

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT, AND PLANNING DEPARTMENT
1195 3rd Street, Suite 210
Napa, Calif. 94559
(707) 253-4417

Notice of Intent to Adopt a Negative Declaration

1. **Project Title:** 2009 Omnibus Parks and Open Space Ordinance (Including County-Sponsored Rezoning Application № P09-00162-RZG and County-Sponsored Zoning Code Text Amendment Application № P09-00163-ZOA), and Board of Supervisors Adoption of the Skyline Wilderness Park Master Plan.
2. **Property Owner:** The Skyline Wilderness Park and associated areas are owned by the State of California. Proposed Zoning Ordinance text amendments would apply to unincorporated areas countywide.
3. **Contact person and phone number:** Christopher M. Cahill, Project Planner, (707) 253.4847, ccahill@co.napa.ca.us
4. **Project location and APN:** Skyline Wilderness Park consists of approximately 850 acres, located south of Imola Avenue and directly east of the Napa State Hospital, within the AW (Agricultural Watershed) and PD (Planned Development) zoning districts. (All of Assessor's Parcel Nos 046-450-042, 046-390-001, 045-350-002, and 045-360-001 and portions of Assessor's Parcel Nos 046-450-041 and 046-380-001). 2201 Imola Avenue, Napa, Calif. 94558. The proposed rezoning applies to all of Assessor's Parcel Nos 046-450-042, 046-390-001, 045-350-002, 045-360-001, and 046-380-001 and portions of Assessor's Parcel № 046-450-041. Proposed Zoning Ordinance text amendments would apply to unincorporated areas countywide.
5. **Project Sponsor's Name and Address:** John Woodbury, Napa County Department of Conservation, Development, and Planning, 1195 Third Street, Ste 210, Napa, Calif. 94559, (707) 259.5933, jwoodbur@co.napa.ca.us
6. **Hazardous Waste Sites:** Skyline Wilderness Park is not on any of the lists of hazardous waste sites enumerated under Government Code §65962.5.
7. **Project Description:**
Adoption of the Skyline Wilderness Park Master Plan and County-sponsored ordinance to: 1.) add Chapter 18.90 to the Zoning Code, establishing the :SWP (Skyline Wilderness Park) Combination District; 2.) rezone approximately 3 acres of Assessor's Parcel № 046-450-041 from the PD (Planned Development) to the AW (Agricultural Watershed) Zoning District; 3.) rezone all of Assessor's Parcel Nos 046-450-042, 046-390-001, 045-350-002, 045-360-001, and 046-380-001 and portions of Assessor's Parcel № 046-450-041 to add the :SWP Combination District designation; 4.) amend portions of Chapters 18.08 and 18.104 of the Zoning Code regarding recreational uses and facilities; and 5.) amend Sections 18.20.020 and 18.20.030 of the Zoning Code to allow "quasi-private recreational uses and facilities" and to revise existing language regarding campgrounds within the AW(Agricultural Watershed) zoning district.

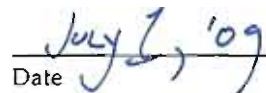
PRELIMINARY DETERMINATION:

The Napa County Director of Conservation, Development, and Planning has tentatively determined that the following project would not have a significant effect on the environment and the County intends to adopt a **negative declaration**. Documentation supporting this determination is contained in or referenced by the attached Initial Study Checklist and is available for inspection at the Napa County Conservation, Development, and Planning Department Office, 1195 Third St., Suite 210, Napa, California 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (except holidays).



BY: Christopher M. Cahill
Planner

Napa County Conservation, Development, & Planning


Date

WRITTEN COMMENT PERIOD: July 17, 2009 through August 18, 2009

Please send written comments to the attention of Chris Cahill at 1195 Third St., Suite 210, Napa, Calif. 94559, or via e-mail to ccahill@co.napa.ca.us. A public hearing on this project is tentatively scheduled for the Napa County Conservation, Development, and Planning Commission at 9:00 AM or later on Wednesday, August 19, 2009. You may confirm the date and time of the hearing by calling (707) 253.4417.

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Initial Study Checklist

1. Project Title

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John Woodbury, Napa County Department of Conservation, Development, and Planning, 1195 Third Street, Ste 210, Napa, Calif. 94559, (707) 259.5933, jwoodbur@co.napa.ca.us

6. General Plan Description

AWOS (Agriculture, Watershed, and Open Space)

7. Current Zoning

AW (Agricultural Watershed) and PD (Planned Development)

8. Project Description

Adoption of the Skyline Wilderness Park Master Plan and County-sponsored ordinance to: 1.) add Chapter 18.90 to the Zoning Code, establishing the :SWP (Skyline Wilderness Park) Combination District; 2.) rezone approximately 3 acres of Assessor's Parcel № 046-450-041 from the PD (Planned Development) to the AW (Agricultural Watershed) Zoning District; 3.) rezone all of Assessor's Parcel №s 046-450-042, 046-390-001, 045-350-002, 045-360-001, and 046-380-001 and portions of Assessor's Parcel № 046-450-041 to add the :SWP Combination District designation; 4.) amend portions of Chapters 18.08 and 18.104 of the Zoning Code regarding recreational uses and facilities; and 5.) amend Sections 18.20.020 and 18.20.030 of the Zoning Code to allow "quasi-private recreational uses and facilities" and to revise existing language regarding campgrounds within the AW(Agricultural Watershed) zoning district.

