Department.
2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled on the pages.

If you have any questions, please contact the Planning, Building & Environmental Services Department at (707) 253-4417.



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Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: Napa Wildlife Rescue
Project number if known: _____
Contact person: Carol Poole, Vice-President
Contact email & phone number: cpoole1135@yahoo.com (707) 363-2807
Today's date: 12/17/2019

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing Plan To Do

ID # BMP Name

BMP-1 Generation of on-site renewable energy

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

BMP-2 Preservation of developable open space in a conservation easement

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

Already Plan
Doing To Do



BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.



BMP-4 Alternative fuel and electrical vehicles in fleet

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles _____

Typical annual fuel consumption or VMT _____

Number of alternative fuel vehicles _____

Type of fuel/vehicle(s) _____

Potential annual fuel or VMT savings _____



BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).



BMP-6 Vehicle Miles Traveled (VMT) reduction plan

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- employee incentives
 - employee carpool or vanpool
 - priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
 - bike riding incentives
 - bus transportation for large marketing events
 - Other: _____
-
-

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already Plan
Doing To Do

- BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**
See description below under BMP-5.
-
-

- BMP-8 Solar hot water heating**
Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.
-
-

- BMP-9 Energy conserving lighting**
Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.
-
-

- BMP-10 Energy Star Roof/Living Roof/Cool Roof**
Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.
-
-

- BMP-11 Bicycle Incentives**
Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!
-
-

- BMP-12 Bicycle route improvements**
Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.
-
-

X

Already Doing Plan To Do

BMP-13 Connection to recycled water

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

X

BMP-14 Install Water Efficient fixtures

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

X

BMP-15 Low-impact development (LID)

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

X

BMP-16 Water efficient landscape

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

X

BMP-17 Recycle 75% of all waste

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Plan
Doing To Do

BMP-18 Compost 75% food and garden material

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

BMP-19 Implement a sustainable purchasing and shipping programs

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

BMP-21 Electrical Vehicle Charging Station(s)

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

BMP-22 Public Transit Accessibility

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Plan
Doing To Do

BMP-23

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

BMP-24 Limit the amount of grading and tree removal

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

BMP-25 Will this project be designed and built so that it could qualify for LEED?

<input type="checkbox"/>	<input type="checkbox"/>	BMP-25 (a)	<input type="checkbox"/>	LEED™ Silver (check box BMP-25 and this one)
<input type="checkbox"/>	<input type="checkbox"/>	BMP-25 (b)	<input type="checkbox"/>	LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)
<input type="checkbox"/>	<input type="checkbox"/>	BMP-25 (c)	<input type="checkbox"/>	LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Doing Plan To Do

BMP-28 Use of recycled materials

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

X

BMP-29 Local food production

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

BMP-30 Education to staff and visitors on sustainable practices

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

X

BMP-31 Use 70-80% cover crop

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site

By selecting this BMP, you agree not to burn the material pruned on site.

BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?

BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?

X

Comments and Suggestions on this form?

Sources:

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2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
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6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
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USE PERMIT APPLICATION

Wildlife Rescue Center of Napa County dba Napa Wildlife Rescue (NWR)

Napa Wildlife Rescue supports and advocates for wildlife through rehabilitation, education, community outreach, and partnerships in order to promote sustainable and healthy eco-systems in Napa County for present and future generations.

Napa Wildlife Rescue (NWR) is a non-profit 501c3 organization formed in 1991 with the mission to rescue, rehabilitate and release wildlife. NWR is the only organization permitted in Napa County to do this work, and holds permits from the State of California that allow NWR to possess and provide temporary care for sick, orphaned or injured wildlife. NWR is also permitted through the US Department of the Interior, Fish and Wildlife Division to rehabilitate migratory birds. The permits allow NWR to work with all wild species except eagles, adult deer, mountain lions and bears. NWR is also permitted to keep non-releasable wildlife for education purposes.

Animal Care:

NWR takes in approximately 1200 injured and orphaned wild animals each year. All animals are rescued within Napa County, from American Canyon to Lake Berryessa. Most animals are found by the public and taken to Silverado Veterinary Hospital where they are picked up by NWR. NWR sends out rescue teams for animals that need special handling. Occasionally NWR receives injured animals that are rescued by Napa County Animal Control or Fish & Wildlife wardens.

