

“C”

Initial Study/Mitigated Negative
Declaration and MMRP

**COUNTY OF NAPA
PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT
1195 THIRD STREET SUITE 210
NAPA, CA 94559
(707) 253-4417**

**Initial Study Checklist
(form updated January 2019)**

1. **Project Title:** Kallweit Viewshed Permit (P20-00100)
2. **Property Owner:** Bunnyhopper Farms LLC.
3. **County Contact Person, Phone Number and email:** Melanie Jackson, (707) 259-8194, melanie.jackson-couch@countyofnapa.org
4. **Project Location and Assessor's Parcel Number (APN):** The project site is located on Oakville Ridge Road, off of Oakville Grade, approximately 2.6 miles southwest of the intersection of Oakville Grade and Highway 29, Napa, 94558, APN 027-340-024
5. **Project sponsor's name and address:** Keith Kallweit, 440 Wellesley Avenue, Mill Valley, CA 94941, k.kallweit@gmail.com
6. **General Plan description:** Agriculture, Watershed Open Space (AWOS) Designation
7. **Zoning:** Agricultural Watershed (AW) District
8. **Background/Project History:** The subject parcel contains a groundwater well and is partially disturbed for site access. The 46-acre parcel is otherwise undeveloped.
9. **Description of Project:** The applicant is requesting approval of a Viewshed Permit for the construction of an approximately 3,000 square foot single-family residence, an approximately 1,132 square foot detached four car garage, an approximately 620 square foot residential accessory structure (including a gym, art studio and restroom), a garden shed, infinity pool, hot tub, and associated infrastructure. Two water tanks would be installed just east of the residential driveway, southeast of the residence, including one 5,000 gallon tank for fire prevention and irrigation purposes and a second 5,000 gallon water tank for domestic water use. The project would also include construction of an access driveway and approximately two (2) miles of improvements to Oak Ridge Road, beginning at the Oak Ridge Road access onto Oak Ridge Grade and ending at the driveway of the Kallweit residence. The road improvements would include construction of 18 emergency vehicle turnouts, and an exception to the County's Road and Street Standards has been requested to allow variances in the requirements for the length, width and distance between turnouts. The road exception will be considered for approval by the Zoning Administrator based upon the recommendation of the Napa County Engineering Division. Implementation of the proposed project would require the removal of 23 trees, including two madrone trees, eight fir trees and 13 pine trees. The nearest residence to the project site is approximately 1,075 feet to the southeast of the project site.

All grading spoils will be used onsite as part of the development.
10. **Describe the environmental setting and surrounding land uses.**
The project site is located in Napa County off of Oakville Ridge Road, accessed via Oakville Grade. The parcel consists of approximately 46 acres, contains heavy tree coverage and is zoned Agricultural Watershed (AW). The property consists of hilly terrain with elevation changes from approximately 750 to 1,500 feet above sea level. General conditions in the area of the proposed project are somewhat disturbed due to clearing for fire prevention and associated driveway uses. The majority of the site occurs along the ridgeline. The property is subject to high winds and colder temperatures due to being on the ridgeline. The parcel is bounded on all sides by properties also zoned Agricultural Watershed (AW). Surrounding properties consist of large-lot, rural residential parcels that are presently undeveloped or contain single-family residences. The property is located within the viewshed of Dry Creek Road.
11. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).
The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, waste disposal permits, and an encroachment permit, in addition to meeting CalFire standards.

Responsible (R) and Trustee (T) Agencies

The project does not require approval from any responsible or trustee agencies.

Other Agencies Contacted

The project does not require review by any other agencies.

- 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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resource, procedures regarding confidentiality, etc.?

On November 9, 2020, County staff sent invitations to consult on the proposed project to Native American tribes who have a cultural interest in the project area and who, as of the date of invitation, requested invitation to consult on projects in accordance with the requirements of Public Resources Code section 21080.3.1. No responses were received within 30-days of the Tribes' receipt of the invitations.

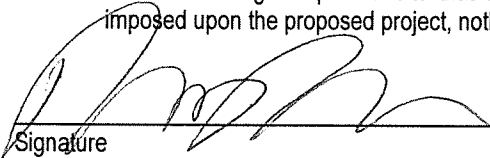
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) 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 (SUBSEQUENT) NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

6/2/2021
Date

Name: Melanie Jackson
Napa County
Planning, Building and Environmental Services Department

| I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a/b. The project site is not located within a scenic vista or a state scenic highway. Therefore, there are no impacts.
- c. The proposed project includes the construction of an approximately 3,000 square foot single-family residence, an approximately 1,470 square foot detached four car garage, an approximately 620 square foot residential accessory structure (including a gym, art studio and restroom), an infinity pool, hot tub and associated infrastructure. Two water tanks would be installed just east of the residential driveway, southeast of the residence, including one 5,000 gallon tank for fire prevention and irrigation purposes and a second 5,000 gallon water tank for domestic water use. The project would also include driveway improvements and two miles of improvements to Oakville Ridge Road. The road improvements and retaining walls would not be visible from Dry Creek Road. The proposed project development would be located on Oakville Ridge Road and, according to the Aesthetics/Ridgelines layer of the Napa County GIS Project Review Map, would be located on a minor ridgeline as defined in County Code Section 18.106.020. According to the slope calculations provided by the applicant (Sheet C4.4 of the Civil Plans), the highest point of the development (roof of the proposed residence) would be located six (6) feet below the minor ridgeline. Per Napa County Code Section 18.106.050(B)(2) (Viewshed Protection Program, Processing of projects subject to review and approval by the zoning administrator or the commission), if the highest point of the proposed structure is within twenty-five vertical feet of a major or minor ridgeline, the existing vegetation, proposed landscaping, topographical siting, architectural design and color tone must screen the predominant portion of the proposed structure. The applicant has designed the project in such a manner that the predominant portions of the proposed structures would be screened by existing vegetation, and supplemental tree plantings (two 15-gallon oak trees) that would be required by a condition of approval. In addition, the project proponent will be required to record a use restriction on the property that will require maintenance of the viewshed vegetation in perpetuity. Further, the proposed residence is one-story, with a flat, low profile roof and a maximum height of approximately 17 feet above natural grade. The residence and accessory structures would be dark gray color and would be constructed with non-reflective windows. Therefore, the project design, coupled with the existing and proposed (two 15-gallon oak trees) vegetative screening, the project would not substantially degrade the existing visual character or quality of public views of the site or its surroundings. Impacts would be less than significant.
- d. With the installation of residential lighting, the project would create a new source of light or glare with the potential to affect day or nighttime views in the area. However, pursuant to Napa County standard conditions of approval, lighting for the proposed project would be required to be shielded and directed downwards, with low-level lighting required in parking areas. In addition, the applicant would be required to submit a detailed lighting plan for review and approval by the Planning Department, which shall provide the location and specifications for all lighting fixtures to be installed on the property. Further, windows would be required to be non-reflective. Therefore, with the incorporation of these conditions of approval (provided below), aesthetic impacts resulting from lighting would be less than significant:

6.3 LIGHTING – PLAN SUBMITTAL

- a. 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.
- b. All exterior lighting, including landscape lighting, shall be shield and directed downward, shall be located as low to the ground as

possible, shall be 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 structure is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high intensity lights.