9. Scope of this Review

Skyline Wilderness Park Master Plan

Skyline Wilderness Park is located on State-owned land, leased to the County of Napa for public park uses until the year 2030. Numerous improvements have been made to the Skyline Wilderness Park since the lease was executed and the original Skyline Park General Development Plan was adopted between 1977 and 1980. The proposed 2009 Skyline Park Master Plan is intended to update that original General Development Plan by incorporating the changes approved and constructed over the past three decades, documenting present-day conditions at the Park, and articulating the policies and procedures, consistent with the adopted General Development Plan, which will guide the future operation of the property. For the purposes of this document, existing (or baseline) conditions at Skyline Wilderness Park are assumed to be as described in “**Section 1: Existing Conditions**” of the draft Master Plan.

While the 2009 Skyline Park Master Plan provides a policy framework for potential future improvements and activities at the Park, it does not, in and of itself, propose any new improvements or uses. This Initial Study concerns itself with the adoption of the Master Plan and those resulting projects and/or actions which are foreseeably within the scope of the Master Plan itself. Many of the implementing actions described in the plan call for the “evaluation” of potential new programs or “consideration” of new or changed policies. Any of a number of specific improvements or changes in use could follow (whether in the mid-term or distant future) their adoption; to the extent that the general form and specific detail of those projects are presently unknown and unknowable, they are best seen as separate projects fully subject to their own environmental review. Specific changed conditions which would foreseeably result from the adoption of the Master Plan are deemed to include:

- The development and adoption of standardized concessionaire agreements between partner organizations, the Skyline Park Citizens Association (hereinafter SPCA), and the County. (**Governance Strategy № 4 and Special Considerations for Club/Partner Organization Facilities and Uses Strategy № 1**)
- The development and installation of new trail signage and signage designed to interpret and educate visitors about the Park’s natural resources. (**Stewardship Strategy № 1 and Special Consideration for Trail Use Strategy № 2**)
- Retrofitting existing buildings to meet LEED green building standards and to take advantage of passive solar energy, daylight, and natural ventilation. (**Stewardship Strategy № 2**)
- The installation of deciduous trees on the south and west sides of buildings to provide summer shade and of evergreen vegetation on the north and east sides to provide protection from storms. (**Stewardship Strategy № 2**)
- The installation of bicycle parking at a location to be determined. (**Stewardship Strategy № 2**)
- The initiation of a restoration program focusing on degraded native habitats. (**Stewardship Strategy № 12**)
- Installation of additional native landscaping in the tent camping and RV areas. (**Access Strategy № 11**)
- Excepting the two live-in caretakers, enforcement of the maximum overnight stay of two weeks. (**Access Strategy № 12**)
- Creation of a park-use regulations handout to be distributed as the definitive reference on rules of park use and visitor behavior. (**Administration and Operations Strategy № 3**)

Zoning Text and Map Amendments

The rezoning of a portion of parcel № 046-450-041 from PD to AW, the establishment of a new :SWP (Skyline Wilderness Park) Combination District zoning designation, and the redesignation of Skyline Wilderness Park and

Camp Coombs to :SWP will have no immediate impact as the property is owned by the State of California and therefore exempt from local land use control. However, the proposed rezoning would affect the allowed uses should the underlying property ever to be sold to a private party. This initial study evaluates the potential environmental impacts of applying the :SWP zoning designation to Skyline Wilderness Park and adjoining areas in the event that the property is eventually sold by the State of California and becomes subject to County land use control.

The draft ordinance also proposes amendments to Chapters 18.08 and 18.104 of the Zoning Code regarding recreational uses and facilities and to Sections 18.20.020 and 18.20.030 allowing quasi-private recreational uses and facilities and revising existing language regarding campgrounds within the AW (Agricultural Watershed) zoning district. These proposed changes would have generalized implications across the County's AW zoning district and this initial study is designed to evaluate their environmental impacts at that general, county-wide, level.

10. Environmental Setting and Surrounding Land Uses:

Skyline Wilderness Park encompasses approximately 850 acres of parkland located just east of the City of Napa, adjacent to Napa State Hospital. The northern 50 acres of the Park is generally flat and contains nearly all of the facility's physical improvements. The southerly remainder of the Park is characterized by steep and heavily wooded natural areas.

Skyline Park is located immediately south of Imola Avenue, just east of its intersection with the Napa city limits. A relatively high density residential subdivision is located across Imola Avenue, northwest of the Park, and more northeasterly areas are defined by large lot mixed agricultural and residential parcels. Properties to the west are owned by the State and leased to the Superintendent of Schools for central office and classroom uses. West and south of the Superintendent of Schools facility is the Napa State Hospital campus. The State Hospital also operates Camp Coombs, an area of approximately 50 acres which includes Lake Camille. Camp Coombs divides Skyline Wilderness Park into two sections: the northern, mostly level and more developed portion of the Park is connected to the much larger, rugged, and mostly undeveloped southern portion of the Park by a ten foot wide trail running along Lake Camille and a somewhat wider open space area located east of Camp Coombs. The school and hospital lands, excluding Camp Coombs, are zoned PD (Planned Development). Camp Coombs is zoned AW (Agricultural Watershed), as is the vast majority of Skyline Wilderness Park.

South of the Napa State Hospital, the western border of the Park is mostly occupied by a rock quarry owned and operated by Syar Industries. Along the southern boundary of the Park are several oak woodland and open grassland properties which have been historically used for cattle pasture. The land to the east of the Park is also zoned AW; it is densely wooded and contains a few scattered rural residences. Please see the attached location map, rezoning maps, and site plans for additional information on the layout of Skyline Park and its surroundings.

