



COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING COMMISSION

Commissioner
DAVID GRAVES
District #1

Commissioner
JIM KING
District #2

Vice-Chairperson
BOB FIDDAMAN
District #3

Chairperson
TERRY SCOTT
District #4

Commissioner
JOHN DICKSON
District #5

+

PATRICK LYNCH, AICP
Acting Secretary-Director

GARY BREWEN
Building Codes
Administrator

STEVEN LEDERER
Deputy Director
Planning

R. PATRICK LOWE
Deputy Director
Conservation

LAURA ANDERSON
Commission Counsel

MICHELLE PRICE
Commission Clerk

1195 THIRD STREET
SUITE 210

+

NAPA, CALIFORNIA
94559

+

TELEPHONE:
707-253-4417

+

FAX:
707-253-4336

+

WWW.GO.NAPA.CA.US

DATE OF HEARING: September 15, 2004

AGENDA ITEM # 7

SUMMARY FOR: CONSERVATION, DEVELOPMENT & PLANNING COMMISSION

PROJECT: File #04147-PM, Parcel Map for Silverado Napa Corporation

LOCATION: The project site is generally located east of the Silverado subdivisions, south of Atlas Peak Road, and north of Monticello Road, within the AW (Agricultural Watershed) zoning district.

PROJECT REQUEST: To subdivide a 455-acre site into two parcels consisting of 215-acres (Parcel 1) and 240-acres (Parcel 2).

OWNER: Silverado Napa Corporation

APPLICANT/REPRESENTATIVE: Silverado Napa Corporation, John Kolkhorst

ZONING: AW, Agricultural Watershed

GENERAL PLAN DESIGNATION: AWOS, Agricultural Watershed & Open Space

SITE AREA: ±455-acres

CASE HISTORY/BACKGROUND: The Silverado Napa Corporation owns a legal parcel consisting of ±455-acres that had previously been split for assessment purposes. They propose to subdivide the property into two parcels consisting of 215 acres (Parcel 1) and 240 acres (Parcel 2). Minimum lot size in the AW zoning district is 160-acres. Due to steep slopes, approximately 20-acres out of 215-acres on Parcel 1, and 146-acres out of 240-acres on Parcel 2 are developable. A potential home site has been shown for each lot. No house plans have been submitted with this application.

This project was originally scheduled for consideration by the Napa County Planning Commission on June 16, 2004. The Planning Commission continued the project to July 7, 2004 and approved the project on that date. However, due to incomplete noticing, the Planning Commission rescinded the project approval resulting in a new hearing. No changes to the project have occurred since the July 7 hearing. No new information regarding the dispute over project access has been received to date. The June 16, 2004 staff report is attached for your review.

STAFF RECOMMENDATION: That the Planning Commission adopt the Mitigated Negative Declaration and APPROVE Parcel Map #04147-PM, subject to the attached Conditions of Approval.



NAPA COUNTY

CONSERVATION • DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson
Director

1195 Third Street, Room 210 • Napa, California 94559-309
Telephone 707/253-4416 FAX 707/253-4336

DATE OF HEARING: June 16, 2004

AGENDA ITEM # 10

SUMMARY FOR: CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

CASE: Parcel Map # 04147-PM, Silverado Napa Corporation

LOCATION: The project site is generally located east of the Silverado subdivisions, south of Atlas Peak Road, and north of Monticello Road, within the AW (Agricultural Watershed) zoning district.
Assessor's parcels: 0061-040-004 and 061-180-001 (split for assessment purposes)

REQUEST: To subdivide a 455-acre site into two parcels consisting of 215-acres (Parcel 1) and 240-acres (Parcel 2).

OWNER: Silverado Napa Corporation

APPLICANT/REPRESENTATIVE: Silverado Napa Corp. (John Kolkhorst)

ZONING: AW (Agriculture Watershed)

GENERAL PLAN DESIGNATION: Agriculture, Watershed and Open Space.

BACKGROUND INFORMATION: The Silverado Napa Corporation owns a legal parcel consisting of ±455-acres that had previously been split for assessment purposes. They would like to subdivide the property into two parcels consisting of 215 acres (Parcel 1) and 240 acres (Parcel 2). Minimum lot size in the AW zoning district is 160-acres. Due to steep slopes, only approximately 20-acres out of 215-acres on Parcel 1, and 146-acres out of 240-acres on Parcel 2 are developable.

Proposed building area envelopes and access road/driveways have been identified on each parcel. The building area envelopes show that each proposed lot has at least one viable home site, but do not represent actual building footprints, which will likely be smaller. The building area envelopes are approximately 1,000-ft. east of the nearest homes in the Silverado residential community.

Access is proposed from Alta Mesa Place, a private street within the Silverado Highlands subdivision, pursuant to an Easement Grant Deed between the Highlands at Silverado Owner's Association and the property owner. No other development plans have been submitted or are associated with the proposed land division. Subsequent construction plans for development on the proposed lots will be subject to Napa County regulations in effect at the time of development including but not limited to the Zoning Ordinance, Uniform Building, Plumbing, Electrical and Mechanical Codes and the Uniform Fire Code.

STAFF RECOMMENDATION:

Adoption of mitigated negative declaration and approval of Parcel Map # 04147-PM subject to the attached conditions of approval.

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

TENTATIVE PARCEL MAP
DEPARTMENT REPORT AND RECOMMENDATION

Meeting of June 16, 2004

APPLICANT/OWNER: John Kolkhorst/Silverado Napa Corporation

PROJECT PLANNER: Sean Trippi

FILED: March 10, 2004

PROJECT DESCRIPTION: Request to subdivide a 455-acre site into two parcels consisting of 215-acres (Parcel 1) and 240-acres (Parcel 2).

LOCATION: The project site is generally located east of the Silverado subdivisions, south of Atlas Peak Road, and north of Monticello Road, within the AW (Agricultural Watershed) zoning district.
Assessor's parcels: 0061-040-004 and 061-180-001 (split for assessment purposes)

BACKGROUND INFORMATION/ DETAILS OF REQUEST:

1. The project consists of a request to subdivide a ± 455 -acre site into two parcels consisting of 215-acres (Parcel 1) and 240-acres (Parcel 2). Minimum lot size in the AW zoning district is 160-acres. The site is one legal parcel that had previously been split for assessment purposes, and could currently be developed with one single-family home. Due to steep slopes, only approximately 20-acres out of 215-acres on Parcel 1, and 146-acres out of 240-acres on Parcel 2 are developable.

Proposed building area envelopes and access road/driveways have been identified on each parcel. The building area envelopes show that each proposed lot has at least one viable home site, but do not represent actual building footprints, which will likely be smaller. The building area envelopes are approximately 1,000-ft. east of the nearest homes in the Silverado residential community.

Access is proposed from Alta Mesa Place, a private street within the Silverado Highlands subdivision, pursuant to an Easement Grant Deed between the Highlands at Silverado Owner's Association and the property owner. No other development plans have been submitted or are associated with the proposed land division. Subsequent construction plans for development on the proposed lots will be subject to Napa County regulations in effect at the time of development including but not limited to the Zoning Ordinance, Uniform Building, Plumbing, Electrical and Mechanical Codes and the Uniform Fire Code.

2. ADJACENT LAND-USE/ZONING/ACREAGE

DIRECTION	LAND-USE	ZONING	ACREAGE
East	rural residential/agriculture	AW	± 71 to ± 390 acre lots
North	rural residential/vacant	AW	± 10 to ± 225 acre lots
South	urban & rural residential	PD/AW	0.31 to ± 22 acre lots
West	urban residential	PD	0.03 to ± 1 acre lots

3. No development is proposed at this time.
4. Details of the proposal are contained in the attached supplemental information sheet and accompanying materials.
5. Comments and recommendations from various County departments are attached.

ENVIRONMENTAL ANALYSIS:

An Initial Study has been prepared for the project, which identified that no significant environmental impacts would result from the project with the incorporation of mitigation measures addressing Aesthetics, Air Quality, Biological Resources, Geology and Soils, Hydrology and Water Quality, and Noise. Based on the information contained on the Napa County environmental resource maps and submitted information the following are discussed below:

AESTHETICS: The proposed parcel map includes a building area envelope or home site for each lot. The building area envelopes are approximately 1,000 ft. east of the nearest residences in the Silverado residential area. The existing Silverado residential area is prominent from various vantage points around the County. The proposed home sites associated with the parcel map will generally be less visible as they are behind a slight knoll and existing vegetation. However, without specific house plans, to mitigate any potential aesthetic impacts, subsequent development on the two lots will be subject to the County's Viewshed Ordinance which will address the location of the homes, exterior colors, and any landscaping needed to insure that the homes are as unobtrusive as possible. Any trees removed, as part of the construction of the new homes or driveway, will be replaced at a minimum of two new trees for each tree removed based on the tree size and specie of the trees that are removed, as determined by the Planning Director.

Mitigation Measures:

Development on each lot shall be subject to the provisions of the Viewshed Ordinance prior to the issuance of building permits unless conclusive evidence is submitted to the satisfaction of the Planning Director indicating that development will not have any viewshed impacts.

Exterior colors, including roofing, shall consist of brown, green, gray tones or as otherwise determined by the Planning Director. Final exterior color and roofing samples shall be included with the plans submitted for building permits.

A tree survey prepared by a qualified arborist identifying the size, location and specie of the trees that will be removed, protective and enhancement measures for the trees to be retained, tree replacement ratios (minimum 2:1), and a tree planting plan, shall be submitted for review and approval by the Planning Director. Trees and other plant materials shown on the planting plan shall be purchased locally when practical. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County. No tree shall be removed until the plan has been approved and building permits have been issued.

The building home sites and driveway alignment shall be adjusted as necessary to reduce the number of trees that need to be removed.

AIR QUALITY: Temporary impacts, such as dust migration, may arise as a result of construction activities necessary for site development. These impacts would be temporary and would cease upon project completion. Inclusion of the mitigation measure described below would reduce this impact to a less than significant level.

Mitigation Measure:

The project sponsor shall require the construction contractor to implement a dust abatement program. Elements of this program shall include the following, and shall be subject to review and approval by Napa County Conservation, Development, and Planning Department prior to initiation of any grading activities:

- Minimize the area being disturbed by earthmoving and grading.
- Apply sufficient water, enclose, or cover exposed soil to minimize visible dust emissions.
- Water all active construction areas and haul roads at least twice daily.
- Clean vehicles and equipment when exiting the project site.
- Cover all trucks hauling soil, sand, and other loose material or require all trucks to maintain at least 2 ft. of freeboard.
- Pave, apply water three times daily, or apply soil stabilizers on all unpaved access roads, parking areas and staging areas.
- Sweep daily all paved access roads, parking areas, and adjoining streets.
- Install erosion control measures to prevent runoff from public streets.
- Plant required landscaping as early as possible

BIOLOGICAL RESOURCES: No known candidate, sensitive, or special status species have been identified as occurring within the project boundaries. The project site includes heavily wooded areas as well as open grassy areas that could provide suitable habitat or foraging areas for special-status raptors or other special status nesting birds. Avoiding any construction activities during nesting periods as determined by a qualified biologist would mitigate potential impacts. The following mitigation measure will reduce any impacts to special-status raptors or other special-status nesting birds to a level of less than significant.

Mitigation Measure:

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

GEOLOGY AND SOILS: The Napa County Environmental Sensitivity Maps show several landslide deposits along Milliken creek and the unnamed tributary to the south. The proposed building envelopes are not within an area of any landslides or slope failure. A geologic/soil hazard report prepared by a qualified Geotechnical Engineer will be required prior to the issuance of any construction activities on the site.

Mitigation Measure:

Prior to the issuance of grading permits, building permits, or any construction activities on the site, the applicant shall submit a geologic/soils hazard report prepared by a certified geologic engineer to the Napa County Conservation, Development, and Planning Department. Grading and building design shall be consistent with the findings of the report, State code, and the Uniform Building Code.

HYDROLOGY AND WATER QUALITY: The project applicant proposes to provide domestic water to each parcel from private wells and on-site septic systems for sewage disposal. The project site is also within the boundaries of the Silverado CSD, which could also provide domestic water, and the Napa Sanitation District, which could provide sewage disposal.

Since a definitive water source and sewage disposal system have not been identified, the Napa County Department of Environmental Management is requiring a note on the parcel map indicating that no water supply or sewage disposal system have been provided as part of the parcel map process. A domestic water supply and sewage disposal system will be provided prior to the issuance of building permits in accordance with applicable County codes.