Mitigation Measures: None required.

| II. | AGRICULTURE AND FOREST RESOURCES. ¹ Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| | a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (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 checked="" type="checkbox"/> | <input 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:

a/b/e. The proposed project would not result in a conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use because the project site is designated "Other Land", as shown on the Napa County Important Farmland Map 2002 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The property is designated Agriculture, Watershed and Open Space (AWOS) by the Napa County General Plan and is zoned Agricultural Watershed (AW), which allows for residential uses.

c/d. The proposed residential development is an allowed use with the Agricultural Watershed (AW) zone district and would not conflict with existing zoning, or cause rezoning of, forest land, timberland, or land zoned Timberland Production. While the proposed development would result in the removal of 23 trees (two madrone trees, eight fir trees and 13 pine trees). tree removal would be limited to only those necessary to accommodate the project. In addition, of the approximately 46-acre parcel, 44 acres are protected from development by a conservation easement (as described in recorded document 2018-0006881), which acts to preserve the trees within the easement and limits the developable area of the property to two (2) acres. Removal of trees for project implementation would be partially off-set by the planting of three 15-gallon oak trees that would serve as screening for the proposed accessory structure. Thus, while the proposed project has the potential to result in some loss or conversion of forest land to a non-

forest use, such a loss would be negligible considering the limited number of trees within the proposed project footprint and the fragmented nature of the tree canopy in the development area. As such, impacts are considered less than significant.

Mitigation Measures: None required.

"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.

| III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| 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) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

On June 2, 2010, the Bay Area Air Quality Management District's (BAAQMD) 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 BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAQMD's website and included in BAAQMD's updated CEQA Guidelines (updated May 2012). The Thresholds are advisory and may be followed by local agencies at their own discretion.

The Thresholds were challenged in court. Following litigation in the trial court, the court of appeal, and the California Supreme Court, all of the Thresholds were upheld. However, in an opinion issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an analysis of the impacts of locating development in areas subject to environmental hazards unless the project would exacerbate existing environmental hazards. The Supreme Court also found that CEQA requires the analysis of exposing people to environmental hazards in specific circumstances, including the location of development near airports, schools near sources of toxic contamination, and certain exemptions for infill and workforce housing. The Supreme Court also held that public agencies remain free to conduct this analysis regardless of whether it is required by CEQA.

In view of the Supreme Court's opinion, local agencies may rely on Thresholds designed to reflect the impact of locating development near areas of toxic air contamination where such an analysis is required by CEQA or where the agency has determined that such an analysis would assist in making a decision about the project. However, the Thresholds are not mandatory and agencies should apply them only after determining that they reflect an appropriate measure of a project's impacts. These Guidelines may inform environmental review for development projects in the Bay Area, but do not commit local governments or BAAQMD to any specific course of regulatory action.

BAAQMD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies or other technical information that may

be in the Guidelines or Thresholds Justification Report. The Air District is currently working to revise any outdated information in the Guidelines as part of its update to the CEQA Guidelines and thresholds of significance.

- a-b. The mountains bordering Napa Valley block much of the prevailing northwesterly winds throughout the year. Sunshine is plentiful in Napa County, and summertime can be very warm in the valley, particularly in the northern end. Winters are usually mild, with cool temperatures overnight and mild-to-moderate temperatures during the day. Wintertime temperatures tend to be slightly cooler in the northern end of the valley. Winds are generally calm throughout the county. Annual precipitation averages range from about 24 inches in low elevations to more than 40 inches in the mountains.

Ozone and fine particle pollution, or PM2.5, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM2.5 occasionally does reach unhealthy concentrations. There are multiple reasons for PM2.5 exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM2.5 within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM2.5 levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAQMD, In Your Community: Napa County, April 2016)

The impacts associated with implementation of the project were evaluated consistent with guidance provided by BAAQMD. Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria set forth in the enabling legislation. The criteria air pollutants emitted by development, traffic and other activities anticipated under the proposed development include ozone, ozone precursors oxides of nitrogen and reactive organic gases (NOx and ROG), carbon monoxide (CO), nitrogen dioxide (NO2), and suspended particulate matter (PM10 and PM2.5). Other criteria pollutants, such as lead and sulfur dioxide (SO2), would not be substantially emitted by the proposed development or traffic, and air quality standards for them are being met throughout the Bay Area.

BAAQMD has not officially recommended the use of its thresholds in CEQA analyses and CEQA ultimately allows lead agencies the discretion to determine whether a particular environmental impact would be considered significant, as evidenced by scientific or other factual data. BAAQMD also states that lead agencies need to determine appropriate air quality thresholds to use for each project they review based on substantial evidence that they include in the administrative record of the CEQA document. One resource BAAQMD provides as a reference for determining appropriate thresholds is the *California Environmental Quality Act Air Quality Guidelines* developed by its staff in 2010 and as updated through May 2017. These guidelines outline substantial evidence supporting a variety of thresholds of significance.

As mentioned above, in 2010, the BAAQMD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAQMD through May 2017. The Air District's threshold of significance provided in Table 3-1 has determined that 325 single family dwelling units will not significantly impact air quality and do not require further study (BAAQMD CEQA Guidelines, May 2017, pages 3-2 and 3-3). Given the size of the proposed project, which includes construction of an approximately 3,000 square foot single-family residence, an approximately 1,470 square foot detached four car garage, an approximately 620 square foot residential accessory structure (including a gym, art studio and restroom), an infinity pool, hot tub and associated infrastructure, and a garden shed in comparison to the BAAQMD's screening criterion of 325 single family dwelling units for NOX (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan.