NWR employs two full-time medical care managers, one part time assistant and one part time education coordinator. NWR works with a network of veterinarians, other rescue centers, and more than 70 regular volunteers to provide quality care to animals.

Why do we do this?

Climate change and habitat loss have resulted in a rapid decrease of biodiversity throughout the world. It is estimated that there is a 60% decrease in wildlife throughout the world since 1970. In that same period of time there has been a steady decline of nearly three billion North American birds, primarily as a result of human activity. This is one third less of the bird population that was present in North America in 1970.

The work of NWR, when combined with the work of all the other rescue centers in the world, gives a second chance to millions of wild animals every year and offers some push back against these horrific declines.

Education:

NWR promotes wildlife education in the schools with a formal curriculum taught by our part-time education coordinator. Elementary age children learn about animal adaptations with a follow-up visit from a wild animal ambassador. NWR also conducts and participates in multiple events during the year to promote wildlife appreciation and education. Education occurs off-site in classrooms and at events.

BOMP:

NWR recently launched a Barn Owl Maintenance Program (BOMP). The purpose of BOMP is to increase habitation of barn owls by installing and maintaining barn owl boxes within Napa County vineyards. Owls are an organic alternative to poisons for rodent control. The profits from the BOMP business flow directly into the NWR Operating Budget, helping to fund and expand our animal care and educational activities.

Funding:

NWR is funded solely by donations and grants. Donations are stimulated through seasonal appeal campaigns conducted through email, mail, and Facebook outreaches, as well as targeted sponsor interactions. In addition, NWR participates in Napa CanDo's Give Guide program which solicits support for a number of Napa nonprofits each year in November and December. In the last 4 years, NWR has been one of the Give Guide's top performers.

NWR has a regular booth at the Napa Farmer's Market, which provides opportunities for profile extension, fundraising, "living with wildlife" education and volunteer solicitations. NWR sends out a monthly email newsletter and regularly updates our Facebook and Instagram pages with stories to keep donors, volunteers and others informed of our work.

NWR has been a recipient of grants from Napa Wildlife Conservation Commission, the Gasser Foundation, the Glide Foundation, the Mead Foundation, Community Projects and Napa Valley Community Foundation.

Current Facilities:

The NWR hospital clinic has been operating for the past ten years out of a temporary facility located on property owned by the County of Napa in Yountville. The clinic facilities are comprised of two medical trailers, one for mammals/raptors and one for songbirds. Another trailer houses the laundry room. The grounds include numerous aviaries and caging for housing animals, and small sheds for volunteer check-in, animal isolation, and storage.

Napa Wildlife Rescue is the only organization of its type in the Bay Area without a permanent wildlife hospital.

Search for a new location:

Napa County Public Works is unable to extend the lease for NWR beyond 2020 as their property is needed for expansion of material storage and staging for road projects. NWR began actively looking for a new home two years ago.

Restrictions on finding a new location for NWR include the land use restrictions imposed on agricultural land in Napa County; the high cost of purchasing or leasing privately held land in Napa County; the restraints of a non-profit budget and fund-raising abili-

ties; the need of the non-profit to devote financial resources to programs; and the need for a location easily accessible to volunteers.

NWR's original plan was to relocate the clinic to property that NWR already owns. The rustic five acre Shafer Sanctuary, property gifted to us by the John Shafer family, is located on the Silverado Trail and is used for pre-release caging and flight aviaries. However, the property is located in the Ag Preserve and cannot be utilized as a hospital clinic without a Measure P vote of the citizens of Napa County to modify the Ag Preserve zoning regulations. After talking to a wide variety of Napa County stakeholders NWR decided that a political campaign of this kind is beyond our financial capabilities and in conflict with relocation time constraints.

NWR's search for a relocation site involved extensive meetings and conversations with other agencies and compatible organizations. Meetings with California Fish & Wildlife, Skyline Park Association, Napa County Land Trust, Napa County Parks and Open Space, City of Napa, Flood Control District, Napa Sanitation District and the Horseman's Association did not lead to a site for relocation.