Mitigation Measures:

Pursuant to Section 17.14.230(A) of the Napa County Code the following statement shall appear on the final map in bold face: "No water supply is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a domestic water supply, the requirements of Division 1 of Title 13 of the Napa County Code (commencing with Section 13.04.010) must first be satisfied. Where that permit requires or is anticipated to require a groundwater supply, the requirements of Chapter 13.15 must also first be satisfied."

Pursuant to Section 17.14.230(B) of the Napa County Code the following statement shall appear on the final map in bold face: "No sewage system is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a sewage system, the requirements of Division II of Title 13 of the Napa County Code (commencing with Section 13.16.010) must first be satisfied."

NOISE: The site adjoins the Silverado residential community to the west and south and relatively sparsely populated agricultural and rural residential uses to the north and east. The nearest homes are approximately 1,000 ft. to the west of the proposed home sites. Future construction on the two proposed lots will temporarily and periodically increase ambient noise levels in the area. Substantial amounts of noise may be generated during project construction. Napa County Code limits the hours of construction activities from 7 AM to 7 PM. Severe noise created during construction would only potentially impact construction workers who are protected by OSHA standards and reasonable safety precautions in place at the job site (e.g. protective sound reduction devices such as earplugs and equipment mufflers).

Mitigation Measure:

Except for actions taken to prevent an emergency, or to deal with an existing emergency, all outdoor construction activities shall be restricted to the hours of 8:00 am and 7:00 pm on weekdays and 9:00 am and 7:00 pm on weekends and holidays. Construction noise shall be minimized to the maximum extent practical. Construction vehicles are to be muffled, and backup alarms adjusted to the lowest allowable levels and shall be in compliance with County Code Chapter 8.16.

MANDATORY FINDINGS OF SIGNIFICANCE:

6. As an approval for tentative parcel map to split a 455-acre site into two lots of 215-acres and 240-acres, the project has limited potential to significantly impact the environment. As summarized above and provided in the attached Mitigated Negative Declaration, potential impacts will be mitigated to a less-than-significant level with inclusion of the proposed mitigation measures.
7. Vegetation on the site is predominantly chaparral interspersed with Oak and Bay woodlands. Riparian vegetation is present along the three stream channels that run through the property. The proposed building envelopes are located approximately 500-feet from the nearest watercourse.
8. The project will not result in significant environmental effects, either individually or cumulatively. A Mitigated Negative Declaration is recommended. See attached copy.

PLANNING AND ZONING ANALYSIS:

Pursuant to Section 17.14.060 of the Napa County Code, the Planning Commission shall deny approval of a tentative map if the map does not meet all the requirements of this Article or the Commission makes any of the following findings:

9. That the proposed map is not consistent with applicable general and specific plans. A proposed subdivision shall be deemed consistent with the Napa County general plan and any applicable specific plan the county has officially adopted for the area where the land is located if the proposed subdivision or related land uses are compatible with objectives, policies, general land uses and programs specified by such plan or plans.

Analysis: The project site is designated as Agriculture, Watershed & Open Space on the adopted Land Use Element of the Napa County General Plan and is within the Agriculture Watershed (AW) zoning district. The project is consistent with the General Plan designation and the AW zoning district regulations that apply to this property. The proposed lot sizes exceed the minimum lot size of 160-acres for properties in the AW zoning district. No development is proposed with the tentative parcel map application. Subsequent development will be consistent with applicable County regulations.

10. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Analysis: The Napa County General Plan designates this site as Agriculture, Watershed & Open Space. The minimum parcel size required by the General Plan is 160-acres. The proposed parcel map is consistent with the General Plan. A Specific Plan has not been adopted for this area.

11. The site is not physically suitable for the type of development.

Analysis: The tentative parcel map has identified a buildable area envelop for each of the proposed lots. Subsequent development on the lots will be subject to applicable County regulations in effect at the time of development

10. The site is not physically suitable for the proposed density of development.

Analysis: The existing site could currently be developed with a single-family home in accordance with County regulations. The proposed tentative parcel map will create one additional lot for another single-family home site. The proposed lots exceed the minimum lot size established by the General Plan and Zoning district.

12. The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: An Initial Study and Mitigated Negative Declaration were prepared for the project, which state that presence of any special status plant or animal species, wetlands or wildlife corridors on the subject property or within the immediate vicinity were not found. The project site adjoins an area of urban residential development to the west and south, and rural residential and agriculture to the north and east. The riparian habitat along Milliken creek and Milliken Canyon is within an area of the site that is not suitable for development because of the steep topography of the canyon walls. The proposed building envelopes are approximately 500-ft. from the nearest stream. The design of the tentative parcel map will not injure fish or wildlife or their habitat.

13. The design of the subdivision or the type of improvements is likely to cause serious public health or safety problems.

Analysis: The tentative parcel map is consistent with the minimum lot size for properties within the AW zoning district. The proposed tentative parcel map adjoins urban residential development. Access is proposed from Alta Mesa Circle, a private street within the Silverado Highlands subdivision. There is currently a gated access road from Alta Mesa Circle to a water storage tank. The gate will need to be relocated by the applicant prior to construction of any improvements associated with future development on the project site. Access to the two proposed home sites would be provided off the existing access road to the water tank, generally following the alignment of an existing dirt and gravel trail. Streets and intersections within the vicinity of the project site operate at level-of-service (LOS) "A", which means that traffic generally operates at free flow conditions with little or no delays. Future residential development of the property would not result in an increase in traffic that would be considered substantial in relation to the existing traffic load of the adjoining residential area. Subsequent construction plans for development on the proposed lots will be subject to Napa County regulations in effect at the time of development which will address geologic hazards, seismic safety and fire protection.

14. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Analysis: There are no public easements through the proposed development.

RECOMMENDATION:

ENVIRONMENTAL:

1. Find that the Planning Commission has read and considered the Mitigated Negative Declaration prior to taking action on said Mitigated Negative Declaration and the proposed project.
2. Find that the Mitigated Negative Declaration is based on independent judgment by the Planning Commission.
3. Find that the Mitigated Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act.
4. Find that as mitigated, there is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment.
5. Find that the Secretary of the Planning Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Conservation, Development & Planning Department, 1195 Third Street, Room 210, Napa, California.
6. Find that considering the record as whole there is no evidence that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.
7. Adopt the Mitigated Negative Declaration, including the Project Revision Statement with incorporated Mitigation Measures.
8. Adopt the attached Mitigation Monitoring and Reporting Program

PLANNING:

9. **APPROVAL** of the tentative parcel map, file #04147-PM based on findings 9-14, subject to the attached conditions of approval.

**CONDITIONS OF APPROVAL
SIVLERADO NAPA CORPORATION**

File #04147-PM

June 16, 2004

1. The applicant shall submit a Final/Parcel Map to the Department of Public Works for review and approval by the County Surveyor. The applicant shall pay the map checking fee as established by resolution of the Napa County Board of Supervisors in effect at the time of submittal of the final/parcel map.
2. The Final/Parcel Map shall be in substantial compliance with the tentative parcel map consisting of the subdivision of a ± 455.7 -acre property into two lots of ± 215.2 -acres (Parcel 1) and ± 240.5 -acres (Parcel 2).
3. The project approval is granted for a period of two years from the effective date of approval. Unless a parcel map is recorded prior to the expiration of two years, the approval shall lapse and become void. Extensions may be considered as allowed by County Code.
4. Modifications or relocations of the buildable area envelopes shall be subject to review and approval by the Planning Director, so long as any proposed relocation does not result in any new significant environmental impacts.
5. The applicant shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of April 21, 2004
Department of Public Works as stated in their letter of March 26, 2004
County Fire Department as stated in their letter of April 5, 2004
Napa Sanitation District as stated in their letter dated March 30, 2004.
City of Napa Public Works Dept. Water Division stated in their letter dated June 9, 2004
6. The applicant shall comply with any and all mitigation measures identified in the Initial Study, Mitigation Monitoring and Reporting Program, and Project Revision Statement.
7. Should archaeological remains or artifacts be encountered during any phase of construction, land alteration work in the general vicinity of the find shall be halted and a qualified archaeologist and the Planning Director shall be notified immediately. Work on the project shall not be resumed until a mitigation plan with adequate measures for site protection is reviewed and approved by the Planning Director. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he 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 nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

**CONDITIONS OF APPROVAL
SIVLERADO NAPA CORPORATION**

File #04147-PM

June 16, 2004

8. The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Environmental Management determines that water usage at the future residences is affecting, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, on-site monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the county code section 13.15.070.G-K.

9. All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the applicant and/or property owner. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with conditions and mitigation measures that require monitoring outside of those two processes, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$116.00/hour as of January, 2004). Violations of conditions of approval or mitigations measures caused by the applicant's contractors, employees, and guests are the responsibility of the applicant.



TRENT CAVE, R.E.H.S.
Director

COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

RECEIVED

APR 22 2004

TO: Napa County Planning Department, Charley Wilson, Director

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

FROM: Napa County Environmental Management Department,
Christine Secheli, R.E.H.S., Environmental Health Manager

SUBJECT: Parcel Map Application for Silverado Napa Corporation
Located at Westgate Road
Assessor Parcel 61-040-04 and 61-180-01
File # 04147-PM

DATE: April 21, 2004

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. The applicant has not provided our office with sufficient evidence of water to serve each parcel. Section 17.14.230 of the Napa County Code requires that the following statement appear on the final map in bold face: "No water supply is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a domestic water supply, the requirements of Division 1 of Title 13 of the Napa County Code (commencing with Section 13.04.010) must first be satisfied. Where that permit requires or is anticipated to require a groundwater supply, the requirements of Chapter 13.15 must also first be satisfied."

The applicant has not provided our office with sufficient evidence of sewage disposal sites on each of the proposed parcels. As required by Sec. 17.14.230 of the Napa County Code, the following statement shall appear on the final map, "No sewage system is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a sewage system, the requirements of Division II of Title 13 of the Napa County Code (commencing with Section 13.16.010) must first be satisfied."


cc: Silverado Napa Corp., A California Corporation, 1600 Atlas Peak Rd., Napa, CA 94558

1195 Third Street, Suite 101 • Napa, California 94559
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



March 26, 2004

TO: Conservation, Development, and Planning
FROM: Jodee DiSalle, Assistant Engineer 
SUBJECT: Silverado Napa Corp Parcel Map, Westgate Road
APN 061-040-004 & 061-180-001, PM-04147

RECEIVED

MAR 29 2004

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

This application will allow the applicant to take two existing separated-for-assessment purposes parcels and create two legal lots.

EXISTING CONDITIONS:

1. Parcel one fronts Westgate Drive, a County maintained road.
2. Parcel two fronts Hillcrest Drive, a County maintained road.

RECOMMENDED CONDITIONS:

1. The applicant shall obtain an encroachment permit for work performed within the Napa County Right-of-Way.
2. The applicant is to submit a Final/Parcel Map to the Department of Public Works for review and approval by the County Surveyor. The applicant is to pay the map checking fee as established by resolution of the Napa County Board of Supervisors in effect at the time of submittal of the map.

The fore-mentioned requirements will become conditions of this property division upon County approval of this parcel map.

If you have any questions regarding the above items please contact Larry Bogner or Jodee DiSalle at 253-4351.

Cc: Silverado Napa Corp., 1600 Atlas Peak Road, Napa, CA 94558



INTER-OFFICE MEMO

TO: Charles Wilson, Director
Conservation, Development, and Planning Department

FROM: Fire Department

DATE: April 1, 2004

SUBJECT: Silverado Napa Corp. Parcel Map Application
Apn: 061-040-004, 061-180-001 04147-PM

Site Address: Westgate Rd., Napa

The Napa County Fire Marshal staff has reviewed the above referenced application for a tentative parcel map.

The scope of this project does not warrant fire protection recommendations at this time. When the lots are developed they will be required to comply with the codes and regulations in effect at the time of building permit issuance.

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any other fire protection issue you may have regarding your project.

BYRON J. CARNIGLIA
Fire Chief

By: *Gabrielle Maurino Avina*

Gabrielle Maurino Avina
Assistant Fire Marshal

cc: Applicant, CFM Files, Chron



Dedicated to Preserving the Napa River for Generations to Come

935 HARTLE COURT
P.O. BOX 2480
NAPA, CALIFORNIA 94558-0522
TELEPHONE (707) 258-6000
FAX (707) 258-6048

March 30, 2004

Napa Sanitation District Conditions of Approval for Project #04147-PM

Please note that the proposed development is currently designed to be served by private disposal systems. If the design changes at a later time to be served by the sanitary sewer system, NSD will reevaluate and comment at that time.