- c/d. In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities for project construction related to the residence, garage, accessory structure, pool, garden shed and road and driveway improvements. Earthmoving and construction emissions would have a temporary effect; consisting mainly of dust generated during grading and other construction activities, exhaust emissions from constructed related equipment and vehicles and relatively minor emissions from paints and other architectural coatings. In order to ensure that air quality related impacts are less than significant, the applicant shall be required to comply with the Bay Area Air Quality Management District Basic Construction Best Management Practices, as provided in Table 8-1, May 2011 Updated CEQA Guidelines:

7.1 SITE IMPROVEMENTS

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 traced 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 by State Regulations). Clear signage shall be provided for construction workers at all access points.
 8. All construction 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/perpfact_04-16-15.pdf or the PERP website <http://arb.ca.gov/portable/portable.htm>.

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

7.1 SITE IMPROVEMENTS

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.

While the Air District defines public exposure to offensive odors as a potentially significant impact, single family residences are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. The nearest residence to the project site is approximately 1,075 feet to the southeast of the project site. Construction-phase pollutants would be reduced to a less than significant level by the above noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None required.

| IV. | BIOLOGICAL RESOURCES. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------|---|------------------------------|--------------------------|
| | 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 Wildlife or the 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, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

As previously noted, the proposed project includes the development of an approximately 3,000 square foot single-family residence, an approximately 1,470 square foot detached four car garage, an approximately 620 square foot residential accessory structure (including a gym, art studio and restroom), an infinity pool, a hot tub and associated infrastructure. The project would also include construction of an access driveway and two (2) miles of improvements to Oak Ridge Road, beginning at the Oak Ridge Road access onto Oak Ridge Grade and ending at the driveway of the Kallweit residence.

A Biological Resources Report prepared by Dana Riggs with Sol Ecology, Inc. (Sol Ecology), dated July 24, 2020, was prepared for the proposed project. The purpose of the report was to establish the biological/ecological baseline of the subject property and to analyze potential impacts of the proposed project on the biological environment. On January 21, April 15 and June 11 of 2020, Sol Ecology performed biological resource surveys of the project area to determine the presence of plant communities, special plant and wildlife species and the presence of essential habitat elements for any special status species. Plant species were recorded and identified using the second edition of the *Jepson Manual* (Baldwin et. al. 2012). Vegetation communities were identified using the online version of *A Manual of California Vegetation* (CNPS 2020b). Dispersal habitat, foraging habitat, refugia or estivation habitat and breeding (or nesting) habitat were noted for wildlife species. Wetland and non-wetland waters potentially subject to government regulation (State and Federal) were identified based on the presence/absence of indicators of hydrophytic vegetation, hydric soil and wetland hydrophology. The boundaries of non-wetland waters were identified by locating the high-water mark of the water body.

a/b/d/e. Per the Biological Resources Report, vegetation on the project site consists of Douglas-fir woodland, California broadleaf forest woodland, and chaparral forest. Chaparral habitat is the only sensitive natural vegetative community within the project development area. In order to construct the proposed project and the road improvements, some of the chaparral community would be impacted, including removal of 26 trees (oak and conifer) and clearing of underbrush. Section 18.108.020(C) of Napa County Code (Zoning; Conservation regulations; General Provisions, Vegetation Retention Requirements) provides that, in the AW zoning district, a minimum of seventy percent vegetation canopy cover shall be maintained as part of any use involving earth-disturbing activity. Section 18.108.020 (D) (Zoning; Conservation regulations; General Provisions; Vegetation Removal Mitigation) provides that, in the AW zoning district, the removal of any vegetation canopy cover shall be mitigated by permanent replacement or preservation of comparable vegetation canopy cover, on an acreage basis at a minimum 3:1 ratio. In the particular case, of the approximately 46-acre parcel, 44 acres are protected from development by a conservation easement (as described in recorded document 2018-0006881) that preserves the trees within the easement and limits the developable area of the property to just two (2) acres. The conservation easement runs in favor of the Napa County Land Trust for the purposes of protecting the scenic viewshed, conservation values and the forested character of Napa Valley. Because the existing conservation easement that is in place was voluntarily imposed on the parcel, runs in favor of a third party and preserves approximately 95 percent of the vegetation canopy cover, the project has been determined to satisfy the minimum 3:1 retention ratio. A condition of approval will be imposed to require mapping of those specific areas within the 44-acre easement area meeting the 3:1 retention ratio. In addition, a deed restriction will be required to ensure that the proposed live oaks to be planted for screening purposes are protected in perpetuity.

The biological review of the project area determined that nine special status plant species (Calistoga ceanothus, Cobb Mountain lupine, Jepson's leptosiphon, Napa False indigo, Narrow-anthered brodiaea, oval-leaved viburnum, Rincon Ridge ceanothus, Rincon Ridge manzanita and Sonoma ceanothus) and five (5) special status wildlife species have the potential to occur on the project site. None of the special status plant species were observed during protocol-level surveys performed during the blooming period in the spring of 2020. Thus, no impacts to special status plant species are expected. The five wildlife species include two special status bats and three special status birds and raptors, including purple martin, golden eagle and northern spotted owl (NSO). Of these, pallid bat and long-legged bat

may potentially roost on the property, in a small outcrop located immediately adjacent to the proposed residence or in trees located along the driveway. In addition, NSO has been documented in the vicinity of the driveway (as shown in Appendix A, Figure 5 of the Biological Resources Report). Thus, construction activities have the potential to impact special status raptor. With the implementation of mitigation measures, such impacts would be less than significant.

- c. Headwater streams exist on the subject property. However, none are located near the proposed project area or within a close enough proximity (more than 100 feet away) to the project that would cause disturbance as a result of project development. As such, the project would not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Impacts would be less than significant.
- f. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures:

MM BIO-1: To avoid impacts to special status bat species, to allow any solitary bats to relocate, felled trees shall remain overnight, prior to chipping or hauling off site (year-round).

Monitoring: Prior to chipping or hauling off site (year round), all felled trees shall be inspected for special status bat species by a qualified biologist.

MM BIO-2: To avoid impacts to special status bat species, to the extent feasible, noise-producing activities shall be initiated between September 1 and April 15 to avoid maternity roosting bats if present.

Alternatively, if development activities are performed during the maternity season, a pre-construction bat roost survey prepared by a qualified biologist shall be performed, during the maternity season, for rock outcrops within 100-feet of the proposed project development. If maternity roosts are discovered, a minimum 100-foot no-disturbance buffer shall be placed around the roost until September 1.