Within Skyline Wilderness Park, the dominant plant community is oak woodland, including valley oak, coast live oak, blue oak, black oak, California bay and madrone. The northern portion of the Park primarily consists of open grasslands with non-native annual grasses and a variety of native and non-native forbs. Patches of open grasslands are scattered throughout the Park, as are areas of chaparral- characterized by chamise, manzanita, and coyote bush. Riparian vegetation is endemic along Marie Creek, which feeds into Lake Marie near the southeast end of the Park, runs on to Lake Camille and from there eventually on to Tulocay Creek. Areas of riparian vegetation include white alder, California bay, willow, and big leaf maple. Areas of cattail, bulrush, and related freshwater marsh plants are located along the banks of Lake Marie and in a man-made wetland adjacent to the Martha Walker Native Habitat Garden.

The more developed northern portion of the Park includes a variety of improvements and uses, including:

- An RV camping area including water/electrical hookup, restrooms and showers, and a dump station;
- An equestrian camping area;
- A tent camping area;
- A 25 acre archery range;
- An 18 hole disc golf range;
- An arena for day and event use (equestrian and other activities);
- An exercise ring and trail trial course for equestrians;
- A dog exercise yard;
- A native plant garden;
- A native plant greenhouse;
- A picnic area;
- A social hall; and
- Parking areas (both paved and unpaved).

The approximately 800 acres of the Park south of Camp Coombs includes more than 20 miles of trails dedicated to hikers, cyclists, and equestrians. These trails connect via the River to Ridge Trail to the Napa River and to the San Francisco Bay Trail at Kennedy Park. They also connect to a short segment of the Bay Area Ridge Trail located immediately east of the Park via an easement across adjoining private land.

The southern portion of Skyline Park provides a unique opportunity to experience wilderness proximate to the homes of fully ¾ of Napa County's residents. In addition to trail-based recreation, wilderness uses include wildlife observation, nature-based education, photography, youth group activities, and quiet contemplation. Other popular activities at Skyline Wilderness Park, generally occurring on the more intensively developed portions of the property, include RV camping, disc golf, archery, tent camping, equestrian camping, picnicking, visiting gardens, and organized special events.

10. **Other agencies whose approval is required:** *(e.g., permits, financing approval, or participation agreement).*
The California Department of General Services will review the Skyline Wilderness Park Master Plan for consistency with the State-County lease.

Responsible (R) and Trustee (T) Agencies:

N/A

Other Agencies Contacted:

N/A

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions developed in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the Napa County Baseline Data Report, specific documents referenced herein, other sources of information included or referenced in the record file, comments received, conversations with knowledgeable individuals, the preparer's personal knowledge of the area, and visits to the site and surrounding areas. For further information, please see the permanent record file on this project, available for review at the offices of the Napa County Department of Conservation, Development, and Planning, 1195 Third Street, Napa, Calif.

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.



BY: Christopher M. Cahill

Planner

Napa County Conservation, Development, & Planning

July 1, '09

Date

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a.-d. Skyline Wilderness Park Master Plan

As outlined in **Scope of this Review**, above, the physical changes proposed by the Skyline Wilderness Park Master Plan are extremely limited. The Plan proposes new trail signage, limited remodeling of existing structures to improve energy efficiency, new bike parking, and additional native plantings; other changes are strictly operational and will not allow any physical changes which are not allowed under the existing baseline condition. Trail signage will not be illuminated. Existing structure to be potentially remodeled, new bike parking areas, and new plantings will occur in the developed portion of the Park, an area which includes nearly all of the Park's structural and other non-trail development. The proposed changes will not meaningfully alter the existing visual character of this area. Impacts related to aesthetics will be less than significant.

Zoning Text and Map Amendments

Creation of the :SWP zoning designation, and its application to Skyline Park, will eliminate the potential for future development of the property with any non-agricultural or non-park use. The potential for future structural development on the property will thereby be reduced.

The proposal to create a new recreational use definition for "quasi-private" recreation, and to allow such uses by right within the AW (Agricultural Watershed) zone, clarifies that members of the public may be invited to participate in non-commercial, nature-based activities such as hiking and nature appreciation on open space lands which are preserved in that state in perpetuity. The proposed quasi-private recreational use perfectly parallels the existing right of rural property owners to invite friends and guests to participate in such activities on property where they live. The new Zoning Code language should not result in any physical changes to the environment other than possible minor construction related to building and maintaining non-motorized trails. Such development would not be expected to have any substantial adverse effect on visual resources.

The changes to the standards and findings for recreational uses do not affect the potential for recreation uses to impact visual resources. The change to the definition of "campground" clarifies that tent cabins and similar rustic structures are acceptable in a campground; it could potentially result in the construction of a limited number of

new structures meeting the revised definition. Likewise, the addition of quasi-private recreational uses to the list of uses allowed by-right in the AW zoning district could result in limited new or additional recreational development. However, the Zoning Code retains significant limitations on new recreational and campground development, including the requirement that "the number and density of sites shall maintain the rural character and the environment of both the site and surrounding areas" (NCC §18.104.360.A), and that new campgrounds may only be located on public lands (NCC §18.20.030.M). No impact to visual resources is expected.