04147pm



CITY of NAPA

PUBLIC WORKS DEPARTMENT
1600 First Street
Mailing Address:
P.O. Box 660
Napa, California 94559-0660
(707) 257-9520
FAX (707) 257-9522

June 9, 2004

Sean Trippi
Napa County Conservation, Development & Planning
1195 Third St., Suite 210
Napa, CA 94559

Re: Silverado Napa Corporation Parcel Map (#04147-PM), Napa County

Dear Mr. Trippi,

The Water Division received the Public Notice regarding the subject project. After a brief discussion with you earlier today regarding this project, we have several items that we would like to include as conditions for the proposed project. Our conditions are as follows:

1. The proposed private drive runs through a gate protected access road currently used by the Water Division to access water tanks on (and adjacent to) the subject parcel. At the sole expense of the Applicant, the Applicant shall be responsible for relocating the existing gate located on Alta Mesa Place to a location north of the split in the driveways so that the gate only protects the access road to the water tank and not the access to both of the new project properties. Any private gates approved for a location between the access drive to the tank and Alta Mesa Circle shall include access for the Water Division.
2. If the Applicant chooses to connect to the City of Napa water system, the Applicant shall be responsible for paying all fees associated with the connection to the Water Division. As part of this parcel map, the Applicant may receive only 2 -1" water services (1 - 1" water service per parcel) for domestic uses to serve two (2) single family residences (one per parcel). The services shall come off of the 8" water main located on Alta Mesa Place and meters shall be placed within the existing Public Water Utility Easement on Alta Mesa Place with private service laterals extending to each parcel. Due to the high elevations in the area, the water services may require the addition of pumps behind the backflow device to provide sufficient flow to the homes. No additional water mains (public or private) shall be installed.

These conditions are based on the proposed plans sent to the Planning Commission Hearing dated June 16, 2004. The conditions of this project are subject to change based on the actual installation and construction of the project. We would appreciate an update of any changes that are made to the private driveway location or the location of the homes.

Please feel free to contact me at (707) 257- 9341, if you need additional information, or have any questions regarding the comments or the City's facilities and their location within the proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'M E L', with a stylized flourish at the end.

Megan E. Thomas
Water Division Engineer

Cc: Scoop/Author

Trippi, Sean

From: Lederer, Steven
Sent: Tuesday, March 23, 2004 8:16 AM
To: Trippi, Sean
Subject: FW: Application of Silverado Napa Corp.

FYI--Lafco input on the Silverado Parcel map that you probably haven't looked at yet.

-----Original Message-----

From: Schwarz, Daniel
Sent: Wednesday, March 17, 2004 8:35 AM
To: Lederer, Steven
Subject: Application of Silverado Napa Corp.

Steve:

I have reviewed the permit application of Silverado Napa Corporation that you circulated. LAFCO has no concerns with the underlying development project, but notes that the subject parcels are within the jurisdictions of the Silverado CSD and the Napa Sanitation District. As such, the services provided by these agencies can be extended to the project if your office deems that appropriate.

Dan Schwarz

Daniel Schwarz, Executive Officer
LAFCO of Napa County
dschwarz@napa.lafco.ca.gov
<http://napa.lafco.ca.gov>
(707) 259-8645
(707) 251-1053 (fax)

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

Initial Study Checklist
(reference CEQA, Appendix G)

1. **Project title:** Silverado Napa Corporation Tentative Parcel Map #04147-PM
2. **Property owner:** Silverado Napa Corporation
3. **Contact person and phone number:** Sean Trippi, (707) 253-4416
4. **Project location and APN:** The ±455 acre project site is located to the east of the Silverado subdivisions, south of Atlas Peak Road, and north of Monticello Road. APN's_061-040-004 and 061-180-001, which comprise one legal parcel, split for assessment purposes only.
5. **Project sponsor's name and address:** Silverado Napa Corp, 1600 Atlas Peak Road, Napa, CA. 94558
6. **General Plan description:** Agriculture, Watershed and Open Space.
7. **Zoning:** Agricultural Watershed (AW) – 160-acre minimum lot size.
8. **Description of Project.**

The project consists of a request to subdivide a ±455-acre site into two parcels consisting of 215 acres (Parcel 1) and 240 acres (Parcel 2). The site is one legal parcel that had previously been split for assessment purposes, and could currently be developed with one single-family home. Due to steep slopes, only approximately 20-acres out of 215-acres on Parcel 1, and 146-acres out of 240-acres on Parcel 2 are developable. Proposed building area envelopes and access road/driveways have been identified on each parcel. The building area envelopes show that each proposed lot has at least one viable home site, but do not represent actual building footprints, which will likely be smaller. The building area envelopes are approximately 1,000-ft. east of the nearest homes in the Silverado residential community. Access is proposed from Alta Mesa Circle, a private street within the Silverado Highlands subdivision, pursuant to an Easement Grant Deed between the Highlands at Silverado Owner's Association and the property owner. No other development plans have been submitted or are associated with the proposed land division. Subsequent construction plans for development on the proposed lots will be subject to Napa County regulations in effect at the time of development including but not limited to the Zoning Ordinance, Uniform Building, Plumbing, Electrical and Mechanical Codes and the Uniform Fire Code.

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

The 455-acre site is located on the southeast side of the County, east of the City of Napa, southwest of Milliken Reservoir, adjoining the Silverado residential development area. The project site borders three sides of a City of Napa water treatment facility on an oval-shaped City owned property. Three watercourses bisect the property; Milliken creek, within the confines of Milliken Canyon, runs through the northern portion of the site (Parcel 1) and an unnamed tributary stream running into Milliken creek outside the project boundary runs through the southern portion of the site (Parcel 2). A third stream runs through Parcels 1 and 2 at the northeast portion of the site where it intersects Milliken creek. The site has frontage on Westgate Drive and Hillcrest Drive. However, Milliken creek and its tributary intersect the two street frontages, respectively. The terrain varies from gently rolling slopes between 1% and 15%, to steep ravines within Milliken Canyon. Vegetation on the site is predominantly chaparral interspersed with Oak and Bay woodlands. Riparian vegetation is present along the stream channels. Elevations range from approximately 180-ft. to 980-ft. above mean sea level. Due to steep slopes, only approximately 20-acres out of 215-acres on Parcel 1, and 146-acres out of 240-acres on Parcel 2 are developable. Except for a small water storage tank and access road, the project site is undeveloped. Properties to the north and east of the project site range in size from 10-acres to 390 acres and include rural residential and agricultural uses. The Silverado residential development area lies to the south and west with a variety of housing types including townhomes, condominiums, and custom single-family homes, ranging on lots from 0.03-acres (1307 sq. ft) to over one-acre. Further west is the Silverado Country Club and golf course. The project lies near, but outside of, the groundwater depleted area known as the Milliken-Sarco-Tulocay (MST) basin.

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

No other discretionary permits from other agencies are required with the parcel map.

JURISDICTIONAL BACKGROUND: Public Plans and Policies

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

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

Responsible (R) and Trustee (T) Agencies

N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

MITIGATION MEASURES:

- ☐ None Required
- ☐ Identified By This Study - Unadopted (see attached Draft Project Revision Statement)
- ☒ Included By Applicant As Part of Project (see attached Project Revision Statement)
- ☐ Recommended For Inclusion As Part of Public Project (see attached Recommended Mitigation Measure List)

BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County General Plan, Napa County Code, 1986 Airport Industrial Area Specific Plan, Napa County Environmental Resource Maps, the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and, where necessary, a visit to the site. For further information, see the environmental background information contained in the permanent file on this project.

AGENCY STAFF PARTICIPATING IN THE INITIAL STUDY:

Resource Evaluation: Sean Trippi

Date: April 13, 2004

Site Review: Sean Trippi

Date: April 2, 2004

Planning/Zoning Review: Sean Trippi

Date: April 13, 2004

PRELIMINARY DETERMINATION:

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

DATE: April 13, 2004

BY: Sean Trippi

FINAL DETERMINATION. (by Napa County)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature: Sean Trippi, Principal Planner

May 20, 2004

Date

PROPOSED MITIGATED NEGATIVE DECLARATION

The Conservation, Development and Planning Director of Napa County has tentatively determined that the following project would not have a significant effect on the environment. Documentation supporting this determination is on file for public inspection at the Napa County Conservation, Development and Planning Department Office, 1195 Third St., Room 210, Napa, California 94559. For further information call (707) 253-4416.

Owner: Silverado Napa Corporation

APN: 061-040-004 and 061-180-001.

Action: Parcel Map #04147-PM

PROJECT DESCRIPTION:

The project consists of a request to subdivide a ±455-acre site into two parcels consisting of 215 acres (Parcel 1) and 240 acres (Parcel 2). The site is one legal parcel that had previously been split for assessment purposes, and could currently be developed with one single-family home. Due to steep slopes, only approximately 20-acres out of 215-acres on Parcel 1, and 146-acres out of 240-acres on Parcel 2 are developable. Proposed building area envelopes and access road/driveways have been identified on each parcel. The building area envelopes show that each proposed lot has at least one viable home site, but do not represent actual building footprints, which will likely be smaller. The building area envelopes are approximately 1,000-ft. east of the nearest homes in the Silverado residential community. Access is proposed from Alta Mesa Circle, a private street within the Silverado Highlands subdivision, pursuant to an Easement Grant Deed between the Highlands at Silverado Owner's Association and the property owner. No other development plans have been submitted or are associated with the proposed land division. Subsequent construction plans for development on the proposed lots will be subject to Napa County regulations in effect at the time of development including but not limited to the Zoning Ordinance, Uniform Building, Plumbing, Electrical and Mechanical Codes and the Uniform Fire Code.

WRITTEN COMMENT PERIOD: May 27, 2004 to June 16, 2004

DATE: May 27, 2004

BY THE ORDER OF

Charles Wilson
Director
Napa County Conservation, Development and Planning Department

ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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-c. The proposed parcel map will not have a substantial impact on scenic vistas, damage scenic resources, or degrade the visual character or quality of the site or its surroundings. The proposed parcel map includes a building area envelope or home site for each lot. The building area envelopes are approximately 1,000 ft. east of the nearest residences in the Silverado residential area. Access is provided from Alta Mesa Circle via an existing dirt/gravel road, which will be paved as part of development of the home sites. The existing Silverado residential area is prominent from various vantage points around the County. The proposed home sites associated with the parcel map will generally be less visible as they are behind a slight knoll and existing vegetation. However, without specific house plans, to mitigate any potential aesthetic impacts, subsequent development on the two lots will be subject to the County's Viewshed Ordinance which will address the location of the homes, exterior colors, and any landscaping needed to insure that the homes are as unobtrusive as possible. Any trees removed as part of the construction of the new homes or driveway will be replaced at a minimum of two new trees for each tree removed based on the tree size and specie of the trees that are removed, as determined by the Planning Director.
- d. This proposed parcel map will not result in the creation of a substantial new source of light and glare. All new lighting associated with subsequent development on the two lots will be shielded or directed downward so that there will be no impacts on adjoining properties.

Mitigation Measures:

1. Development on each lot shall be subject to the provisions of the Viewshed Ordinance prior to the issuance of building permits unless conclusive evidence is submitted to the satisfaction of the Planning Director indicating that development will not have any viewshed impacts.
2. Exterior colors, including roofing, shall consist of brown, green, gray tones or as otherwise determined by the Planning Director. Final exterior color and roofing samples shall be included with the plans submitted for building permits.

Method of Mitigation Monitoring: Prior to the issuance of building permits for development on each lot, the project applicant shall submit a viewshed application or conclusive evidence that the new homes will not have any viewshed impacts to the Napa County Conservation, Development, and Planning Department for review and approval. The Conservation, Development, and Planning Department will conduct site inspections as needed to ensure that any conditions of the viewshed plan have been met, if applicable.

3. A tree survey prepared by a qualified arborist identifying the size, location and specie of the trees that will be removed, protective and enhancement measures for the trees to be retained, tree replacement ratios (minimum 2:1) and a tree planting plan, shall be submitted for review and approval by the Planning Director. Trees and other plant materials shown on the planting plan shall be purchased locally when practical. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County. No tree shall be removed until the plan has been approved and building permits have been issued.
4. The building home sites and driveway alignment shall be adjusted as necessary to reduce the number of trees that need to be removed.

Method of Mitigation Monitoring: Prior to the issuance of any permit for construction related activities on each lot, a tree survey shall be provided to the Napa County Conservation, Development, and Planning Department along with a tree replacement plan. The Conservation, Development, and Planning Department will work with the project applicant to identify suitable replacement locations on the project site and conduct ongoing inspections to ensure the success of the mitigation measure.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-c. The proposed site is not located on prime agricultural soils nor is it considered prime farmland. There are no agricultural uses currently on the project site. There is no Williamson Acts contract on the subject property and there are no aspects of this project that could be reasonably interpreted as having the potential to result in the conversion of farmland to non-agricultural uses.