Monitoring: If tree removal and/or noise producing activities occur during the maternity season between the dates of April 16 to August 31, a pre-construction bat survey shall be conducted and submitted to Planning Division staff prior to issuance of the grading permit.

MM BIO-3: To avoid impacts to purple martin and migratory birds and raptors, to the extent feasible, tree removal and/or noise-producing activities shall be initiated during the non-nesting season from September 1 to January 31.

If work cannot be initiated during this period, or if there is a break in activity lasting more than 14 days after the date of February 1, nesting bird surveys shall be performed by a qualified biologist within the project study area. If nests are found, a no-disturbance buffer shall be placed around the nest until the young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer shall be determined by the biologist based on the species, status of the nest and proximity to proposed activities and in consultation with USFWS, when applicable as determined by the qualified biologist.

Monitoring: If tree removal and/or noise producing activities occur during the nesting season, between the dates of February 1 to August 31, the pre-construction nesting bird survey shall be submitted to Planning Division staff prior to issuance of the grading permit.

MM BIO-4: Construction activities have the potential to impact special status raptors during the breeding season if noise disturbances exceed thresholds set by the United States Fish and Wildlife Service (USFWS) for federally listed raptor species. Using the guidance prepared by USFWS (2020) for northern spotted owl, a minimum of one week prior to commencement of noise emanating or ground disturbing activities occurring on the project site, a qualified biologist shall utilize the following criteria to determine if noise disturbances would be considered significant to any nesting raptors if present:

- Project-generated sound exceeds ambient nesting conditions by 20-25 decibels (dB)
- Project-generated sound, when added to existing ambient conditions, exceeds 90 dB

Additionally, USFWS guidance indicates that any human activities occurring within a visual line-of-sight distance of 40 meters (130 feet) or less from a nest may also result in take. Therefore, to avoid significant impacts to nesting raptors, the following measures shall apply if project development activities are likely to exceed the above thresholds:

- Construction activities over the dB limits noted above shall be initiated during non-nesting season, from September 1 to January

31.

- If work at or above the listed dB level tolerances cannot be initiated during this period, protocol level survey, shall be performed by a qualified biologist within one-half mile of activities for golden eagle and NSO the season prior to the start of those activities. The survey radius may be modified based on the distance that noise disturbances exceeding tolerances could occur over. It shall be assumed that prior documented NSO nests are still active and noise disturbing activities within one-half mile, or visual disturbances within 40 meters shall be avoided between March 15 to August 31 to avoid impacts to NSO. Surveys shall be performed by a qualified biologist.
- If nests are discovered, a no-disturbance buffer shall be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. Typically buffers for golden eagle are one-quarter mile and buffers for NSO are up to one-half mile. These buffers may be modified based on the above tolerances or in consultation with the appropriate listing agency.

Monitoring: If tree removal and/or noise producing activities occur during the breeding/nesting season, from February 1 to August 31, a qualified biologist shall use the guidance prepared by the United States Fish and Wildlife Service (2006) for estimating the effects of auditory and visual disturbance to special status raptors (including North Spotted Owl and golden eagle) to determine if noise or visual disturbances resulting from project development would be considered significant to any nesting raptors if present. The biologist shall conduct protocol level surveys and shall submit these surveys to the Planning Division prior to issuance of grading permit or commencement of any construction activities on the project site, including improvements to Oakville Ridge Road. If nests are discovered, the applicant shall place the no-disturbance buffer at the satisfaction of the biologist and the buffer shall be inspected by the Planning Division prior to initiation of construction. Any modification to the size of the buffer must be based on consultation from the listing agency (i.e. USFWS or CDFW). If a modified buffer is approved, the applicant shall provide documentation from the listing agency indicating as much.

| V. CULTURAL RESOURCES. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to 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) 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/b. According to Napa County Environmental Sensitivity Maps (Archaeological Resources Layer, historical site, points and lines), no known historically sensitive sites or structures, archaeological or paleontological resources, sites or unique geological features have been identified within the project site. 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 would be retained to investigate the site in accordance with the following standard condition of approval:

7.2 ARCHAEOLOGICAL FINDING

In the event that archaeological 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 the 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

c.No human remains have been encountered on the project site and no information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during project grading, construction of the project is required to cease and a qualified archaeologist would be retained to investigate the site in accordance with the standard condition of approval included above. Impacts would be less than significant.

Mitigated Measures: None required.

| VI. | ENERGY. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| | a) Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- a. The proposed project would comply with the Title 24 energy use requirements and would not result in significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation. Impacts would be less than significant.
- b. The proposed project would not conflict with the provisions of a state or local plan for renewable energy or energy efficiency because there are no plans applicable to the subject property. No impacts would occur.

Mitigation Measures: None required.

| VII. | GEOLOGY AND SOILS. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|------|--|--------------------------------|---|-------------------------------------|--------------------------|
| | a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| | i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil creating substantial direct or indirect 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"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a.

- i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regarding to rupturing a known fault.
- ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project would be required to comply with the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.
- iii.) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest edition of the California Building Code for seismic stability would result in less than significant impacts.
- iv.) According to the Napa County Environmental Resource Maps (Landslides line, polygon and geology layers) there are no known landslide areas at the project site.

b. The proposed improvements would occur on slopes of 30 to 50 percent. The project would require incorporation of best management practices and would be subject to the Napa County Stormwater Ordinance that addresses sediment and erosion control measures and dust control, as applicable. Impacts would be less than significant.

c/d. The majority of the project site consists of soils comprised of Felton Gravelly Loam., 30 to 50 percent slopes; Lode-Maymen-Felton association, 30-75 percent slopes and rock outcrop. According to the Napa County Environmental Sensitivity Maps (liquefaction layer) the improvements are proposed for an area which has a very low susceptibility for liquefaction. Based upon the soil conditions identified at the site the risk of damage to the proposed structures due to liquefaction is very low. Impacts would be less than significant.

e. The location of the proposed wastewater system for the proposed single-family residence and guest cottage was reviewed and approved by the Environmental Health Division based upon the wastewater system's consistency with County standards, via separate permit No. E16-00686, which was approved by Darrell Choate on October 27, 2016. Impacts would be less than significant.

f. According to Napa County Environmental Sensitivity Maps (Archaeological Resources Layer, historical site, point and lines), no known historically sensitivity sites or structures, archaeological or paleontological resources, sites or unique geological features have been identified within the project site. Furthermore, 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 would be retained to investigate the site in

accordance with standard condition of approval 7.2 identified in Section V, above.