The City of American Canyon offered NWR a permanent home on the Clark Ranch, adjacent to the Napa River wetlands. However, the infrastructure needed to use the property would not be available for a few years and the traffic commute for volunteers seemed formidable.

Thankfully, a supporter of NWR stepped forward and offered to purchase property for a permanent home. A search resulted in finding the perfect home.

USE PERMIT APPLICATION
Wildlife Rescue Center of Napa County dba Napa Wildlife Rescue (NWR)

PROJECT DESCRIPTION:

NWR proposes to move its wildlife rescue and clinic hospital to an approximate 2.1 acre property located at 4001 Middle Ave., at the corner of Cuttings Wharf Road, in the Carneros region of Napa County. The site consists of two legal parcels: APN 047-202-005 (1.48 acres) and 047-202-006 (0.60 acres).

The existing buildings on the property include a single family residence, a barn and a small barn/kennel. The property is shaded with native and non-native trees, ornamental shrubs and some fruit trees.

Uses on adjacent properties include Jameson Animal Rescue Ranch to the south, a single family residence/ranch to the west, and vineyards to the north and east.

The specific proposed uses of the property are as follows:

- The residence (2,294 sf) and attached garage (530 sf) are to be used for the wildlife hospital. Small animals needing medical treatments and assisted feeding will reside inside the building in metal cages, soft sided cages and kennels dependent upon size and species needs. Uses that support animal care include reception/animal intake, office, volunteer break room, animal medical exam and procedure room, animal isolation and euthanasia room, animal food preparation and laundry. Storage areas will be provided for animal medicine, medical equipment/supplies, food, food dishes, and cleaning supplies.
- The existing dog kennel (460 sf) will be utilized for small mammals including fox, raccoon, opossums, and coyote.
- The barn/workshop (3,600 sf) will be partially used for large tool and equipment storage and partially used for interior aviaries for birds. Additional large bird aviaries will be constructed under the barn portico.
- Small (less than 120 sq. ft.) aviaries and animal enclosures will be located throughout the property beneath the existing trees.
- Landscaping will include a vegetable garden, fruit trees, and native plants for wildlife habitat. The Wildlife Garden (description attached) will be constructed by a Leadership Napa Valley practicum group.
- Nine on-site parking spaces will be provided for use by NWR employees, volunteers and public.

Hours of operation, employees, volunteers:

The clinic is open 7 days per week year round. NWR is dependent upon volunteer labor to operate the clinic. The hours of operation and number of work shifts varies between

the summer and winter seasons. The summer season has a high number of patients because of baby animals. The less stressful winter season has smaller numbers of adult animal patients.

The summer season (April - September) hours of operation are 7:30 a.m. to 9:00 p.m. The summer season has 4 work shifts per day with each shift comprised of 4 people, including employees. The winter season (October - March) hours of operation are 10 a.m. - 6 p.m. The winter season has 2 shifts per day with each shift comprised of 2 people, including employees.

Compatibility with General Plan:

The Napa County General Plan does not specifically mention wildlife rescue centers. There are several policies in the Conservation Element that speak to the protection of wildlife, particularly through habitat preservation. The rescue, care and release of wildlife back into their native habitat furthers the goals of species biodiversity and protection that are in the General Plan.

Goal CON-2: Maintain and enhance the existing level of biodiversity.

Goal CON-3: Protect the continued presence of special-status species, including special-status plants, special-status wildlife, and their habitats, and comply with all applicable state, federal, or local laws or regulations.

Goal CON-4: Conserve, protect, and improve plant, wildlife, and fishery habitats for all native species in Napa County.

Compliance with zoning regulations:

The property is zoned AW: Agricultural Watershed, Sec. 18.20.030(D). Uses permitted upon grant of a use permit in the AW include "wildlife rescue centers". AW is the only zoning district that allows this use.