Mitigation Measures:

None.

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

Discussion:

- a-c. The project site is located at the southeastern part of Napa County, which forms one of the climatological subregions (Napa County Subregion) within the San Francisco Bay Area Air Basin, and is consequently subject to the requirements of the Bay Area Air Quality Management District (BAAQMD). The proposed parcel map and subsequent development of the site would not be in conflict with or obstruct implementation of the Ozone Maintenance Plan, Carbon Monoxide Maintenance Plan or the Bay Area 1991 Clean Air Plan, under the Federal Clean Air Act. The BAAQMD regards emissions of PM-10 and other pollutants from construction activity to be less than significant if dust and particulate control measures are implemented, which are included in this project.

The BAAQMD has determined that land uses that generate fewer than 2,000 trips per day do not generally require detailed air quality analysis, since these land uses would not generally be expected to have potentially significant air quality impacts (specifically, they would not be expected to generate over 80 pounds per day of Reactive organic gases (ROG)). The project could contribute to the cumulative increase in air quality impacts. However, given the relatively small size of the project compared to the size of the affected air basin, the incremental cumulative increase in auto emission is considered less-than-significant.

- d. The proposed parcel map and subsequent development would not expose sensitive receptors to substantial pollutant concentrations. The project would not generate substantial levels of pollutant concentrations. The site is approximately 1,000-ft. from sensitive receptors in the area that would be impacted by the project.
- e. There is nothing included in the proposed parcel map and subsequent development that would result in the long-term creation of objectionable odors. Temporary impacts, such as dust migration, may arise as a result of construction activities necessary for site development. These impacts would be temporary and would cease upon project completion. Inclusion of the mitigation measure described below would reduce this impact to a less than significant level.

Mitigation Measure:

5. The project sponsor shall require the construction contractor to implement a dust abatement program. Elements of this program shall include the following, and shall be subject to review and approval by Napa County Conservation, Development, and Planning Department prior to initiation of any grading activities:
- Minimize the area being disturbed by earthmoving and grading.
 - Apply sufficient water, enclose, or cover exposed soil to minimize visible dust emissions.
 - Water all active construction areas and haul roads at least twice daily.
 - Clean vehicles and equipment when exiting the project site.
 - Cover all trucks hauling soil, sand, and other loose material or require all trucks to maintain at least 2 ft. of freeboard.
 - Pave, apply water three times daily, or apply soil stabilizers on all unpaved access roads, parking areas and staging areas.
 - Sweep daily all paved access roads, parking areas, and adjoining streets.
 - Install erosion control measures to prevent runoff from public streets.
 - Plant required landscaping as early as possible

Method of Mitigation Monitoring: The dust abatement program shall be submitted to the Napa County Conservation, Development, and Planning Department for review and approval prior to initiation of any grading activities. The dust abatement measures shall be described in the contractor's notes on the plans for the subsequent development of the two lots including the name and phone number of the person responsible for its implementation.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV.	BIOLOGICAL RESOURCES. Would the project:				
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. No known candidate, sensitive, or special status species have been identified as occurring within the project boundaries. The project site includes heavily wooded areas as well as open grassy areas that could provide suitable habitat or foraging areas for special-status raptors or other special status nesting birds. Avoiding any construction activities during nesting periods as determined by a qualified biologist would mitigate potential impacts. Mitigation measure #6, below, will reduce any impacts to special-status raptors or other special-status nesting birds to a level of less than significant.
- b/c. Three watercourses bisect the project site. Milliken creek enters the northern portion of the site from the east, within Milliken Canyon, through Parcel 1, and exits the site to the west at the creeks intersection with Westgate Drive. A tributary of Milliken creek also enters the site from the east in the southern portion of the site, through Parcel 2, and exits to the west at its intersection with Hillcrest Drive. The third stream enters the northeast portion of the site, through both parcels, and intersects Milliken creek. The riparian habitat along Milliken creek and Milliken Canyon is within an area of the site that is not suitable for development because of the steep topography of the canyon walls. The proposed building envelopes are approximately 500-ft. from the nearest stream. There are no wetlands on the project site. Potential impacts to riparian habitat and wetlands are therefore considered less than significant.
- d. There are no known wildlife corridors or native wildlife nursery sites identified on the property. There is no fencing or other obstructive barriers proposed for the project. The proposed parcel map would not have an impact on the movement of native resident and migratory fish and wildlife species. Subsequent studies are required prior to development to determine the presence or absence of raptors or other special status nesting birds.
- e/f. The project would not conflict with any local policies or ordinances protecting biological resources. Subsequent development is subject to the Napa County Conservation Regulations related to stream setbacks and erosion control measures, as applicable. The County does not have a tree protection ordinance, but tree replacement is required by mitigation measure #3. There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan in effect for the project site. Therefore there is no conflict.

Mitigation Measure:

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-d. An archaeological survey, including the developable area of the project site, was conducted in the mid-1970's associated with development of the Silverado residential development area. The survey revealed one previously unrecorded archaeological site (location is confidential) and isolated finds indicative of prehistoric use, outside the proposed development area. There was no information in the survey that indicates that the project site was used as a traditional burial ground. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard conditions of approval.

Mitigation Measures:

None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.(i-iv) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, no impact to subsequent residential development would be anticipated with regards to rupture of a known fault. All areas of the Bay Area are subject to strong seismic ground shaking. The Green Valley fault-zone boundary is located approximately two miles to the west of the project site. This could result in severe seismic ground shaking in the event of an earthquake centered on this fault. Subsequent development will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to the maximum extent possible. The Napa County Environmental Sensitivity Maps show several landslide deposits along Milliken creek and the unnamed tributary to the south. The proposed building envelopes are not within an area of any landslides or slope failure. A geologic/soil hazard report prepared by a qualified Geotechnical Engineer will be required prior to the issuance of any construction activities on the site.
- b. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the site is composed of soils in the Hambright series, including Hambright-Rock outcrop complex on the steeper slopes of the site. Soils in the Hambright series are well-drained soils and occur on slopes of 2% to 75%. Runoff is rapid with a high hazard of erosion. This soil type is found mainly in watersheds, wildlife habitat, and grazing areas. Subsequent development on the site will be subject to the Napa County Conservation Regulations related to erosion control measures, as applicable.

- c/d. Pre-Quaternary deposits and bedrock underlie the surficial soils. Based on the Napa County Environmental Sensitivity Maps the project site has very low susceptibility for liquefaction. Subsequent development will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to the maximum extent possible. In addition, a geologic/soil hazard report prepared by a qualified Geotechnical Engineer will be required as part of the building permit submittal. The report will address the soil stability, potential for liquefaction and will be used to design specific foundation systems and grading methods
- e. No new septic systems have been proposed. The Department of Environmental Management has reviewed the project and has required a statement to appear on the parcel map indicating the no sewage system is provided for the parcels located within the subdivision as of the date of recordation of the final map (see Mitigation Measure 9.) Environmental Management will require, prior to issuance of any building permit, development of a sewage system designed by a licensed professional.

Mitigation Measure:

7. Prior to the issuance of grading permits, building permits, or any construction activities on the site, the applicant shall submit a geologic/soils hazard report prepared by a certified geologic engineer to the Napa County Conservation, Development, and Planning Department. Grading and building design shall be consistent with the findings of the report, State code, and the Uniform Building Code.

Method of Mitigation Monitoring: The project applicant shall submit the report prior to construction activities on the site. The Napa County Conservation, Development, and Planning Department shall review foundation design and grading requirements for consistency with the report.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project does not include the use of significant amounts of hazardous materials. Some materials used for subsequent construction activities may be considered hazardous materials, however, the use and quantity of materials is limited and will be applied in accordance with state and local Building Code requirements. Therefore, the potential for impacts from hazardous materials is less-than-significant.
- b. The project and subsequent construction activities do not include the use of significant amounts of hazardous materials. Therefore, the release of hazardous materials into the environment is less-than-significant.
- c. Although construction activities on the site will generate exhaust fumes from the project site, there are no existing or proposed schools with one-quarter mile of the project site.
- d. The project site is not on the list of hazardous material sites, and therefore there is no potential for impact.
- e/f. The project site is not located within two miles of any public airport or within the vicinity of a private airport. Therefore, the proposed project would not result in a safety hazard.
- g. The proposed project would not impact the County's or any other agencies' emergency response or evacuation plans. Adequate emergency ingress and egress will be designed to comply with the access requirements of the Fire Department.
- h. Subsequent construction activities on the project site are subject to all adopted Building and Fire Codes, including access requirements for emergency vehicles. Compliance with Fire Department requirements, including vegetation management plans and maintaining clear zones will reduce potential impacts from wildland fires to a level of less than significant.

Mitigation Measures:

None.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. The project applicant proposes to provide domestic water to each parcel from private wells and on-site septic systems for sewage disposal. The project site is also within the boundaries of the Silverado CSD, which could also provide domestic water, and the Napa Sanitation District, which could provide sewage disposal. Since a definitive water source and sewage disposal system have not been identified, the Napa County Department of Environmental Management is requiring a note on the parcel map indicating that no water supply or sewage disposal system have been provided as part of the parcel map process. A domestic water supply and sewage disposal system will be provided prior to the issuance of building permits in accordance with applicable County codes.
- c-f. The project would not substantially alter the drainage pattern of the area in a manner that would result in a significant impact. The project will result in a change in the drainage pattern from existing conditions as a result of increased impervious surfaces including driveways and roofed structures. The increased impervious surfaces will cause increased runoff and reduce on-site absorption. However, given the small size of the proposed home sites and access drive and incremental increase in runoff compared to the size of the drainage basin, the increase in runoff is considered a less-than-significant impact. The project is subject to the "best management practices" requirements of the San Francisco Bay Area Regional Water Quality Control Board if more than one acre is disturbed. The proposed home sites are located such that watercourses on the site would not be altered as a result of this project.
- g-h. The project site is not located within a flood hazard area. Subsequent development is subject to the Napa County Conservation regulations regarding setbacks from watercourses.
- i. The project site is located southwest of Milliken reservoir. According to the Napa County Environmental Resource Maps the inundation area if the reservoir dam were to fail is contained within Milliken Canyon and will not impact the project site. Therefore the potential impacts from flooding are less than significant.
- j. There is no indication that this project would be subject to impacts from seiches, tsunamis, or mudflows.

Mitigation Measures:

8. Pursuant to Section 17.14.230(A) of the Napa County Code the following statement shall appear on the final map in bold face:
"No water supply is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a domestic water supply, the requirements of Division 1 of Title 13 of the Napa County Code (commencing with Section 13.04.010) must first be satisfied. Where that permit requires or is anticipated to require a groundwater supply, the requirements of Chapter 13.15 must also first be satisfied."
9. Pursuant to Section 17.14.230(B) of the Napa County Code the following statement shall appear on the final map in bold face:
"No sewage system is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a sewage system, the requirements of Division II of Title 13 of the Napa County Code (commencing with Section 13.16.010) must first be satisfied."

Method of Mitigation Monitoring: The two notes listed above must appear on the final map prior to recordation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

- a. The project site is located adjoining areas of urban and rural residential development. It is not anticipated that the project will physically divide an established community.
- b. The project would not conflict with any applicable land use plans adopted for the purpose of avoiding or mitigating environmental effects. The site is zoned Agricultural Watershed (AW), which allows a minimum lot size of 160 acres. The proposed parcels include 215 and 240 acres of land area. The proposed parcel map is consistent with subdivision regulations, zoning and General Plan designations
- c. There are no habitat conservation plans or natural community conservation plan associated with the property.

Mitigation Measures:

None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. The Napa County Environmental Resource Maps do not indicate the presence of valuable or locally important mineral resources on the project site. The project would not result in a loss of a mineral resource of any value.

Mitigation Measures:

None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-b. The site adjoins the Silverado residential community to the west and south and relatively sparsely populated agricultural and rural residential uses to the north and east. The nearest homes are approximately 1,000 ft. to the west of the proposed home sites. It is not anticipated that the future homes on the proposed two lots will have a significant impact on adjoining uses. Future construction on the proposed lots will include construction equipment and vehicles that will temporarily expose persons to some groundborne vibrations and noise. Construction related noise will be of a limited duration and is not considered a significant impact.
- c-d. The project would not result in a substantial permanent increase in ambient noise levels. Future construction on the two proposed lots will temporarily and periodically increase ambient noise levels in the area. Substantial amounts of noise may be generated during project construction. Napa County Code limits the hours of construction activities from 7 AM to 7 PM. Severe noise created during construction would only potentially impact construction workers who are protected by OSHA standards and reasonable safety precautions in place at the job site (e.g. protective sound reduction devices such as earplugs and equipment mufflers).
- e/f. The project site is not located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip.