Mitigation Measures: No mitigation measures are required.

| VIII. | GREENHOUSE GAS EMISSIONS. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-------|---|--------------------------------|---|-------------------------------------|--------------------------|
| | 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 (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. 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. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

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 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.

In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents (CO2e)]. This threshold of significance is appropriate for evaluating projects in 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 residential ‘construction’ and ‘development’ 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 (CO2) 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). Equivalent Carbon Dioxide (CO2e) 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 (BAAMD CEQA Air Quality Guidelines, May 2017). In this case, carbon dioxide (CO2) is used as the reference atom/compound to obtain atmospheric carbon CO2 effects of GHG. Carbon stocks are converted to carbon dioxide equivalents (CO2e) 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 include: emissions associated with the energy used to develop and prepare the project area, construction, and construction equipment and worker vehicle trips (hereinafter referred to as Equipment Emissions). These emissions also include underground carbon stocks (or Soil carbon) associated with any existing vegetation that is proposed to be removed. As previously stated, this project includes the construction of a single-family residence, garage, pool, accessory structure and road and access improvements.

In addition to the one time Construction Emissions, “Operational Emissions” of the residence 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 utilize the residence, including resident vehicle trips (hereinafter referred to as Operational Emissions). See Section XVI, Transportation/Traffic, for anticipated number of vehicle trips. Emissions associated with single-family residential use would be the primary source of emissions over the long-term when compared to one time construction emissions.

As discussed in the Air Quality section of this Initial Study, in 2010, the BAAQMD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAQMD through May 2017. The Air District’s threshold of significance provided in Table 3-1 has determined that 325 single family dwelling units will not significantly impact air quality and do not require further study (BAAQMD CEQA Guidelines, May 2017, pages 3-2 and 3-3). Given the size of the proposed project, which includes construction of an approximately 3,000 square foot single-family residence, an approximately 1,470 square foot detached four car garage, an approximately 620 square foot residential accessory structure (including a gym, art studio and restroom), an infinity pool, hot tub and associated infrastructure, and a garden shed in comparison to the BAAQMD’s screening criterion of 325 single family dwelling units for NOX (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan.

Mitigation Measures: None required.

| IX. | HAZARDS AND HAZARDOUS MATERIALS. Would the project | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----|---|--------------------------------|---|-------------------------------------|--------------------------|
| | 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 or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wild-land fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a. The proposed project would not involve the transport of hazardous materials other than those small amounts utilized for a typical single-family residence. Impacts would be less than significant.
- b. Hazardous materials such as diesel, maintenance fuels and paints would be used onsite during construction. Should they be stored onsite, these materials would be stored in secure locations to reduce the potential for upset or accident conditions. The proposed project consists of the construction of a new single-family residence, garage, accessory structure, pool and associated infrastructure and road improvements, which would not be expected to use any substantial quantities of hazardous materials. Therefore, it would not be reasonable for the proposed project to create upset or accident conditions that involve the release of hazardous materials into the environment and impacts would be less than significant.
- c. The project site is not located within one-quarter mile of an existing or proposed school. No impacts would occur.
- d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. The project site is not on any known list of hazardous materials sites and no impacts would occur.
- e. No impact would occur as the project site is not located within an airport land use plan.
- f. The proposed access driveway and site circulation design are consistent with the Napa County Road and Street Standards. However, the proposed road improvements to Oak Ridge Road are subject to a road exception to the Road and Street Standards due to the constrained nature of the rural, curvy and narrow road, which has been requested as a part of the Viewshed permit. A road exception was approved on February 11, 2021 to allow for vehicle turnouts to be spaced at varied distances from between 80 feet to 830 feet where normally turnouts would be spaced every 200 feet. The project has been reviewed by the County Fire Department and Engineering Services Division and found acceptable, as conditioned. Therefore, the proposed project would not obstruct emergency vehicle access and impacts would be less than significant.
- g. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wildland fires. The proposed driveway improvements would provide adequate access to the Oakville Grade. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. Impacts would be less than significant.

Mitigation Measures: None required.

| X. | HYDROLOGY AND WATER QUALITY. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|----|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| | a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <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 or through the addition of impervious surfaces which would: | | | | |
| | i) Result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | ii) 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"/> |
| | iii) 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"/> |
| | iv) Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <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 discretionary 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.

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-Tulucay (MST) area, however, have shown increasing depths to groundwater, but recent stabilization in many locations. Groundwater availability, recharge, storage and yield are 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 understand of groundwater resources in the County, the Napa County Groundwater Monitoring Plan recommended 18 Areas of Interest (AOIs) for additional groundwater level and water quality monitoring. Through the well owner and public outreach efforts of the Groundwater Resources Advisory Committee (GRAC,) approximately 40 new wells have been added to the monitoring program within these areas. Groundwater Sustainability Objectives were developed and recommended by the GRAC and adopted by the Board. The recommendations included the goal of developing sustainability objectives, providing a definition, and explaining the shared responsibility for Groundwater Sustainability and the important role of 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). The subject property is located within the Western Mountains subarea of Napa County according to the Napa County Groundwater Monitoring Plan 2013.

Minimum thresholds for water use have been established by the Department of Public Works using reports by the United States Geological Survey (USGS). 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. The project is categorized as "all other areas" based upon current County Water Availability Analysis policies. Soils on the property include Felton Gravelly Loam, 30 to 50 percent slopes, Lode-Maymen-Felton association and 30-75 percent slopes and rock outcrop. These soils are not listed as hydric soils. Felton gravelly loam is well drained, Lodo-Maymen-Felton is somewhat excessively drained and rock outcrops have high runoff. Based on the parcel's size and soil characteristics, the estimated groundwater recharge rate for the site is anticipated to far exceed the project's proposed water demand for the new single-family residence

a/b. The project would not violate any water quality standards or waste discharge requirements nor substantially deplete local groundwater supplies. The site's wastewater system for the proposed single-family residence was reviewed and approved by the Division of Environmental Health on October 27, 2016.

An existing 60 gallon per minute (gpm) well would provide water for the project. The site is currently undeveloped with no existing water demand. According to the Napa County Water Availability Analysis Guidance Document - Appendix B, the total projected water demand for the parcel would conservatively be 0.5 to 0.85 acre-feet per year (af/year).