Wildlife rescue center is defined in Section 18.08.638 of the County code:

"Wildlife rescue center" means a facility permitted by the U.S. Department of the Interior, the U.S. Fish and Wildlife Service, and/or the California Department of Fish and Game addressing the rehabilitative needs of wildlife where such wildlife species are now or once were native to the county. A wildlife rescue center may include structures not to exceed a cumulative five thousand square feet of interior area. Such wildlife rescue center structures may include medical rooms, rooms housing wildlife, and accessory uses such as reception areas, offices, training rooms, restrooms, storage areas, and break rooms. Wildlife rescue centers may also include wildlife cages and/or pens provided that such facilities comply with all county-required yards and setbacks, regardless of whether or not such cages and/or pens would otherwise require a building permit. Standalone wildlife cages and/or pens shall not be subject to the cumulative five thousand square foot interior area limitation.

NWR is the only organization in Napa County that is permitted to rehabilitate wildlife. Wildlife Rescue Center of Napa County dba Napa Wildlife Rescue (NWR) holds permits

from the U.S. Fish and Wildlife Service and from the California Department of Fish and Wildlife. NWR permit numbers are USFWS Rehabilitation permit MB781098-0; USFWS Special Purpose Possession permit (Education) MB781101-0; and CA Native Species Exhibiting permit (Education): 3220.

NWR worked with Napa County planning staff to write the definition of Wildlife rescue center in 2012. At the time it was envisioned that NWR would be constructing a new facility and the 5,000 square feet of interior area seemed reasonable. The existing structures at 4001 Middle Ave. include a single family home with an interior floor area of 2,294 sf; an attached garage with floor area of 530 sf; a dog kennel with a floor area of 460 sf and a barn/workshop with a floor area of 3,600 sf. This exceeds the cumulative five thousand square feet of interior area by 1,424 square feet. It is not possible to remove floor area from the existing structures without significantly compromising the integrity of the buildings.

The only habitable building is the house. The kennel and the barn are not conditioned space and will only be used for storage and animal housing. NWR requests that the kennel and the portion of the barn used for animal housing be allowed to stay on the property as "*Standalone wildlife cages and/or pens*" and not subject to the cumulative interior area limitation.

ENVIRONMENTAL ASSESSMENT

Aesthetics:

Exterior changes to the property include the paving of a small parking lot towards the interior of the property where visibility from the street is limited. A large native plant/vegetable garden will be added along the Middle Ave. frontage of the property. No exterior changes are proposed to the structures, except for required ADA access. Fencing, and hedgerow landscaping will screen the view of animal enclosures from adjacent properties.

Agriculture Resources:

The small size of the property (approximate 2.1 acres) limits its potential for vineyard and viability as an agricultural resource.

Air Quality:

NWR does not use chemicals, burn waste or create any hazardous air conditions. This would be detrimental to the care of animals.

Biological Resources:

No special status species are known to inhabit the property. The property is heavily landscaped with native and non-native vegetation. There is evidence of owl and egret habitation in the taller trees. No trees will be removed unless they prove to be dangerous. The NWR mission includes protection of habitat and wild species.

Four small trees will be removed for the construction of the parking area. The diameter of the largest one, an evergreen tree, is 9". Three deciduous trees of less than 6" diam-

eter will be removed. From an aerial view the canopy will be reduced by approximately 800 sq. ft. Ninety-eight percent (98%) of the existing 36,400 sq. ft. tree canopy will remain.

The understory on the property is approximately 28,700 sq. ft. The reduction in the understory for driveway widening, parking area and small aviaries will be approximately 4,000 sq. ft. This leaves 24,700 sq. ft. or 86% of the existing understory. Building, driveway, parking and gravel areas comprise approximately 22,900 sq. ft.

Cultural Resources:

No archaeology sites are known to exist on the property. The property does not contain historic structures. The ranch style home was constructed in 1977; the barn and kennel were constructed in 1992.

Geology/ Soils:

The soil on the property is Haire loam, with 2% slopes. No Alquist Priolo earthquake faults are found to cross the property, however one is within close proximity. No new buildings are proposed for the site.