Mitigation Measure:

10. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all outdoor construction activities shall be restricted to the hours of 8:00 am and 7:00 pm on weekdays and 9:00 am and 7:00 pm on weekends and holidays. Construction noise shall be minimized to the maximum extent practical. Construction vehicles are to be muffled, and backup alarms adjusted to the lowest allowable levels and shall be in compliance with County Code Chapter 8.16.

Method of Mitigation Monitoring: Construction hours and the noise reduction measures described above shall be listed in the contractor's notes and approved as part of the building plans.

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

Discussion:

- a. This project will not result in the inducement of substantial population growth in the area, either directly or indirectly. Currently, one single-family dwelling would be allowed on the project site. If the parcel map were approved, an additional single-family dwelling unit would be allowed on the new lot. The future construction of two new homes would have little, if any, impact on population growth in the area.

- b/c. No housing units or people will be displaced as a result of the future construction of a new home on each of the two lots. The proposal does not include any aspect that would result in the displacement of any existing housing.

Mitigation Measures:

None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The proposed project will have a less than significant impact on public services. Fire protection measures are required as part of the building permit process prior to the future construction on the two proposed home sites. Police services are provided by the Napa County Sheriffs Department. School impact mitigation fees will be levied with the building permit application. Those fees assist local school districts with school improvement and maintenance measures. The project will have little impact on public parks. County revenue resulting from building permit fees and property tax increases will help meet the costs of providing public services to the property.

Mitigation Measures:

None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION. Would the project:				
a) increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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/b. The project would not significantly increase the use of existing recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment.

Mitigation Measures:

None.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV.	TRANSPORTATION/TRAFFIC. Would the project:				
a)	Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. The project proposes to subdivide a 455-acre property into two lots of 215 and 240 acres. Future residential development of the property would not result in an increase in traffic that would be considered substantial in relation to the existing traffic load of the adjoining Silverado residential area. Currently, one single-family dwelling would be allowed on the site. The proposed parcel map would result in an additional single-family dwelling. According to the Institute of Transportation Engineers, each single-family home would generate 10 vehicle trips per day, 2-4 total trips during the PM peak (4-6pm). Streets and intersections within the vicinity of the project site operate at level-of-service (LOS) "A", which means that traffic generally operates at free flow conditions with little or no delays. Access is provided from the terminus of Alta Mesa Circle, a private roadway within the Silverado residential development area. The applicant has provided a copy of a recorded access easement through the Silverado residential development area to the project site. The incremental increase in traffic represented by the proposed project is considered less than significant.
- c. The project would not result in any change in air traffic patterns, nor would it result in any changes that would result in substantial safety risks.
- d/e. The project would not result in a significant impact arising from increased hazards due to design features. There is currently a gated access road from Alta Mesa Circle to a water storage tank. The gate will need to be relocated by the applicant prior to construction of any improvements associated with future development on the project site. Access to the two proposed home sites would be provided off the existing access road to the water tank, generally following the alignment of an existing trail. Emergency vehicle access will be provided in compliance with County regulations as part of future development of the property.
- f. Parking in compliance with County regulations will be provided on-site as part of future development of the project site.
- g. There is no aspect of this project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

Mitigation Measures:

None.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI.	UTILITIES AND SERVICE SYSTEMS. Would the project:				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-e. The project site is within the jurisdiction of the Napa Sanitation District (NSD). Future development on the site will be served by private on site septic systems or by the NSD wastewater disposal system. The NSD's system meets the requirements of the Regional Water Quality Control Board and this project will not result in a situation that would exceed treatment requirements. The NSD's facility has sufficient capacity to serve a project of this size. The project site is within the jurisdiction of the Silverado Community Services District (CSD). Water will be provided to future development on the site by private wells or by the Silverado CSD, which has sufficient capacity to serve the project without requiring new or expanded entitlements. A stormwater drainage system will be designed so that runoff is accommodated on-site and adjoining properties are not affected. Future development of the project site will not result in or require construction of any new water, wastewater treatment, or stormwater drainage facilities.
- f/g. The project's waste disposal needs will be served by the Napa Sanitary Service. Sufficient landfill capacity exists to serve the project. The project will comply with Federal, State, and local waste management regulations.

Mitigation Measures:

None.

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

Discussion:

- a. The project site includes 455 acres. Approximately only 20-acres out of 215-acres on Parcel 1, and 146-acres out of 240-acres on Parcel 2 could be developed. Vegetation on the site is predominantly chaparral interspersed with Oak and Bay woodlands. Riparian vegetation is present along the three stream channels that run through the property. The proposed building envelopes are located approximately 500-feet from the nearest watercourse. With incorporation of the above mitigation measures the project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b. The project as proposed and with the incorporation of the mitigation measures will not have a cumulative effect on the environment.
- c. All environmental effects from this project have been mitigated to a level of less than significant. No other environmental effects have been identified that would cause, either directly or indirectly, adverse effects on human beings.

PROJECT REVISION STATEMENT

Silverado Napa Corporation Tentative Parcel Map, #04147-PM
County of Napa

Environmental Review

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

Aesthetics:

1. Development on each lot shall be subject to the provisions of the Viewshed Ordinance prior to the issuance of building permits unless conclusive evidence is submitted to the satisfaction of the Planning Director indicating that development will not have any viewshed impacts.
2. Exterior colors, including roofing, shall consist of brown, green, gray tones or as otherwise determined by the Planning Director. Final exterior color and roofing samples shall be included with the plans submitted for building permits.

Method of Mitigation Monitoring: Prior to the issuance of building permits for development on each lot, the project applicant shall submit a viewshed application or conclusive evidence that the new homes will not have any viewshed impacts to the Napa County Conservation, Development, and Planning Department for review and approval. The Conservation, Development, and Planning Department will conduct site inspections as needed to ensure that any conditions of the viewshed plan have been met, if applicable.

3. A tree survey prepared by a qualified arborist identifying the size, location and specie of the trees that will be removed, protective and enhancement measures for the trees to be retained, tree replacement ratios (minimum 2:1) and a tree planting plan, shall be submitted for review and approval by the Planning Director. Trees and other plant materials shown on the planting plan shall be purchased locally when practical. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County. No tree shall be removed until the plan has been approved and building permits have been issued.
4. The building home sites and driveway alignment shall be adjusted as necessary to reduce the number of trees that need to be removed.

Method of Mitigation Monitoring: Prior to the issuance of any permit for construction related activities on each lot, a tree survey shall be provided to the Napa County Conservation, Development, and Planning Department along with a tree replacement plan. The Conservation, Development, and Planning Department will work with the project applicant to identify suitable replacement locations on the project site and conduct ongoing inspections to ensure the success of the mitigation measure.

Air Quality:

5. The project sponsor shall require the construction contractor to implement a dust abatement program. Elements of this program shall include the following, and shall be subject to review and approval by Napa County Conservation, Development, and Planning Department prior to initiation of any grading activities:
 - Minimize the area being disturbed by earthmoving and grading.
 - Apply sufficient water, enclose, or cover exposed soil to minimize visible dust emissions.
 - Water all active construction areas and haul roads at least twice daily.
 - Clean vehicles and equipment when exiting the project site.
 - Cover all trucks hauling soil, sand, and other loose material or require all trucks to maintain at least 2 ft. of freeboard.
 - Pave, apply water three times daily, or apply soil stabilizers on all unpaved access roads, parking areas and staging areas.
 - Sweep daily all paved access roads, parking areas, and adjoining streets.
 - Install erosion control measures to prevent runoff from public streets.
 - Plant required landscaping as early as possible.

Method of Mitigation Monitoring: The dust abatement program shall be submitted to the Napa County Conservation, Development, and Planning Department for review and approval prior to initiation of any grading activities. The dust abatement measures shall be described in the contractor's notes on the plans for the subsequent development of the two lots including the name and phone number of the person responsible for its implementation.

Biological Resources:

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

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

Geology and Soils:

7. Prior to the issuance of grading permits, building permits, or any construction activities on the site, the applicant shall submit a geologic/soils hazard report prepared by a certified geologic engineer to the Napa County Conservation, Development, and Planning Department. Grading and building design shall be consistent with the findings of the report, State code, and the Uniform Building Code.

Method of Mitigation Monitoring: The project applicant shall submit the report prior to construction activities on the site. The Napa County Conservation, Development, and Planning Department shall review foundation design and grading requirements for consistency with the report.

Hydrology and Water Quality:

8. Pursuant to Section 17.14.230(A) of the Napa County Code the following statement shall appear on the final map in bold face: "No water supply is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a domestic water supply, the requirements of Division 1 of Title 13 of the Napa County Code (commencing with Section 13.04.010) must first be satisfied. Where that permit requires or is anticipated to require a groundwater supply, the requirements of Chapter 13.15 must also first be satisfied."
9. Pursuant to Section 17.14.230(B) of the Napa County Code the following statement shall appear on the final map in bold face: "No sewage system is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a sewage system, the requirements of Division II of Title 13 of the Napa County Code (commencing with Section 13.16.010) must first be satisfied."

Method of Mitigation Monitoring: The two notes listed above must appear on the final map prior to recordation.

Noise:

10. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all outdoor construction activities shall be restricted to between the hours of 8:00 am and 7:00 pm on weekdays and between 9:00 am and 7:00 pm on weekends and holidays. Construction noise shall be minimized to the maximum extent practical. Construction vehicles are to be muffled, and backup alarms adjusted to the lowest allowable levels and shall be in compliance with County Code Chapter 8.16.

Method of Mitigation Monitoring: Construction hours and the noise reduction measures described above shall be listed in the contractors' notes and approved as part of the building plans.

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

Signature of Property Owner(s)

Print Name

Interest

**SILVERADO NAPA CORPORATION
TENTATIVE PARCEL MAP
File #04147-PM**

APN's: 061-040-004 & 061-180-001

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
Aesthetics (Section I) Development on each lot shall be subject to the provisions of the Viewshed Ordinance prior to the issuance of the building permits unless conclusive evidence is submitted to the Planning Director indicating that development will not have any viewshed impacts.	Planning Department	Prior to the issuance of building permits for development on each lot, the project applicant shall submit a viewshed application or conclusive evidence that the new homes will not have any viewshed impacts to the Napa County Conservation, Development, and Planning Department for review and approval. The Conservation, Development, and Planning Department will conduct site inspections as needed to ensure that any conditions of the viewshed plan have been met, if applicable.	
Exterior colors, including roofing, shall consist of brown, green, gray tones or as otherwise determined by the Planning Director. Final exterior color and roofing samples shall be included with the plans submitted for building permits.	Planning Department	Prior to issuance of building permit.	
A tree survey prepared by a qualified arborist identifying the size, location and specie of the trees that will be removed, protective and enhancement measures for the trees to be retained, tree replacement ratios (minimum 2:1) and a tree planting plan, shall be submitted for review and approval by the Planning Director. Trees and other plant materials shown on the planting plan shall be purchased locally when practical. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County. No tree shall be removed until the plan has been approved and building permits have been issued.	Planning Department	Prior to the issuance of any permit for construction related activities on each lot, a tree survey shall be provided to the Napa County Conservation, Development, and Planning Department along with a tree replacement plan. The Conservation, Development, and Planning Department will work with the project applicant to identify suitable replacement locations on the project site and conduct ongoing inspections to ensure the success of the mitigation measure.	
The building home sites and driveway alignment shall be adjusted as necessary to reduce the number of trees that need to be removed.	Planning Department	Prior to issuance of building permit.	