The proposed change to the standards for recreational uses related to light and glare replaces an unrealistic and potentially undesirable absolute standard with one which represents widely-accepted park management best practice. The existing requirement that no light be visible beyond the property line is needlessly categorical and unreasonable on its face. For example, a light at the entrance of a park that illuminates informational signage and provides safety lighting for vehicles turning off or on the public road could potentially be desirable, but is absolutely prohibited by the current code language. A plain reading of the current ordinance would also prohibit any flashlight use at campground facilities which would be visible from off site. While the proposed change may result in some additional light generation, the requirement that it be shielded and directed downward (Draft Spring 2009 Park and Recreation Zoning Text and Map Amendment Ordinance §18.104.350.D), reduces any impacts to a less-than-significant level.

Mitigation Measures: None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a.-c. Skyline Wilderness Park Master Plan

The Skyline Park Master Plan does not propose any conversion of farmland nor would it foreseeably result in farmland conversion. There is no Williamson Act contract affecting Skyline Wilderness Park.

Zoning Text and Map Amendments

The :SWP Combination District would restrict many types of development, but it specifically does not reduce the potential for agricultural use. As the :SWP designation reduces the potential for use conflicts (say between residences and active agricultural operations) its impact on agriculture will actually be beneficial. Changes related to parks and recreation and campgrounds do not effect agriculture as Chapter 18.104 findings requiring (among

other things) that, “the use does not significantly affect potential agricultural operations on site or nearby” remain in effect. Changes to the definitions for recreation do not affect agricultural uses, and all use permits for any future recreational activities will continue to include specific findings that assure there is no displacement of or conflict with agricultural activities.

Outdoor recreational activities are allowed under Williamson Act contracts. Any new or additional recreational activities which could result from the proposed ordinance would, as a result, not conflict with Williamson Act contracts.

Mitigation Measures: None are required.

		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 type="checkbox"/>	<input checked="" type="checkbox"/>
	e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a.-c. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

Over the long term, by clarifying and modifying recreation definitions, standards and findings, the changes proposed in the draft ordinance may ease the approval process for new public parks and campgrounds on public land. While the specific traffic generation characteristics of any such facility can only be analyzed when and if a project is actually contemplated, we can say as a generality that new recreational facilities would foreseeably result in some increment of increased traffic. However, because any new recreational facilities would be located in Napa County, in proximity to Napa County’s residents, the number of trips originating in Napa County and continuing to parks and/or campgrounds outside of the area should be reduced. The draft Skyline Park Master Plan includes policy changes which may result in reduced entrance fees for non-motorized park users. These changes could actually reduce Skyline Park’s baseline trip generation rate.

Since any campfires which may be otherwise permitted would by law be banned on "spare the air" days and nights as determined by the Air Quality Management District, the project would not result in any violations of applicable air quality standards.

Project impacts on air quality will be less than significant.

d.-e. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

None of the operational changes proposed in the draft Skyline Wilderness Park Master Plan will result in the creation of noxious odors or substantial pollutant concentrations. To the extent the County may eventually exercise land use control over the Park, any changes in the facility's operation would be subject to County Code §18.104.350(B), which requires that "no obnoxious off-site odors shall be produced." Any new campground or park located elsewhere in the County would be subject to the same requirement.

Mitigation Measure(s): None are required.

	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a.-f. Skyline Wilderness Park Master Plan

Napa County Environmental Resource Mapping (CNDDB, *Biological Surveys*, *Biological Points*, *Biological Areas*, *Wetlands and Vernal Pools*, *Biological Critical Habitat Areas*, and *Sensitive Biotic Oak Woodland* layers) indicates the presence of a number of special status species at Skyline Wilderness Park. Protected species and ecosystems on the property are known to include Northern California black walnut, bristly leptosiphon, nodding harmonia, oval-leaf viburnum, and oak woodlands. None are found in the developed portion of the Park. Natural and constructed wetlands are also known to exist throughout the property, with the majority located in and around lakes Camille and Marie.

Given the generally undisturbed nature of much of the upland area of Skyline Wilderness Park, it seems likely that a variety of as-of-yet unmapped protected species also exist within the Park. However, the Skyline Wilderness Park Master Plan does not propose any significant new facilities or uses in or near natural areas, nor does it increase the potential for new facilities in such areas. There are no Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans applicable to Skyline Wilderness Park.

Zoning Text and Map Amendments

The project-specific environmental impacts of any new park or campground use will be analyzed at the point at which that project is being reviewed. As outlined at **Scope of this Review**, above, this document can not and is not designed to analyze the details of all potential future projects which could result from the adoption of the draft ordinance. The adoption of rules and regulations which are designed to protect and promote park and open space uses will likely have a beneficial impact on biological resources County-wide. Any new park or campground project, or changes in operations at existing facilities, will be fully subject to the requirements of the Zoning Code and General Plan. Section 18.104.350 of both the existing County Code and the proposed ordinance enacts specific environmental performance standards for park and campground uses. Additionally, the General Plan policies provide clear guidance that all outdoor recreation facilities and uses shall respect the natural character of the area where they are located, and that any physical changes shall have the least possible impact on the environment (General Plan Policies ROS-1, ROS-3, and ROS-29).

Mitigation Measure(s): None are required.

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

Discussion:

a.-d. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

Skyline Wilderness Park contains several potentially significant historical sites, and may contain significant archaeological resources. Other locations in the County where rural recreation facilities and uses may be proposed potentially also include cultural resources. However, as discussed at **Scope of this Review**, above, this project does not include any significant earth disturbing activity or any other specific development. Remodeling activities which may be associated with energy-efficiency upgrades to existing structures should primarily occur above-grade. Native plant planting activities are likewise unlikely to disturb cultural resources. There are no impacts to cultural, archaeological, or paleontological resources or to human remains which are foreseeable at this time. This project will not cause a substantial adverse change in the significance of a historic resource, cause a substantial adverse change in the significance of an archaeological resource, directly or indirectly destroy a unique paleontological resource or site or unique geological feature, or disturb any human remains.