In response to regional drought and the general Statewide necessity to protect groundwater resources, the Governor enacted new legislation requiring local governments to monitor and manage groundwater resources. Napa County prior work on the Napa Valley Groundwater Management Plan provides a strong foundation for Napa County to comply with this State mandated monitoring and management objective. As a direct result, the project site is now subject to this legislation requiring local agencies to monitor groundwater use. Assembly Bill AB 1739 by Assembly member Roger Dickinson (D-Sacramento) and Senate Bills 1168 and 1319 by Senator Fran Pavley (D-Agora Hills) establish a framework for sustainable, local groundwater management for the first time in California history. The legislation requires local agencies to tailor sustainable groundwater plans to their regional economic and environmental needs. The legislation prioritizes groundwater agencies to tailor sustainable groundwater plans to their regional economic and environmental needs. The legislation prioritizes groundwater basin management Statewide, which includes the Napa Valley, Napa River Drainage Basin, and sets a timeline for implementation of the following:

- By 2017, local groundwater management agencies must be identified;
- By 2020, overdrafted groundwater basins must have sustainability plans;
- By 2022, other high and medium priority basins not currently in overdraft must have sustainability plans; and
- By 2040, all high and medium priority groundwater basins must achieve sustainability.

The State has classified the Napa River Drainage Basin as a medium priority resources. Additionally, the legislation provides measurable objectives and milestones to reach sustainability and a State role of limited intervention when local agencies are unable or unwilling to adopt sustainable management plans. Napa County supports this legislation and has begun the process of developing a local groundwater management agency which is anticipated to be in place and functioning within the timeline prescribed by the State.

The proposed project would result in a modest increase on the demand of ground water supplies and therefore would not interfere with groundwater recharge or lowering of the local groundwater level. There are no known offsite wells located within 500 feet of the project well. According to Napa County environmental resource mapping (*Water Deficient Areas/Storage Areas*), the project site is not located within a water deficient area

c. The project would not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off the project site. Improvement plans prepared prior to the issuance of a building permit would ensure that the proposed project does not increase runoff flow rate or volume as a result of project implementation. General Plan Policy CON-50(c) requires discretionary projects, including this project, to meet performance standards designed to ensure peak runoff in 2-, 10-, 50- and 100-year events

following development is not greater than predevelopment conditions. The preliminary grading and drainage plan have been reviewed by the Engineering Division. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. Impacts would be less than significant.

- d. The site lies outside of the 100 and 500 year flood hazard boundaries. The parcel is not located in an area that is subject to inundation by tsunamis, seiche, or mudflows. No impacts would occur.
- e. The proposed project would not conflict with a water quality control plan or sustainable groundwater management plan because there are no such plans applicable to the project site. Therefore, there are no impacts.

Mitigation Measures: None required.

| XI. | LAND USE AND PLANNING. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| | a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a/b. -The project would not occur within an established community, nor would it result in the division of an established community. The project complies with Napa County Code and all other applicable regulations. The subject parcel is located in the AW zone district, which allows for residential uses. The proposed project is compliant with the physical limitations of the Napa County Zoning Ordinance. The project site is designated AWOS by the Napa County General Plan, which allows for the construction of an approximately 3,000 square foot single-family residence, an approximately 1,470 square foot detached four car garage, an approximately 620 square foot residential accessory structure (including a gym, art studio and restroom), an infinity pool, hot tub and associated infrastructure). Therefore, impacts would remain less than significant.

Mitigation Measures: None required.

| XII. | MINERAL RESOURCES. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|------|---|--------------------------------|---|------------------------------|-------------------------------------|
| | 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 the project site. No impacts would occur.

Mitigation Measures: None required.

| XIII. | NOISE. Would the project result in: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-------|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| | a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | c) For a project located within the vicinity of a private airstrip or 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"/> |

Discussion:

a/b. The project would result in a temporary increase in noise levels during construction of the single-family residence, garage, accessory structure, pool, and road and access improvements. Construction activities would be limited to daylight hours and properly muffled vehicles would be utilized. Noise generated during construction is not anticipated to be significant. As such, the project would not result in potentially significant temporary construction noise impacts or operational impacts. Because the proposed project is located approximately 1,075 linear feet from the closest neighboring residence, there is a low potential for impacts related to construction noise to result in a significant impact. Further, construction activities would occur during the period of 7:00 a.m. to 7:00 p.m. on weekdays, during normal hours of human activity. All construction activities would be conducted in compliance with the Napa County Noise Ordinance (Chapter 8.16 of Napa County Code). The proposed project would not result in long-term significant construction noise impacts. Conditions of approval identified below would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. The proposed project would not result in long-term significant permanent noise impacts because a residential land use is proposed. Continuing enforcement of Napa County's Noise Ordinance by the Environmental Health Division and the Napa County Sheriff, as needed, would further ensure that the single-family residence does not create a significant noise impact. Impacts would be less than significant. Impacts would be less than significant.

8.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practicable 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 normally 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 shall only occur daily between the hours of 8:00 a.m. and 5:00 p.m.

c. The project site is not located within an airport land use plan or the vicinity of a private airstrip. Therefore, there are no impacts.

Mitigation Measures: None required.

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

Discussion:

- a. The proposed project includes the construction one single-family dwelling, a guest cottage, and associated access road improvements. The Association of Bay Area Governments' Projects 2003 figures indicate that the total population of Napa County is project to increase approximately 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 projects by approximately 15 percent. The additional housing proposed would result in minor population growth in Napa County however, this growth would not rise to a level of environmental significance.
- Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code Section 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 environmental damage with the provision of a "decent home and satisfying living environment for every Californian". [See Public Resources Code Section 21000(g)] The 2008 Napa County 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 would be less than significant.
- b. No existing housing or people would be displaced as a result of implementation of the proposed project. Therefore, the project would not displace substantial numbers of existing housing or numbers of people necessitating the construction of replacement housing elsewhere and no impact would occur.

Mitigation Measures: None required.

| XV. | PUBLIC SERVICES. Would the project result in: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------|---|------------------------------|-----------|
| | 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:

- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v) 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 area and the additional demand placed on existing services as a result of the proposed project would be minimal. Fire protection measures would be required as part of the development pursuant to Napa County Fire Marshall conditions and there would be no foreseeable impact to emergency response times with compliance with these conditions of approval.

Fire Department and the Engineering Services Division have reviewed the application and recommend approval, as conditioned. School impact fees, which assist local school districts with capacity building measures, would be levied pursuant to building permit submittal. The proposed project would have minimal impact on public parks as one residence is proposed. Impacts to public services would be less than significant.