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
<p>Air Quality (Section III)</p> <p>The project sponsor shall require the construction contractor to implement a dust abatement program. Elements of this program shall include the following, and shall be subject to review and approval by Napa County Conservation, Development, and Planning Department prior to initiation of any grading activities:</p> <ul style="list-style-type: none"> • Minimize the area being disturbed by earthmoving and grading. • Apply sufficient water, enclose, or cover exposed soil to minimize visible dust emissions. • Water all active construction areas and haul roads at least twice daily. • Clean vehicles and equipment when exiting the project site. • Cover all trucks hauling soil, sand, and other loose material or require all trucks to maintain at least 2 ft. of freeboard. • Pave, apply water three times daily, or apply soil stabilizers on all unpaved access roads, parking areas and staging areas. • Sweep daily all paved access roads, parking areas, and adjoining streets. • Install erosion control measures to prevent runoff from public streets. <p>Plant required landscaping as early as possible.</p> <p>Biological Resources (Section IV)</p> <p>A qualified biologist shall conduct a survey to determine the presence or absence of any raptor or special status bird nests prior to any grading, construction activities, or tree removal on the site. If present, the trees shall not be removed until the nestlings have fledged as determined by a qualified biologist.</p>	<p>Planning Department</p>	<p>The dust abatement program shall be submitted to the Napa County Conservation, Development, and Planning Department for review and approval prior to initiation of any grading activities. The dust abatement measures shall be described in the contractor's notes on the plans for the subsequent development of the two lots including the name and phone number of the person responsible for its implementation.</p>	
	<p>Planning Department</p>	<p>The project sponsor shall have a nesting bird survey completed prior to any construction activities on the site. The survey results shall be provided to the Napa County Conservation, Development, and Planning Department. In the event any special status raptors or other nesting birds are found to occur onsite construction activities will be scheduled to avoid nesting periods.</p>	

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
<p>Geology & Soils (Section VI)</p> <p>Prior to the issuance of grading permits, building permits, or any construction activities on the site, the applicant shall submit a geologic/soils hazard report prepared by a certified geologic engineer to the Napa County Conservation, Development, and Planning Department. Grading and building design shall be consistent with the findings or the report, State code, and the Uniform Building Code. Prior to the issuance of grading permits, building permits, or any construction activities on the site, the applicant shall submit a geologic/soils hazard report prepared by a certified geologic engineer to the Napa County Conservation, Development, and Planning Department. Grading and building design shall be consistent with the findings or the report, State code, and the Uniform Building Code.</p>	Building Department	The project applicant shall submit the report prior to construction activities on the site. The Napa County Conservation, Development, and Planning Department shall review foundation design and grading requirements for consistency with the report.	
<p>Hydrology & Water Quality (Section VIII)</p> <p>Pursuant to Section 17.14.230(A) of the Napa County Code the following statement shall appear on the final map in bold face: "No water supply is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a domestic water supply, the requirements of Division 1 of Title 13 of the Napa County Code (commencing with Section 13.04.010) must first be satisfied. Where that permit requires or is anticipated to require a groundwater supply, the requirements of Chapter 13.15 must also first be satisfied."</p>	Environmental Management	The note must appear on the final map prior to recordation.	

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
Hydrology & Water Quality (Section VIII) Pursuant to Section 17.14.230(B) of the Napa County Code the following statement shall appear on the final map in bold face: "No sewage system is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a sewage system, the requirements of Division II of Title 13 of the Napa County Code (commencing with Section 13.16.010) must first be satisfied."	Environmental Management	The note must appear on the final map prior to recordation.	
Noise (Section XI) Except for actions taken to prevent an emergency, or to deal with an existing emergency, all outdoor construction activities shall be restricted to between the hours of 8:00 am and 7:00 pm on weekdays and between 9:00 am and 7:00 pm on weekends and holidays. Construction noise shall be minimized to the maximum extent practical. Construction vehicles are to be muffled, and backup alarms adjusted to the lowest allowable levels and shall be in compliance with County Code Chapter 8.16.	Planning Department	Construction hours and the noise reduction measures described above shall be listed in the contractors' notes and approved as part of the building plans	44 -



NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
 1195 Third Street, Suite 210 Napa, California 94559
 (707) 253-4416

APPLICATION FOR TENTATIVE PARCEL MAP OR TENTATIVE SUBDIVISION MAP

For Office Use Only			
GENERAL	PLAN/SPECIFIC	PLAN	DESIGNATION:
ZONING DISTRICT <u>AW/PD</u>			Date Submitted: <u>3/10/2004</u>
REQUEST <u>TAKE (2) EXISTING SFAR PARCELS</u>			Date Complete: _____
<u>9 CREATE (2) LEGAL LOTS</u>			Date Published: _____
			<u>ZA</u> <u>CDPC</u> <u>BS Appeal</u>
		Hearing _____	
		Action _____	

To Be Completed By Applicant (Please Print or Type)

Applicant's Name: Silverado Napa Corp. a California Corp.

Telephone #: (707) 257-5565 Fax #: (707) 226-1366 E-Mail: _____

Mailing Address: 1600 Atlas Peak Road, Napa CA 94558
No. Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Same as above

Telephone #: () - Fax #: () - E-Mail: _____

Mailing Address: Same as above
No. Street City State Zip

Site Address/Location: Westgate Road Napa CA 94558
No. Street City State Zip

Assessor's Parcel #: 061-040-004, 061-180-001 Existing Parcel Size: 299.1 ± 156.5

Purpose for Division: Create two Residential Properties

Vesting Map? ☐ YES ☒ NO

I certify that the above statements are correct and that the information contained on the accompanying Parcel/Subdivision Map is accurate. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

 Signature of Applicant Date

 Signature of Property Owner Date

 PRINT NAME

 PRINT NAME

Submit with check or money order for (parcel map) \$3,269.00 (\$3,379 minus \$110 pre-app. fee) or (subdivision) \$3,454.00 (\$3,564 minus \$110 pre-app. fee) payable to the County of Napa.

TO BE COMPLETED BY CONSERVATION DEVELOPMENT AND PLANNING DEPARTMENT			
Receipt No: <u>ROP 060720</u>	Received by: <u>RM</u>	Date: <u>3/16/04</u>	
		Date: _____	

APPLICATION FOR TENTATIVE MAP

Page 2

WATER SUPPLY/WASTE DISPOSAL INFORMATION

I. PROPOSED WATER SUPPLY

DomesticEmergency

- A. Source of Water (eg. spring, well, mutual water company, city, district, etc):

WellWell

- B. Name of Water Supplier (if water company, city, district:
Annexation needed?

N/A
☐ Yes ☒ No

N/A
☐ Yes ☒ No

- C. Water Availability (in gallons/minute):

N/AN/A

- D. Capacity of Water Storage System (in gallons):

Not known
at this time.

Not known
at this time.

- E. Nature of Storage Facility (e.g., tank, reservoir, swimming pool, etc):

TankTank

II. PROPOSED LIQUID WASTE DISPOSAL

Domestic
(sewage)Other
(please specify)

- A. Disposal Method (e.g., on-site septic system, on-site ponds, community system, district, etc.):

- B. Name of Disposal Agency (if sewage district, city, community system):
Annexation needed?

☐ Yes ☒ No

☐ Yes ☒ No

Additional Information Statement
For
Silverado Napa Corp. Tentative Parcel Map
APN 061-040-004 & APN 061-180-001

General Property Information

The 455 acre property is located to the east of the Silverado Subdivisions and Developments, south of Atlas Peak Road, and north of Monticello Road. The terrain varies from gentle rolling slopes from 1 to 15%, to steep ravines such Milliken Canyon. A variety of native oak trees dot the ridgeline with brush and rock out croppings scattered thought out the property. Along Milliken Canyon vegetative covering varies from brush covered steep slopes to heavily wooded moderate slopes, to grassy gentile slopes along the creek bed.

The City of Napa has a water treatment facility and storage tanks located on property adjacent to this parcel. The water supply line follows the existing road from the water tank to a point just north of the northern most boundary line of this.

The property has an existing Jeep trail that is in the approximate location of the proposed driveway.

The following comments are included to address the requirement of Title 17.08040 of the Napa County Code:

1. Due to the size of the two properties and the small size of the proposed building sites, the stormwater runoff will be insignificant and a study unwarranted.
2. Water supply will be from on site well, the location is to be determined at time of development.
3. At the time of development, each parcel shall develop its own fire protection plan in accordance with the current CDF and County standards.
4. The location of soil or geologic hazards areas has not been determined at this time. A site specifics study will be prepared at that time of development. Any hazard areas will be defined areas that time.
5. This tentative map does not include contiguous ownerships of the land divider.
6. The property will use a septic disposal system for the sanitary sewer waste disposal. The location of the disposal field is to be determined at time of development.
7. A Biologic and Archaeological / Historical survey report will be deferred until such time that each parcel is developed.

PARCEL MAP APPLICATION SUPPLEMENT
DEFERRAL OF REQUIREMENT FOR PRELIMINARY GEOLOGIC/SOILS REPORT

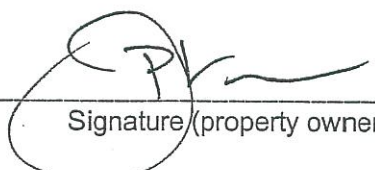
Applicant:: Silverado Napa Corp, a California Corp.

Proposal: Create two Residential Properties

This acknowledges that a portion of the property proposed for division in this application is identified on the Napa County Environmental Sensitivity Maps as subject to soil and/or geologic instability.

No structures, roads or driveways, septic systems or other construction will be located in the areas of potential instability. The property owner expressly agrees that a statement will be recorded with the Final Map as follows:

NOTICE: The property divided herein is subject to soil and/or geologic instability in an "environmentally sensitive area" not disturbed as part of the land division. Prior to obtaining a permit for any structure or prior to constructing any road, driveway or septic system on any parcel created by this division, the owner must obtain a geologic/soil hazard report prepared by a qualified registered engineering geologist. Such report must be submitted to the Napa County Conservation, Development and Planning Department for review prior to application for building or grading permits.



Signature (property owner)

3/18/04

Date

FIRST AMERICAN TITLE COMPANY
OF NAPA

Order No:



2000-0012459

When recorded mail to:

SILVERADO NAPA CORP.
1600 Atlas Peak Road
Napa, Ca. 94558

Recorded	REC FEE	10.00
Official Records	CC1 ONE	1.00
County Of	OVERAGE	2.00
NAPA		
JOHN TUTEUR		
Recorder		

08:29AM 18-May-2000 EV
Page 1 of 2

THE UNDERSIGNED GRANTOR DECLARES
DOCUMENTARY TRANSFER TAX \$ -0-

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances
remaining at time of sale

EASEMENT GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HIGHLANDS AT SILVERADO OWNER'S ASSOCIATION, A California corporation

hereby GRANT(S) to


SILVERADO NAPA CORP., a California corporation

the real property in the County of Napa, State of California, described as

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED EXHIBIT "A"

Dated: MAY 16, 2000

HIGHLANDS AT SILVERADO OWNER'S ASSOCIATION


BY: BRYON GILBERT, PRESIDENT

STATE OF CALIFORNIA

COUNTY OF NAPA

On MAY 16th 2000, before me,

FRANCES J. HARVEY
personally appeared BRYON GILBERT

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Frances J. Harvey

MAIL TAX STATEMENTS TO:

same as above

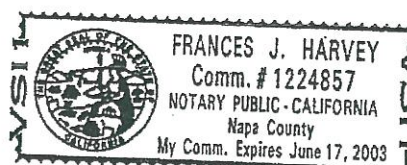


EXHIBIT "A"

END OF DOCUMENT

A non exclusive easement for ingress, egress, and public utilities over that portion of Parcel F, designated "Castle Oaks Drive, Stone Mountain Circle, Alta Mesa Circle and Alta Mesa Place", all as shown on that certain map entitled: "FINAL MAP OF SILVERADO HIGHLANDS 1, PHASE ONE", filed February 20, 1997 in Book 20 of Maps at Pages 80 thru 85 inclusive in the Office of the Recorder of Napa County, California.

Said easement is appurtenant to and for the benefit of the grantee's property described in that certain deed recorded December 28, 1989 in Book 1707 of Official Records Page 25, Napa County.

APN 061-040-002

INDEMNIFICATION AGREEMENT

In consideration of the discretionary approval for the project identified below, Permittee agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding (collectively referred to as "proceeding") brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County's advisory agencies, appeal boards, zoning administrator, planning staff, planning commission, or board of supervisors, which action is brought within the applicable statute of limitations. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding that relate solely to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Permittee, the County and/or the parties initiating or bringing such proceeding. Permittee further agrees to indemnify the County for all the County's costs, fees, and damages, which the County incurs in enforcing this indemnification agreement.

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

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



Permittee

3/10/04

Date

SILVERADO NAPA CORP.

Property Owner (if other than Permittee)

Identification

Project

PROJECT REVISION STATEMENT

Silverado Napa Corporation Tentative Parcel Map, #04147-PM
County of Napa

Environmental Review

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

Aesthetics:

1. Development on each lot shall be subject to the provisions of the Viewshed Ordinance prior to the issuance of building permits unless conclusive evidence is submitted to the satisfaction of the Planning Director indicating that development will not have any viewshed impacts.
2. Exterior colors, including roofing, shall consist of brown, green, gray tones or as otherwise determined by the Planning Director. Final exterior color and roofing samples shall be included with the plans submitted for building permits.