Mitigation Measure(s): None are required.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a.-e. Skyline Wilderness Park Master Plan

The northern, flatter, portion of Skyline Park is predominantly composed of Coombs Gravelly Loam with 2 to 5 percent slopes. Also found in the northern portion of the property is a section of Haire Loam with 2 to 9 percent slopes, and another section of Guenoc-Rock outcrop complex with 5 to 30 percent slopes. The southern upland portions of the site are primarily Hambright Rock-Outcrop complex, 30 to 75 percent slopes, intermixed with Sobrante loam ranging from 5 to 50 percent slopes.

Overall, while none of the soils are particularly unstable or prone to landslide, more than half the site has slopes greater than 30 percent. These steep slopes dramatically limit development potential. The most recent Alquist-Priolo earthquake fault map identifies no earthquake fault zones on or near Skyline Wilderness Park, but does note a few small landslide areas in the southern, upland portion of the Park. According to Napa County Environmental Resource Mapping (*Liquefaction* layer), none of the soils at Skyline Park are prone to liquefaction. However, as discussed at **Scope of this Review**, above, the new structural development proposed as part of the Skyline Wilderness Park Master Plan is limited to new trail signage, limited renovations to existing structures, and the potential provision of bike parking. Operational changes are limited to revised fee structures and a limited number of similar changes which will not have significant physical consequences. The Skyline Wilderness Park Master Plan would have not impacts related to earthquakes, landslides, liquefaction, erosion, expansive soils, or wastewater disposal.

Zoning Text and Map Amendments

Recreational uses generally involve little structural development, and most activity takes place outside, so the exposure to risk associated with geology and/or soils is generally much lower at a recreational facility than might be the case at other locations. None of the proposed zoning text changes affects geology or soils.

While the zoning text changes remove the restrictions on only one common bathroom per campground and on not having RV pump-out facilities, neither of these changes will create groundwater quality problems associated with septic systems. The Napa County Department of Environmental Management will review any future recreation or campground development, and their review will ensure that the project meets all septic standards.

Mitigation Measure(s): None are required.

		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"/>

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

Discussion:

- a.-g. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments
 Excepting small quantities of routinely used items such as gasoline to run maintenance equipment, propane for camp stoves, and similar materials, recreational facilities and campgrounds do not typically use hazardous materials. Skyline Wilderness Park is not located within the Napa County Airport Land Use Plan area and no new park or campground is now foreseeable in an airport area. There is no reason to believe that any proposed recreational facility or use would impair or physically interfere with an adopted emergency response plan or evacuation plan.
- h. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments
 Hillside forests and grasslands dominate Skyline Wilderness Park and much of the AW-zoned public land which might someday be used for park or campground purposes. Natural open spaces such as these are subject to a heightened wildland fire risk during the dry season. As discussed at Scope of this Review, above, the foreseeable physical changes to the environment which comprise this project are quite limited. No portion of this project will directly expose people or structures to a heightened risk of wildland fire. While some of the proposed Zoning Code text changes would allow for consideration of increased recreational development and use in the area, any future proposals to that end will be subject to separate environmental review and specific mitigations (such as seasonal closures, restrictions on open fires, emergency communication systems and coordination with emergency service providers). Risks associated with wildland resulting foreseeably from this project will be less than significant.

Mitigation Measure(s): None are required.

	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a.-j. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

Please see **Scope of this Review**, above. Neither this project nor any directly foreseeable result will violate water quality or waste discharge requirements, degrade water quality, have any significant impact on groundwater usage or recharge, or alter drainage or runoff patterns. No other development is proposed, and no other development could directly and foreseeably result from this project which would expose people or structures to hazards associated with flooding or inundation by tsunami or mudflow.

Mitigation Measures: None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

The proposed project will not, in any way, divide an established community. Skyline Wilderness Park is an existing park and the proposed Master Plan primarily serves to memorialize existing facilities and operations. Impacts to adjacent neighborhoods are expected to be *de minimis*. Proposed Zoning Code text and other changes would not function to physically divide an established community.

b. Skyline Wilderness Park Master Plan

The entirety of Skyline Wilderness Park is designated Agriculture, Watershed, and Open Space (or AWOS) in the General Plan Agricultural Preservation and Land Use element. According to **Table Ag/LU-B**, AW zoning is the "appropriate" zoning designation for AWOS designated lands. The proposed draft Master Plan primarily recognizes existing park uses and facilities and is fully consistent with the requirements of its AW zoning and with the General Plan. Additionally, there are a number of policies in the General Plan's Recreation and Open Space Element which speak directly to Skyline Wilderness Park, its management, and its preservation. **Policy ROS-15** states, in part, "the County... shall plan for... the permanent protection of Skyline Wilderness Park as a public park and nature-based recreation area through all appropriate means including but not limited to acquisition, state legislation, and local zoning requirements." **Policy ROS-1** states that, "the County encourages the... design, management, and operation of recreational open space and facilities, in ways that protect natural resources, enhance natural habitats, conserve agricultural lands, maintain agricultural productivity, and respect private property." The draft Skyline Wilderness Park Master Plan provides policies and guidelines for the ongoing management and preservation of Skyline Park and is an important component of General Plan **Action Item ROS-2.1** ("support the... Open Space District in developing and updating... a new park and recreation master plan). The Master Plan is designed to protect and enhance natural habitats and the ongoing management of the Park, as outlined in the Master Plan, will not negatively impact neighboring agricultural operations. The proposed Master Plan is fully consistent with the County's adopted General Plan.