Mitigation Measures: None required.

| XVI. | RECREATION. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|------|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| | a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- a. The project would not significantly increase use of existing park or recreational facilities based on its limited scope. Impacts would be less than significant.
- b. No recreational facilities are proposed as part of the project. No impact would occur.

Mitigation Measures: None required.

| XVII. | TRANSPORTATION. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-------|---|--------------------------------|---|-------------------------------------|--------------------------|
| | a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | c) Substantially increase hazards due to a geometric 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"/> |
| | d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | e) Conflict with General Plan Policy CIR-14, 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a/b/c/d. -The project site is located on Oakville Ridge Road, off of Oakville Grade, approximately 2.6 miles southwest of the intersection of Oakville Grade and Highway 29 in the Napa area. The proposed project includes the construction of an approximately 3,000 square foot single-family residence, an approximately 1,470 square foot detached four car garage, an approximately 620 square foot residential accessory structure (including a gym, art studio and restroom), an infinity pool, hot tub and associated infrastructure).

The project would also include construction of an access driveway and two (2) miles of improvements to Oak Ridge Road, beginning at the Oak Ridge Road access onto Oak Ridge Grade and ending at the driveway of the Kallweit residence. Improvements to the road would include construction of 18 emergency vehicle turnouts, which would provide adequate emergency access. The proposed project, existing road and proposed road improvements have been reviewed by the Engineering Services Division and Fire and both divisions have found the proposed access safe and sufficient for service to the project site.

Based on the ITE Trip Generation Manual, the estimated daily vehicle trips for single-family residences is approximately ten (10) trips per day. Oakville Ridge Road presently serves six (6) existing residences, equating to approximately 60 daily trips. Based on these figures, the projected increase in trips resulting from the proposed project would be an approximately 17 percent contribution to the existing traffic volumes. While a 17 percent increase in trip generation could be considered significant on other roadways, upon completion of the proposed project, the two mile stretch of Oakville Ridge Road to the existing residence would serve a total of seven (7) residences and a total trip generation of 70. In addition, the existing residences that the road presently serves are located on large parcels, within a zone district with a large minimum parcel size, thus limiting the ultimate number of residences utilizing Oakville Ridge Road at full build-out of the parcels served. As such, a 17 percent increase in daily trips would be considered less than significant in the project area, considering the limited use of Oakville Ridge Road.

The Circulation Element includes new policies that reflect the new VMT reduction regulatory framework for transportation impact assessment, along with a draft threshold of significance that is based on reduction of VMT compared to the unmitigated project rather than the regional average VMT (Policies CIR-7 through CIR-9). Staff believes this alternative approach to determining the significance of a project's transportation impacts would be better suited to Napa County's rural context, while still supporting the efforts of the County to achieve the greenhouse gas emissions goals of its pending Climate Action Plan. The reduction in VMT and, correspondingly, GHG emissions from the transportation sector, is also necessary for Napa County, the region, and the state to achieve long-term, statewide mandates targeted toward reducing GHG emissions. Such mandates include, but are not limited to Executive Orders S-3-05 and B-16-12, which respectively, set a general statewide GHG emissions reduction target of 80 percent below 1990 levels by 2050, and an 80 percent GHG emissions reduction below 1990 levels (also by 2050) specifically for the transportation sector. The proposed

project is estimated to generate 10 new daily trips, which is well below the 110 trip threshold in the Office of Planning and Research guidelines. Therefore, the proposed project would not conflict with a program, plan, ordinance or policy addressing the circulation system, would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b), would not substantially increase hazards due to a geometric design feature or incompatible uses and would not result in inadequate emergency access. Therefore, impacts are less than significant.

- d. Four parking spaces would be provided within the proposed garage and additional spaces would be provided in front of the garage. Two parking spaces total would be required per Chapter 18.110.030 of Napa County Code. Thus, sufficient parking would be available for the project. Impacts are less than significant.

Mitigation Measures: None required.

| XVIII. TRIBAL CULTURAL RESOURCES. 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: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| 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. On November 9, 2020, County staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area of the project and who, as of that date, had requested to be invited to consult on all County projects in accordance with the requirements of Public Resources Code Section 21080.3.1. No responses were received within 30-days of the Tribe's receipt of the invitations. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

| XIX. UTILITIES AND SERVICE SYSTEMS. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) 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"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a/b. The project would not result in the construction or relocation of a new or expanded water, wastewater treatment or storm water drainage, electric power or natural gas, or telecommunications facilities, the construction or relocation of which would cause significant effects on the environment.
- An existing on-site well would provide water to the proposed residential development. According to the Well Completion Report dated June 10, 2016, the well provides an estimated yield of 60 gallons of water per minute. The site is currently undeveloped with no existing project water demand. Adequate water supply would be available to serve the small demand from the project. The parcel water demand can be met with the existing on site well. The existing yield would be sufficient to serve all uses on the property. Impacts would be less than significant as there is sufficient water supply available to serve the project site.
- c. Wastewater would be treated on-site per the proposed septic system and would not require a wastewater treatment provider. A Sewage System/Site Evaluation was approved in October of 2016 by the Environmental Health Division (E16-00686). Impacts would be less than significant.
- d/e. The project would be served by Keller Canyon Landfill, which has a capacity exceeding current demand. As of January 2004, the Keller Canyon Landfill had 64.8 million cubic yards of remaining capacity and has enough permitted capacity to receive solid waste through 2030. The project would comply with federal, state and local status and regulations related to solid waste. Therefore, impacts would be less than significant.

Mitigation Measures: None required.

| XX. | WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) | Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Discussion:

- a/b. The proposed project is located within the state responsibility area and is classified as a "Very High" fire severity zone. The project would not substantially impair an adopted emergency response plan or emergency evacuation plan because the proposed driveway improvements would provide adequate access to Oakville Ridge Road and Oakville Grade. The project complies with the current California Department of Forestry and California Building Code requirements for fire safety and all applicable fire safe regulations, including appropriate defensive space areas. Therefore, impacts would be less than significant.
- c/d. Implementation of the project would include the development of a new access driveway designed consistent with County standards and improvements to approximately two miles of Oak Ridge Road that would be constructed to meet the standards of the requested road exception. As part of the project, the property owner would implement a horizontal and vertical vegetation management plan consistent with California Department of Forestry and Fire Protection requirements along the entire length of the driveway to provide defensible space and to improve sight distance. The vegetation and management plan would be reviewed and approved by the Napa County Fire Marshal. Proposed retaining walls would be constructed as part of the project to address potential slope instability and potential drainage concerns. Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

| XXI. | MANDATORY FINDINGS OF SIGNIFICANCE | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|------|--|--------------------------------|---|-------------------------------------|--------------------------|
| | a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a. As discussed in Section IV above, the project site contains vegetation suitable for special status species including bats, migratory birds and nesting raptors. The project would also involve removal of 26 trees. Mitigation is proposed for potential biological impacts that would reduce potentially significant impacts to less than significant. As identified in Section V, no known historically sensitive sites or structures, archaeological or paleontological resources, sites or unique geological features have been identified within the project site. In summary, all potentially significant effects on biological and cultural resources are or can be mitigated to a less than significant

level.