Method of Mitigation Monitoring: Prior to the issuance of building permits for development on each lot, the project applicant shall submit a viewshed application or conclusive evidence that the new homes will not have any viewshed impacts to the Napa County Conservation, Development, and Planning Department for review and approval. The Conservation, Development, and Planning Department will conduct site inspections as needed to ensure that any conditions of the viewshed plan have been met, if applicable.

3. A tree survey prepared by a qualified arborist identifying the size, location and specie of the trees that will be removed, protective and enhancement measures for the trees to be retained, tree replacement ratios (minimum 2:1) and a tree planting plan, shall be submitted for review and approval by the Planning Director. Trees and other plant materials shown on the planting plan shall be purchased locally when practical. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County. No tree shall be removed until the plan has been approved and building permits have been issued.
4. The building home sites and driveway alignment shall be adjusted as necessary to reduce the number of trees that need to be removed.

Method of Mitigation Monitoring: Prior to the issuance of any permit for construction related activities on each lot, a tree survey shall be provided to the Napa County Conservation, Development, and Planning Department along with a tree replacement plan. The Conservation, Development, and Planning Department will work with the project applicant to identify suitable replacement locations on the project site and conduct ongoing inspections to ensure the success of the mitigation measure.

Air Quality:

5. The project sponsor shall require the construction contractor to implement a dust abatement program. Elements of this program shall include the following, and shall be subject to review and approval by Napa County Conservation, Development, and Planning Department prior to initiation of any grading activities:
 - Minimize the area being disturbed by earthmoving and grading.

- Apply sufficient water, enclose, or cover exposed soil to minimize visible dust emissions.
- Water all active construction areas and haul roads at least twice daily.
- Clean vehicles and equipment when exiting the project site.
- Cover all trucks hauling soil, sand, and other loose material or require all trucks to maintain at least 2 ft. of freeboard.
- Pave, apply water three times daily, or apply soil stabilizers on all unpaved access roads, parking areas and staging areas.
- Sweep daily all paved access roads, parking areas, and adjoining streets.
- Install erosion control measures to prevent runoff from public streets.
- Plant required landscaping as early as possible.

Method of Mitigation Monitoring: The dust abatement program shall be submitted to the Napa County Conservation, Development, and Planning Department for review and approval prior to initiation of any grading activities. The dust abatement measures shall be described in the contractor's notes on the plans for the subsequent development of the two lots including the name and phone number of the person responsible for its implementation.

Biological Resources:

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

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

Geology and Soils:

7. Prior to the issuance of grading permits, building permits, or any construction activities on the site, the applicant shall submit a geologic/soils hazard report prepared by a certified geologic engineer to the Napa County Conservation, Development, and Planning Department. Grading and building design shall be consistent with the findings of the report, State code, and the Uniform Building Code.

Method of Mitigation Monitoring: The project applicant shall submit the report prior to construction activities on the site. The Napa County Conservation, Development, and Planning Department shall review foundation design and grading requirements for consistency with the report.

Hydrology and Water Quality:

8. Pursuant to Section 17.14.230(A) of the Napa County Code the following statement shall appear on the final map in bold face: "No water supply is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a domestic water supply, the requirements of Division 1 of Title 13 of the Napa County Code (commencing with Section 13.04.010) must first be satisfied. Where that permit requires or is anticipated to require a groundwater supply, the requirements of Chapter 13.15 must also first be satisfied."

9. Pursuant to Section 17.14.230(B) of the Napa County Code the following statement shall appear on the final map in bold face: "No sewage system is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a sewage system, the requirements of Division II of Title 13 of the Napa County Code (commencing with Section 13.16.010) must first be satisfied."

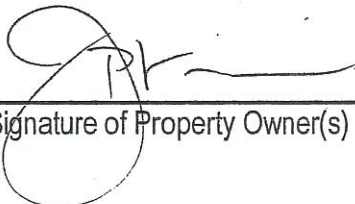
Method of Mitigation Monitoring: The two notes listed above must appear on the final map prior to recordation.

Noise:

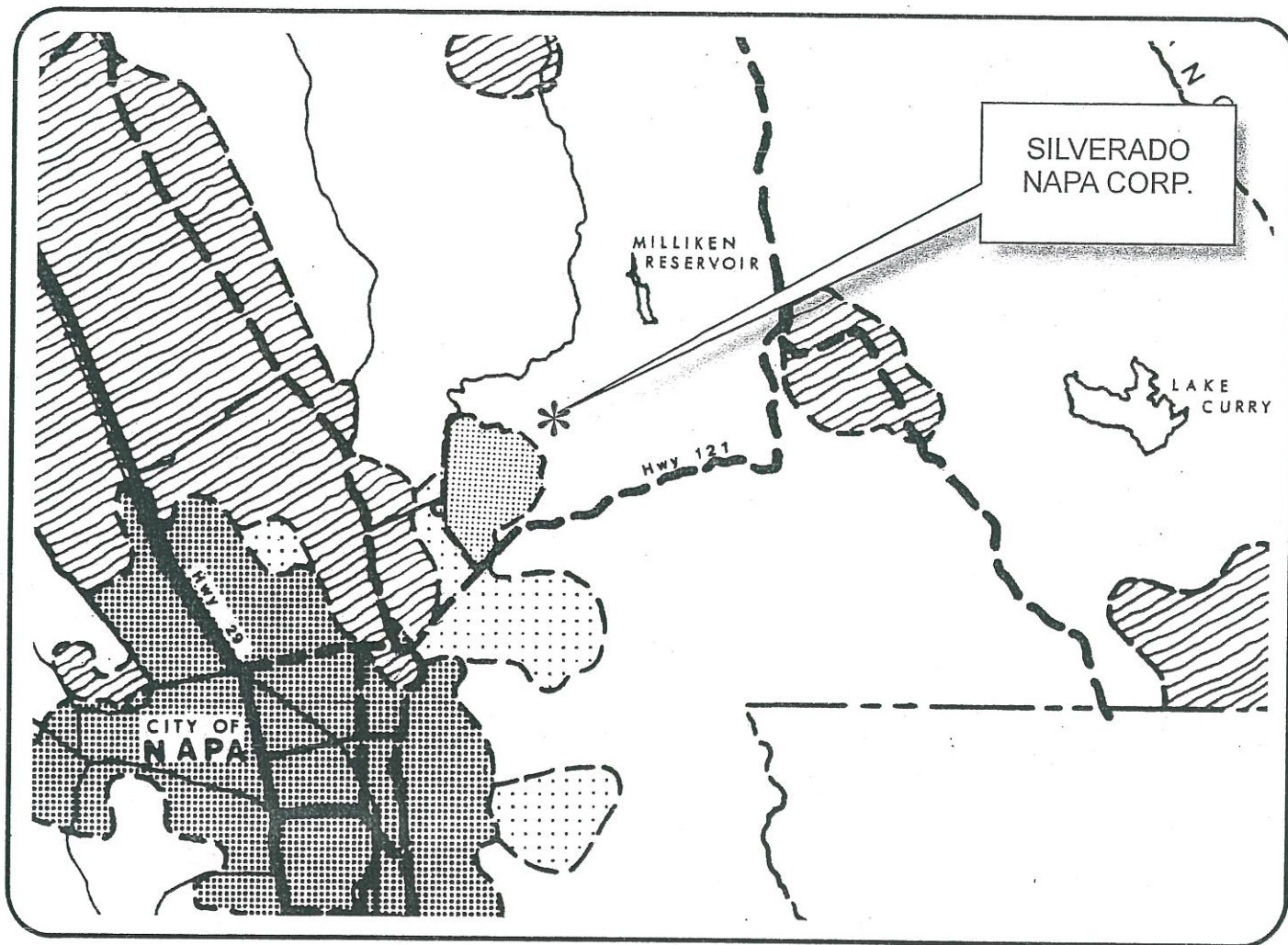
10. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all outdoor construction activities shall be restricted to between the hours of 8:00 am and 7:00 pm on weekdays and between 9:00 am and 7:00 pm on weekends and holidays. Construction noise shall be minimized to the maximum extent practical. Construction vehicles are to be muffled, and backup alarms adjusted to the lowest allowable levels and shall be in compliance with County Code Chapter 8.16.

Method of Mitigation Monitoring: Construction hours and the noise reduction measures described above shall be listed in the contractors' notes and approved as part of the building plans.

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

	JOHN P. KOLKHORST	EXECUTIVE VICE-PRESIDENT
Signature of Property Owner(s)	Print Name	Interest