Zoning Text and Map Amendments

As discussed at "Skyline Wilderness Park Master Plan," above, Recreation and Open Space Policy **ROS-15** calls for the "protection of Skyline Wilderness Park as a public park and nature-based recreation area through all appropriate means including but not limited to acquisition, state legislation, and local zoning requirements." The proposed SWP zoning district and its application to Skyline Park function to ensure the permanent protection of parklands while maintaining agriculture as an allowed use on the property consistent with the Agricultural Preservation and Land Use Element. The rezoning of portions of the Skyline Park property from PD to AW is likewise fully consistent with the General Plan, as **Table Ag/LU-B** indicates that AW is the appropriate zoning for AWOS designated lands. In fact, an argument can be made that the property's current PD zoning is therefore

inconsistent with the General Plan, and that the proposed rezoning to AW will create General Plan consistency where zoning and General Plan designations were previously out of alignment.

The remaining text changes proposed in the draft ordinance are designed to clarify rural recreation and campground regulations. The proposed changes further the goals of the Napa County Regional Park and Open Space District consistent General Plan **Policy ROS-1**, which guides the County to, "coordinate with and support the Napa County Regional Park and Open Space District." They are likewise fully consistent with Measure P (which re-adopted and extended 1990's Measure J), as they do not affect the right of property owners to engage in allowed agricultural activities on their properties, and relevant General Plan policies and land use designations remain unaltered.

c. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

There are no habitat conservation plans or natural community conservation plans in Napa County.

Mitigation Measures: None are required.

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

Discussion:

a.-b. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. A portion of Skyline Wilderness Park contains Hambright Rock Outcrop surface soils, which are akin to the surface soils at the adjacent Syar Quarry. As a result, it is possible that there could be minable aggregate on the Skyline Wilderness Park property. Movable mineral resources may also be located on AW zoned lands which may ultimately be converted to parks and open space use consistent with the proposed zoning ordinance revisions. However, §18.120.010(3) of the Zoning Code states that mining is allowed in all zoning districts. As a result, neither this project nor any directly foreseeable resulting project will significantly impact the ability of a property owner to mine or otherwise extract mineral resources from their property.

Mitigation Measures: None are required.

	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a.-d. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

Construction potentially resulting from the Skyline Wilderness Park Master Plan would primarily consist of renovations to existing structures designed to increase their energy efficiency. The majority of this work will occur within existing structures and it will not generate significant exterior noise. Any specific future proposal which could result in additional noise, including new park or public campground development, will be reviewed for its potential to increase noise levels at the time that project is submitted. The contours of that review will, of necessity, hang on the specific details of that project; those details are currently unknowable and are not within the scope of this document. The project thus will not result in the exposure of persons to or generation of noise or vibration either permanently or temporarily.

e.-f. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

Skyline Wilderness Park is located outside of the land use compatibility zone for the Napa County Airport. Nothing in the proposed zoning text or map amendments will affect standards for or the likelihood of development in an airport zone.

Mitigation Measures: None are required.

	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a.-c Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

No new homes or roads are in this project, no existing housing is proposed to be eliminated, and no existing residents are proposed to be affected. It is conceivable that a future proposed recreational use could result in displacement of a few existing residents, but the impacts of such a project are speculative at this point and can only be adequately reviewed when and if that imagined project is ultimately proposed. This project will not induce substantial population growth nor will it displace persons or housing.

Mitigation Measures: None are required.

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

Discussion:

a. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

As discussed at **Scope of this Review**, above, the development proposed by this project is quite limited. The project will not result in a changes or intensifications of use at existing parklands and will not, in and of itself, result in any increased demand for public services. The proposed zoning text changes do not affect public service standards. Any specific future project will be subject to separate environmental review relative to its impacts on the provision of public services. The proposed project will not have a substantial adverse physical impact associated with the provision of new or physically altered governmental facilities or create a need for new or physically altered governmental facilities.

Mitigation Measures: None are required.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a.-b. Skyline Wilderness Park Master Plan

This project includes only very limited development and will not, in and of itself, result in any increased demand for recreation facilities. The purpose of the Master Plan is to recognize existing development at Skyline Wilderness Park and to put in place management goals and procedures aimed at protecting the Park and its natural resources. The Plan is principally designed to prevent the deterioration of the existing facility and to ensure that any eventual construction or expansion of recreational facilities at the Park does not have an adverse physical effect on the environment. Impacts related to recreational facility demand or the physical effects of the facilities themselves will be less than significant.

Zoning Text and Map Amendments

The proposed zoning code text and map amendments will not increase the need for recreational facilities nor do they require that new recreational facilities be constructed. The environmental consequences of any future new or

enlarged recreational or campground facilities will be subject to separate environmental analysis. Any new quasi-recreational recreational facilities which are proposed as a result of this project will be fully subject to the environmental and other performance standards of Chapter 18.104 of the Zoning Code, which reduce potential environmental impacts to a less than significant level.

Mitigation Measures: None are required.

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

Discussion:

a.-g. Skyline Wilderness Park Master Plan

As discussed at **Scope of this Review**, above, the development proposed by this project is quite limited. It will not, in and of itself, result in a significant change in the character or amount of traffic generated by the Park. To the extent that the Plan proposes dedicated bicycle parking facilities and seeks to disincentivize access via single-occupant motor vehicles (see Master Plan **Stewardship Strategy 2**) it could result in some modicum of trip reduction. Impacts related to transportation and traffic are expected to be less than significant.