- b. The project would have limited 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 project would minimally increase demands for public services, traffic and air pollutants, all of which would contribute to cumulative effects when existing and future development in Napa County are considered. Cumulative impacts of this nature are discussed in previous sections of this document. Therefore, potential cumulative impacts would be less than significant.
- c. All impacts identified in this document are considered less than significant or less than significant with the incorporation of mitigation measures. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Therefore, impacts would be less than significant.

**Kallweit Residence Viewshed Permit No. P20-00100-VIEW
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>Impact BIO-1: Biological Resources The proposed project has the potential to directly impact suitable habitat for pallid and long-legged bat.</p> | <p>MM BIO-1: To avoid impacts to special status bat species, to allow any solitary bats to relocate, felled trees shall remain overnight, prior to chipping or hauling off site (year-round).</p> | <p>Prior to chipping or hauling off site (year round), all felled trees shall be inspected for special status bat species by a qualified biologist.</p> | <p>P</p> | <p>PD</p> | <p>PC _/_/_</p> |
| <p>Impact BIO-2: Biological Resources The proposed project has the potential to directly impact suitable habitat for pallid and long-legged bat.</p> | <p>MM BIO-2: To avoid impacts to special status bat species, to the extent feasible, noise-producing activities shall be initiated between September 1 and April 15 to avoid maternity roosting bats if present. Alternatively, if development activities are performed during the maternity season, a pre-construction bat roost survey prepared by a qualified biologist shall be performed, during the maternity season, for rock outcrops within 100-feet of the proposed project development. If maternity roosts are discovered, a minimum 100-foot no-disturbance buffer shall be placed around the roost until September 1.</p> | <p>If tree removal and/or noise producing activities occur during the maternity season between the dates of April 16 to August 31, a pre-construction bat survey shall be conducted and submitted to Planning Division staff prior to issuance of the grading permit.</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>Impact BIO-3: Biological Resources The proposed project has the potential to impact migratory birds and raptors, including purple martin, golden eagle and northern spotted owl</p> | <p>MM BIO-3: To avoid impacts to purple martin and migratory birds and raptors, to the extent feasible, tree removal and/or noise-producing activities shall be initiated during the non-nesting season from September 1 to January 31.</p> <p>If work cannot be initiated during this period, or if there is a break in activity lasting more than 14 days after the date of February 1, nesting bird surveys shall be performed by a qualified biologist within the project study area. If nests are found, a no-disturbance buffer should be placed around the nest until the young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer shall be determined by the biologist based on the species, status of the nest and proximity to proposed activities.</p> | <p>If tree removal and/or noise producing activities occur during the nesting season, between the dates of February 1 to August 31, the pre-construction nesting bird survey shall be submitted to Planning Division staff prior to issuance of the grading permit.</p> | P | PD | PC _/_/_ |
| <p>Impact BIO-4: Biological Resources Biological Resources The proposed project has the potential to impact migratory birds and raptors, including purple martin, golden eagle and northern spotted owl</p> | <p>MM BIO-4: Construction activities have the potential to impact special status raptors during the breeding season if noise disturbances exceed thresholds set by the United States Fish and Wildlife Service (USFWS) for federally listed raptor species. Using the guidance prepared by USFWS (2020) for northern spotted owl, a minimum of one week prior to commencement of noise emanating or ground disturbing activities occurring on the project site, a qualified biologist shall utilize the following criteria to determine if noise disturbances would be considered significant to any nesting raptors if present:</p> <ul style="list-style-type: none"> - Project-generated sound exceeds ambient nesting conditions by 20-25 decibels (dB) - Project-generated sound, when added to existing ambient conditions, exceeds 90 dB <p>Additionally, USFWS guidance indicates that any human activities occurring within a visual line-of-sight distance of 40 meters (130 feet) or less from a nest may also result in take. Therefore, to avoid significant</p> | <p>If tree removal and/or noise producing activities occur during the breeding/nesting season, from February 1 to August 31, a qualified biologist shall use the guidance prepared by the United States Fish and Wildlife Service (2006) for estimating the effects of auditory and visual disturbance to special status raptors (including North Spotted Owl and golden eagle) to determine if noise or visual disturbances resulting from project development would be considered significant to any</p> | P | PD | PC _/_/_ |

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>impacts to nesting raptors, the following measures shall apply if project development activities are likely to exceed the above thresholds:</p> <ul style="list-style-type: none"> - Construction activities over the dB limits noted above shall be initiated during non-nesting season, from September 1 to January 31. - If work at or above the listed dB level tolerances cannot be initiated during this period, protocol level surveys shall be performed within one-half mile of development activities for golden eagle and NSO the season prior to the start of those activities. The survey radius may be modified based on the distance that noise disturbances exceeding tolerances could occur over. It shall be assumed that prior documented NSO nests are still active and noise disturbing activities within one-half mile, or visual disturbances within 40 meters shall be avoided between the dates of March 15 to August 31 to avoid impacts to NSO. Surveys shall be performed by a qualified biologist. - If nests are discovered, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. Typically buffers for golden eagle are one-quarter mile and buffers for NSO are up to one-half mile. These buffers may be modified based on the above tolerances or in consultation with the appropriate listing agency. | <p>nesting raptors if present. The biologist shall conduct protocol level surveys and shall submit these surveys to the Planning Division prior to issuance of grading permit or commencement of any construction activities on the project site, including improvements to Oakville Ridge Road. If nests are discovered, the applicant shall place the no-disturbance buffer at the satisfaction of the biologist and the buffer shall be inspected by the Planning Division prior to initiation of construction. Any modification to the size of the buffer must be based on consultation from the listing agency (i.e. USFWS or CDFW). If a modified buffer is approved, the applicant shall provide documentation from the listing agency indicating as much.</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