NAPA COUNTY LAND USE PLAN 1998 - 2000



LEGEND

TRANSPORTATION

- LIMITED ACCESS HIGHWAY
- MAJOR ROAD
- SECONDARY ROAD
- RAILROAD
- AIRPORT
- LANDFILL SITE

OPEN SPACE

- AGRICULTURE, WATERSHED & OPEN SPACE
- AGRICULTURAL RESOURCE

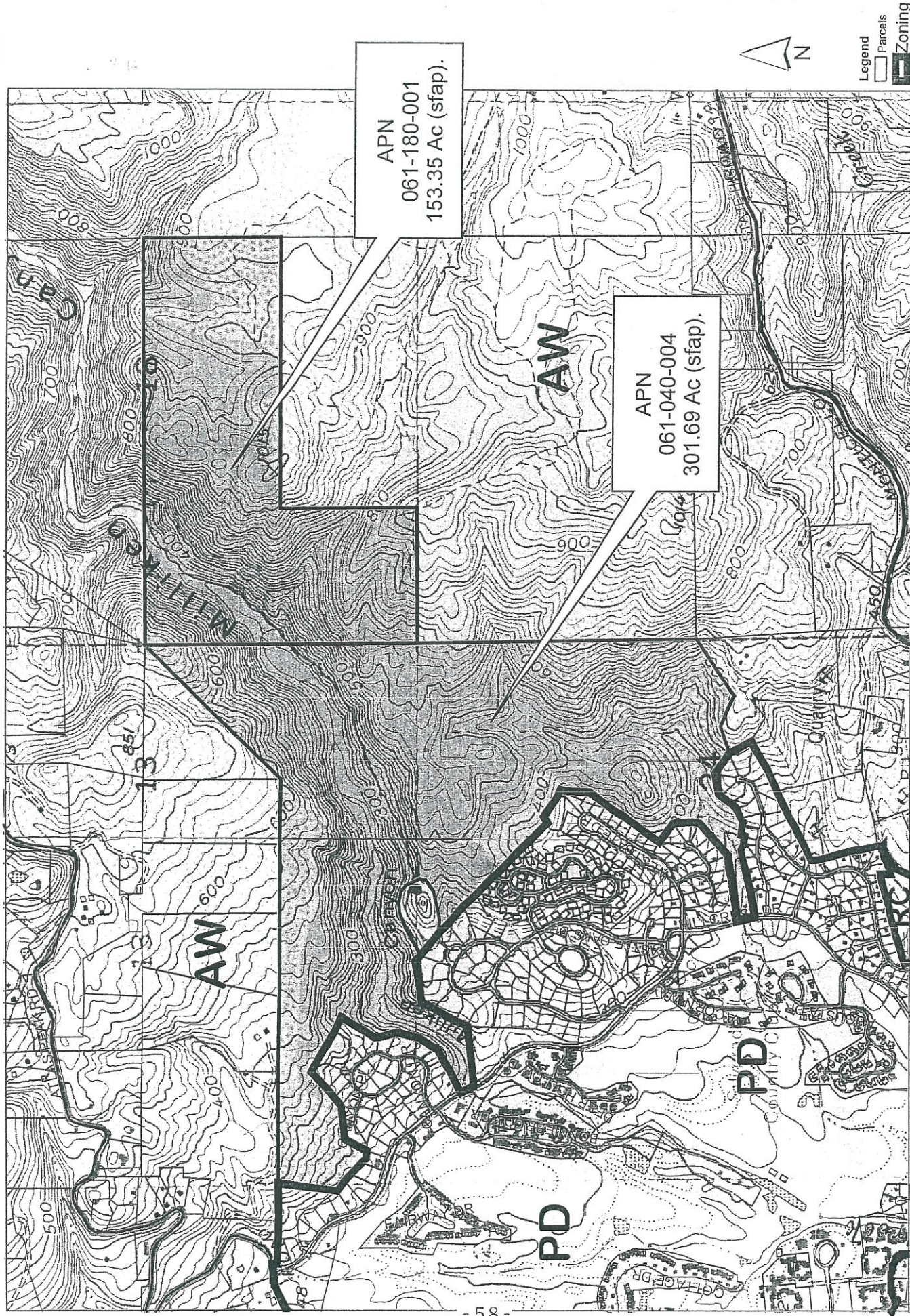
URBAN

- CITIES
- URBAN RESIDENTIAL
- RURAL RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC - INSTITUTIONAL

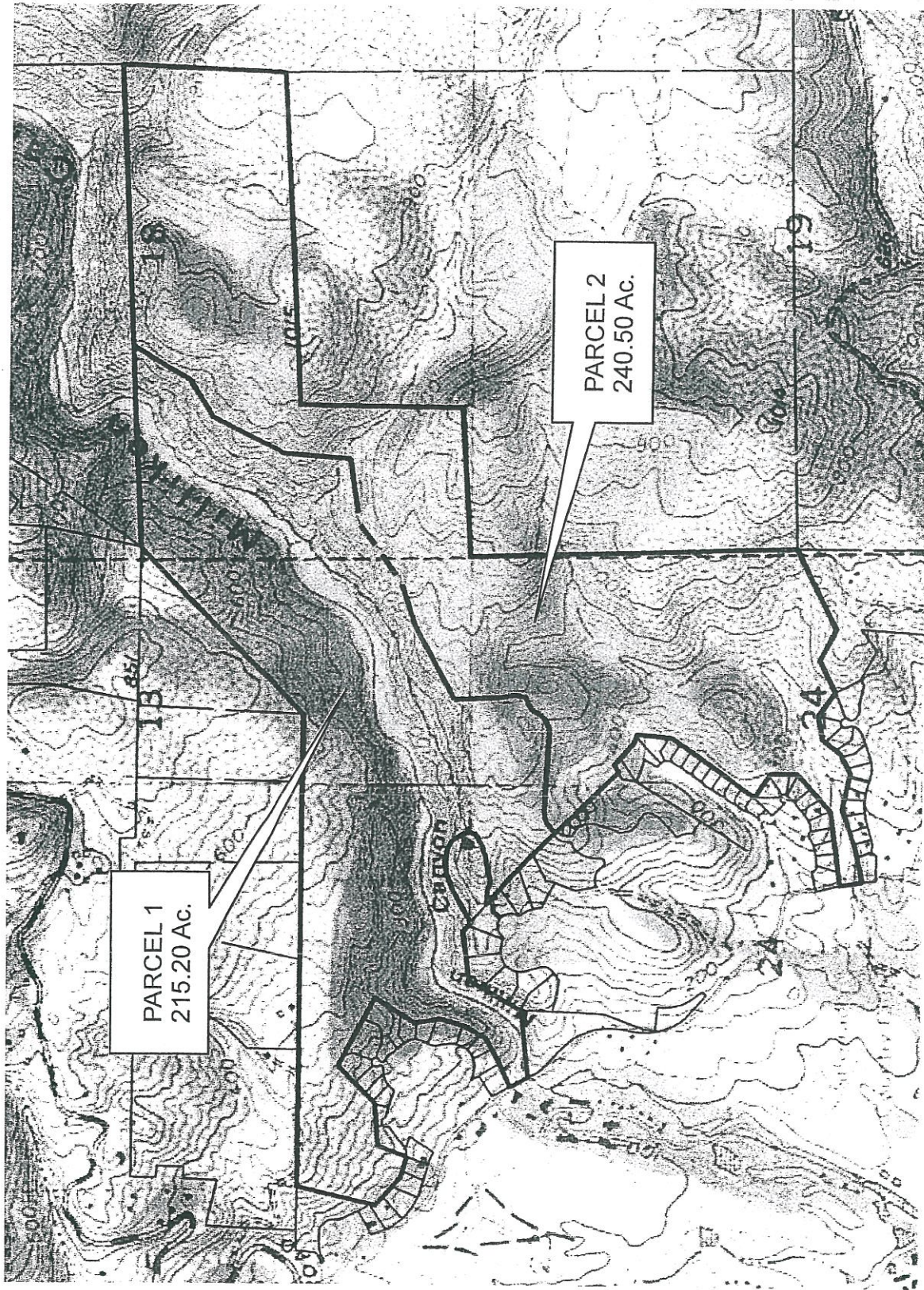
SCALE IN MILES
0 2



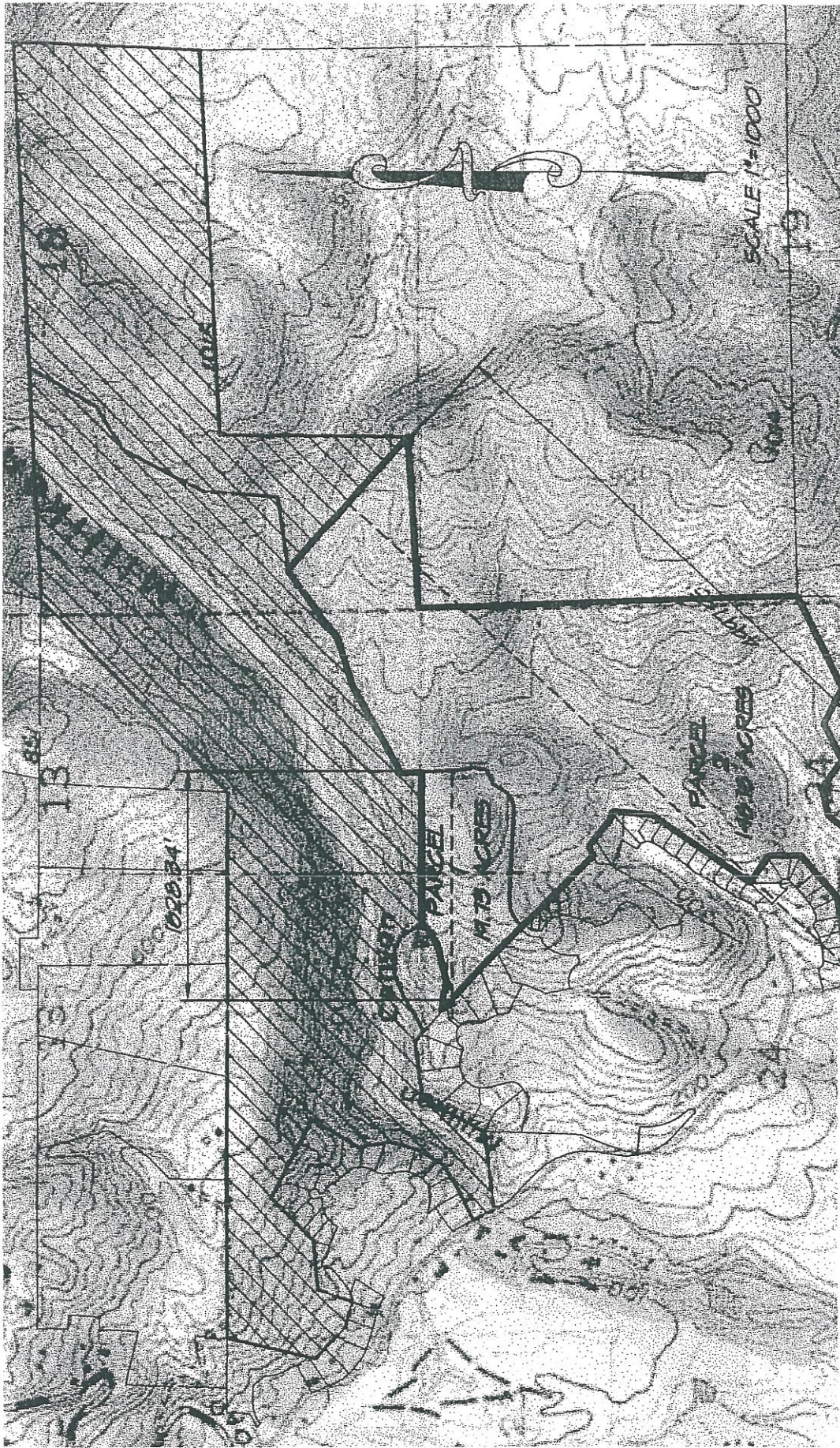
APN
061-040-004
06-04-2004
5D,6E UP



EXISTING CONFIGURATION



PROPOSED CONFIGURATION



RATIO MAP

RATIO CALCULATION		LENGTH	AVG. WIDTH	AVG. WIDTH	RATIO
AREA	LENGTH				
INCLUDED AREA PARCEL 1					
05943.20 S.E.	1620.34'		527.80'		3.1 TO 1 RATIO
INCLUDED AREA PARCEL 2					
0366.72 N.E.	4,997.95'		1,273.87'		3.9 TO 1 RATIO

CONSULTING CIVIL ENGINEERS

RIECHERS SPENCE

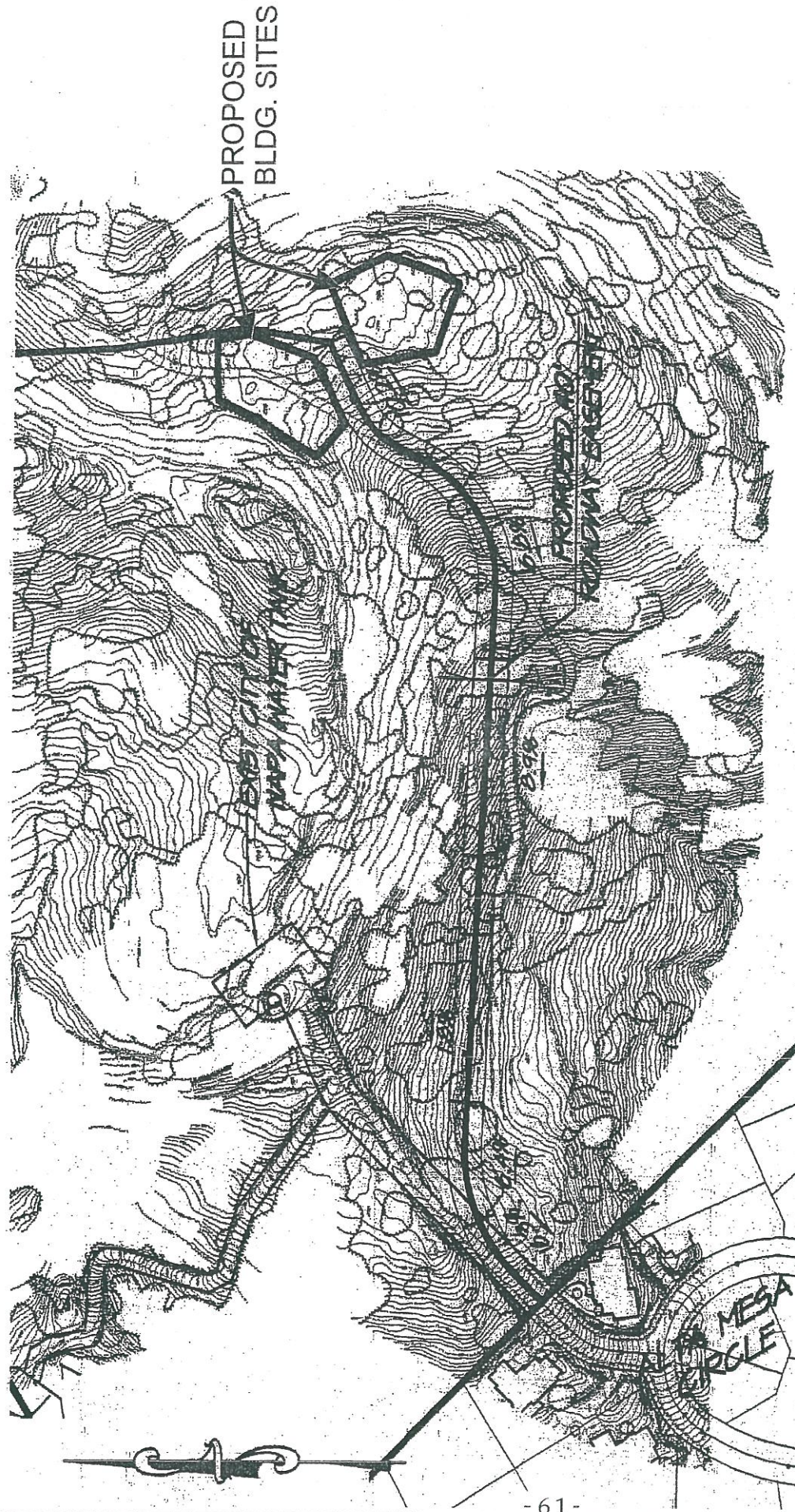
A S S O C I A T E S

PLANNERS & SURVEYORS

1541 Third Street
Napa, California 94559

v 707.252.3301
f 707.252.4966

5-05-04



ENLARGEMENT
SCALE: 1" = 200'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

BLDG. ENVELOPES