Zoning Text and Map Amendments

No new development or increase in usage levels is proposed by this project. Any specific recreational project which may be proposed in the future will be subject to separate environmental review at that time, potentially addressing traffic impacts, emergency access, traffic hazards, parking capacity, and consistency with adopted alternative transportation policies. The addition of a definition of quasi-private recreational uses, and their

enumeration as an allowed use within the AW zoning district, may result in increased visitation to (and therefore trip generation associated with) protected open space lands. However, any new quasi-recreational uses will be fully subject to the environmental performance standards of Chapter 18.104 of the County Code, which function to reduce potential environmental impacts to a less than significant level.

Mitigation Measures: None are required.

	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments
The project will not exceed wastewater treatment standards as established by the Regional Water Quality Control Board and will not result in a significant impact related to wastewater discharge. New development proposed by this project is limited to trail signage and any eventual wastewater disposal demand resulting from new or additional park or campground uses will be accommodated on-site in compliance with State and County regulations.
- b. Skyline Wilderness Park Master Plan and Zoning Text and Map Amendments

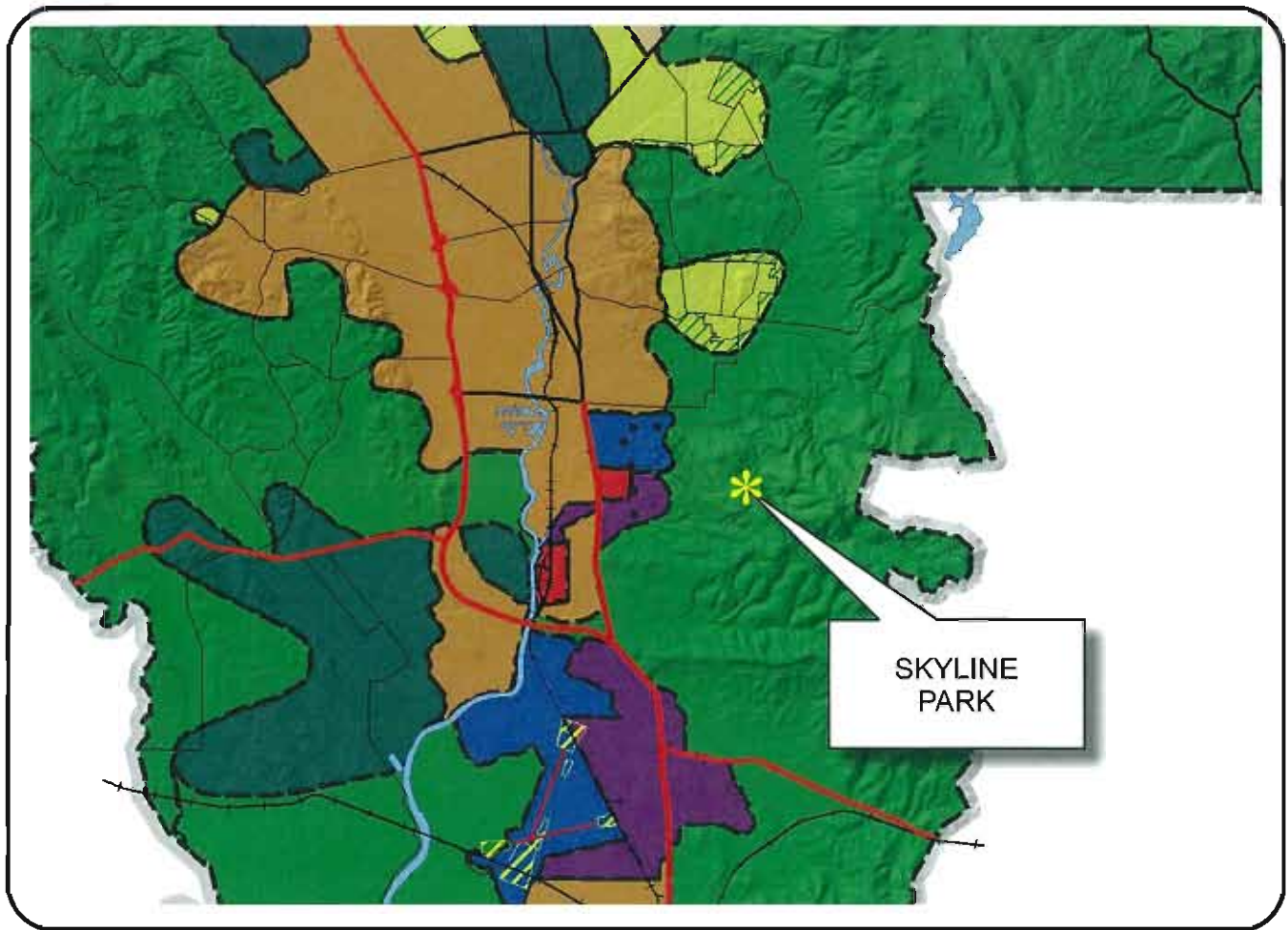
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The project would have a less than significant impact on wildlife resources. As analyzed above, no sensitive resources or biologic areas will be converted or affected by this project. Also as analyzed above, the project would not result in a significant loss of native trees, native vegetation, or important examples of California's history or pre-history.
- b. Please see **Scope of this Review**, above, for a review both of the scope of this project and of its foreseeable consequences. As analyzed elsewhere in this initial study, potential physical changes to the environment resulting from the project are limited and no significant or potentially significant environmental impacts have been identified. The Skyline Wilderness Park Master Plan and zoning text and map amendments, which constitute the whole of this project, are designed to promote and implement the natural resource conservation and open space management goals of the County, the Parks and Open Space District, and of private not-for-profit preservation organizations such as the Napa County Land Trust. While it is foreseeable that the Parks District and the Land Trust will continue to purchase and protect land within the county, the preservation of open space areas and their incidental use by visitors to commune with nature do not generally result in negative impacts to water quality, water supply, air quality, population growth, or any of the other categories which are traditionally the subject of cumulative impact analyses. Any traffic impacts associated with future park and/or open space development will be subject to separate environmental review at the point at which such development is proposed and would not be expected to interact cumulatively with this project. We foresee no impacts that are individually limited, but cumulatively considerable.
- c. There are no environmental effects caused by this project that would result in substantial adverse effects on human beings, whether directly or indirectly. No hazardous conditions resulting from this project have been identified. The project would not have any environmental effects that would result in significant impacts.