Hazards and Hazardous Materials:

UST

Reports from the County show that there was a leaking underground storage tank on a neighboring property located at 1210 Cuttings Wharf Rd. The tank was used for gasoline in the 1940's and was removed from the property in 2005. Soil borings showed chemical leakage. Excavation of soil was completed followed by the installation of a monitor well. The case was closed in 2009 after monitoring found that there were no health risks associated with the groundwater.

A second property, on Los Carneros Rd., was listed as having a UST, but research showed that the problem was that proper reports were not filed.

Pesticide use on vineyards

The Ag Commissioner herbicide/pesticide reports for the two adjacent vineyards were reviewed by an environmental engineer. He advised that the chemicals used and the concentrations and frequency would not pose a risk to humans or animals on the project site.

Hydrology/Water Quality:

Well

There is an existing well on the project site. The well is sufficient for NWR water needs including an average of 3 loads of laundry per day; washing animal food dishes, cleaning animal enclosures, toilet use by humans and a vegetable garden. The mature landscaping will require minimal water. It may also be possible for NWR to connect to the Los Carneros Recycled Water pipeline in the future to satisfy part of the water need. The property is not in a designated groundwater deficient area and is not in a FEMA flood zone.

Water quality

CalTest Analytical Laboratory of Napa tested a water sample from the well in October 2019. The analysis was reviewed by an environmental engineer. The water is hard (high mineral content) but there were no findings of bacterial contamination and the water was found safe to drink.

Land Use/Planning:

Wildlife Rescue Center is a conditional use in the AW zoning district. This is the only zoning district where the use is permitted.

Mineral Resources:

There are no known mineral resources on the property.

Noise:

Wildlife rescue center use generates very little noise. Care of injured wildlife requires quiet. Humans are required to use soft voices and music is not allowed around animals. The animals themselves are quiet as they try not to bring attention to themselves in a captive situation.

Population/Housing:

The use will convert one house to a non-residential use. The property was not priced in a low or moderate income level, therefore there is no impact on the housing supply for that segment of the population.

NWR has a low number of staff (2 full time and 2 part-time). NWR will not have a significant impact on Napa County's existing jobs/housing balance.

Public Services:

The use will not generate any additional need for police or fire protection. The Stone Bridge public school is located within 1/4 mile of the property. NWR has presented education programs at the school in the past.

Recreation:

No recreational resources will be impacted by this use.

Transportation/Traffic:

The clinic operation work shifts generate approximately 14 car trips per day (employees work two shifts) in summer and 4 car trips per day in winter. Additional traffic to the site will include animal drop-off of 5 car trips per day in summer and 1 car trip per day in winter. Educational animal training or Board member visits generate 1 additional car trip per day. The totals are 20 car trips per day April - September and 6 car trips per day October - March.

NWR staff and volunteers are Napa County residents. The majority of traffic to the wildlife clinic will access via westbound Hwy. 12 and then south on Cuttings Wharf Road

to the site. The intersection of Hwy. 12/ Cuttings Wharf has a protected left turn pocket for westbound traffic and deceleration and acceleration lanes for eastbound traffic. In-bound traffic will take a right hand turn off Cuttings Wharf Rd. onto the site. Outbound traffic will take a left hand turn onto Cuttings Wharf Rd.

Alternative routes include traveling Old Sonoma Road to its intersection with Hwy. 12, which is signalized, and then eastbound to a right hand turn at either Los Carneros or Cuttings Wharf and then south to Middle Avenue.

Total parking need is 9 spaces. Shifts generally do not overlap and parking spaces turn over to the next shift. Parking need includes 2 spaces for NWR vehicles, 6 spaces for employees, volunteers, and Board members and 1 space for animal drop off.

A 9 space asphalt parking area will be constructed on the south side of the property. Part of the driveway will incorporate an existing driveway. New paving area is approximately 2,000 sq. ft. Four small trees will be removed for the construction of the parking area. The diameter of the largest one, an evergreen tree, is 9". Three deciduous trees of less than 6" diameter will be removed. Most of the parking area will be underneath the canopy of existing large trees that will remain. The canopy of two of the small trees to be removed are underneath the canopy of the large trees. The two trees that are visible from an aerial view have a total canopy of approximately 800 sq. ft.

Twenty parking spaces are located within an easement on the smaller 0.60 acre parcel (APN 047-202-006). The non-exclusive easement was granted to the Jameson Animal Rescue Ranch property (APN 047-202-007) for parking, pedestrian and animal walkway. Jameson Animal Rescue Ranch and NWR have agreed to use this 280' x 28' easement for 20 perpendicular parking spaces to be shared on an as needed basis.

Utilities/Service Systems:

The septic system constructed for the residential use was tested by Mike Lowater, licensed sewage contractor #695351. Mr. Lowater found that the tank has cracks and recommended that it should either be replaced or repaired. Repairs can be made for approximately \$6,000. The septic system will have the heaviest use during the dry summer season, when animal patient population is high, and the least impact during the wet winter season when animal patient population is low.

Electricity is provided by PGE. Water is provided by an existing well. Garbage pick up will be provided by Napa Recycling and Waste Services.

CEQA:

No environmental impacts from the project have been identified, therefore the project may be found exempt from CEQA, the California Environmental Quality Act pursuant to categorical exemption Section 15303, Class 3, New Construction or Conversion of Small Structures. This section exempts the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. NWR will reuse all existing structures on the property and does not plan any new

construction, apart from small aviaries and animal enclosures. Small accessory structures are also exempt under this provision.

The use may also be exempt under Section 15307, Class 7, Actions By Regulatory Agencies for Protection of Natural Resources. This section exempts actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. Examples include but are not limited to wildlife preservation activities of the State Department of Fish and Game. Although NWR is not a regulatory agency, it holds permits from California Department of Fish and Wildlife (previously Fish and Game) and therefore acts on the agency's behalf in wildlife preservation activities.

Transition Plan:

Napa County Public Works has requested that NWR vacate the public works yard by the end of 2020, as they need the land for expansion of material storage and staging for road projects. The Middle Avenue site needs a significant amount of clean-up, repairs and remodeling prior to occupation by the medical clinic. NWR needs to be settled by the beginning of April to be ready for "baby" patient season. This gives NWR a very short time to raise renovation money, prepare the property, and move to the facility.

Requested Action:

NWR requests that a use permit be approved for the conversion of an existing residential property at 4001 Middle Ave. to use as a Wildlife Rescue Center with the following conditions:

- The existing kennel and portion of the barn used for animal housing are to be considered "*Standalone wildlife cages and/or pens*" and not subject to the 5,000 sf cumulative interior area limitation.
- The two medical clinic trailers may be relocated and stored on the property. They will not be occupied until a future use is determined.

Best Management Practices

Napa Wildlife Rescue Center's Mission Statement supports our sincerity to renovate and manage the property in a sensitive and responsible manner.

"We support and advocate for wildlife through Rehabilitation, Education, Community outreach and Partnerships in order to promote sustainable and healthy eco-systems in Napa County for the present and future generations."

Napa Wildlife Rescue is a non-profit organization. The priority for funds is to provide excellent animal care in a safe but simple facility. The organization has always solicited used fixtures and furnishings to fit our budget and save money to use for animal medical care.

The three existing buildings at 4001 Middle Ave. will be retained and renovated. There will be little demolition thereby avoiding construction debris in the landfill. Instead, all facets of the buildings will be analyzed for re-use. We foresee replacing inefficient water fixtures with water saving fixtures and inefficient light fixtures with fluorescent lighting and /or LED. Old carpet will be replaced with linoleum or other material that can be washed daily. Salvaged cabinetry will be installed in buildings for storage. Recycled lumber will be used for animal enclosures and repairs.

The property is very overgrown and heavily wooded. Desirable plants and fruit trees will be retained and undesirable underbrush will be removed to create pads for aviaries and animal enclosures. Large existing trees will be pruned for safety. A vegetable garden to grow food for animals will be planted, but other new plantings will be natives that supply food and habitat for local wildlife. NWR intends to partner with a Leadership Napa Valley practicum group to plan and plant the garden with advice from the Native Plant Society.

A future connection to the Los Carneros Recycled Water pipeline is envisioned as fundraising permits.