Mitigation Measure(s): None required.

NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Cities
- Urban Residential *
- Rural Residential *
- Industrial
- Public-Institutional
- Study Area

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
045-350-002
045-360-001
046-380-001
046-390-001
046-450-041,042

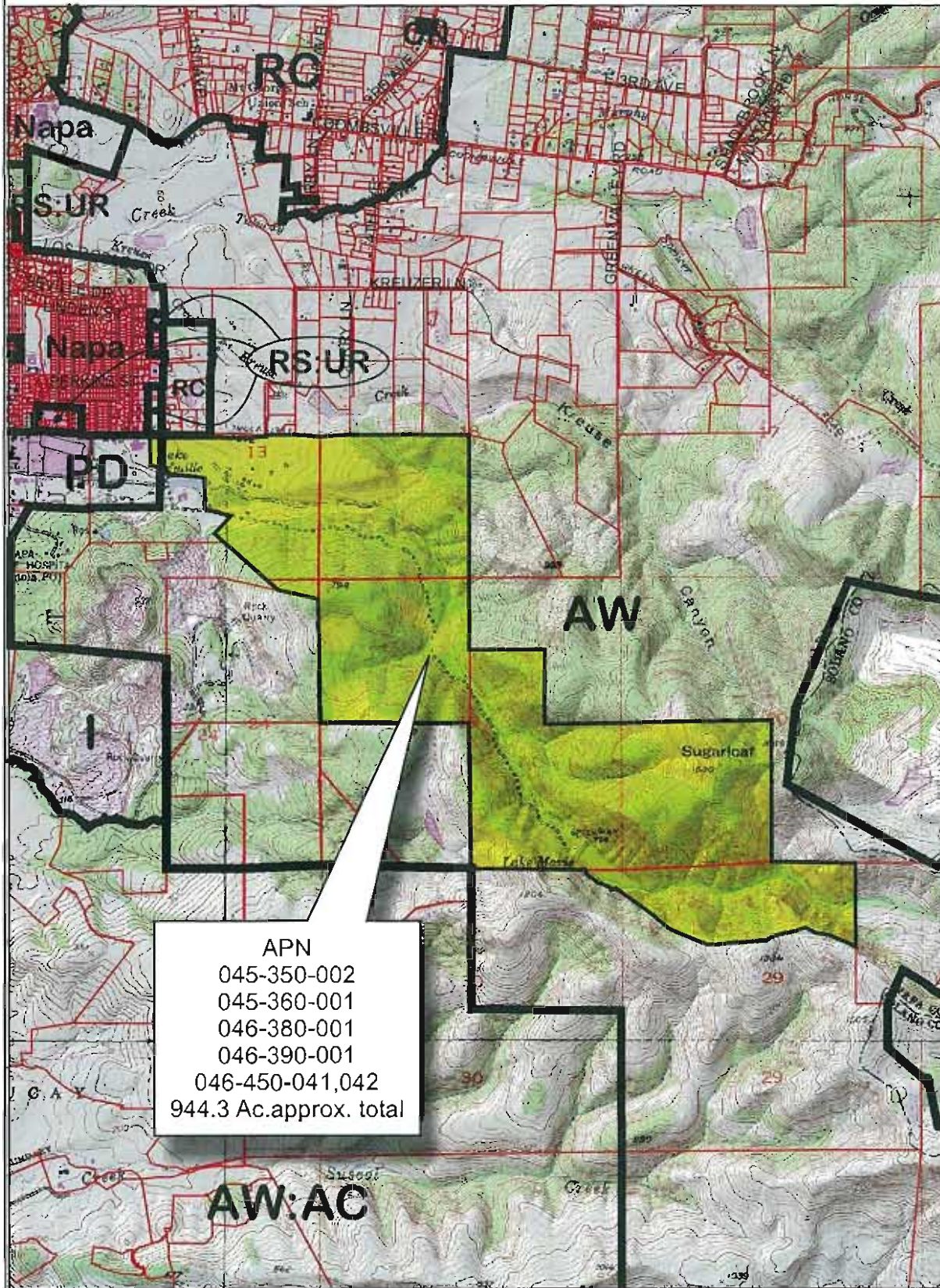
04-27-2009
3C,D 4C RZG

SCALE IN MILES
0 2



SkyLinePark_rzg1.cdr

SKYLINE PARK



Legend

- Zoning
- Parcels

0 1,300 2,600 5,200 7,800 10,400 Feet

04-27-2009

3C,D 4C

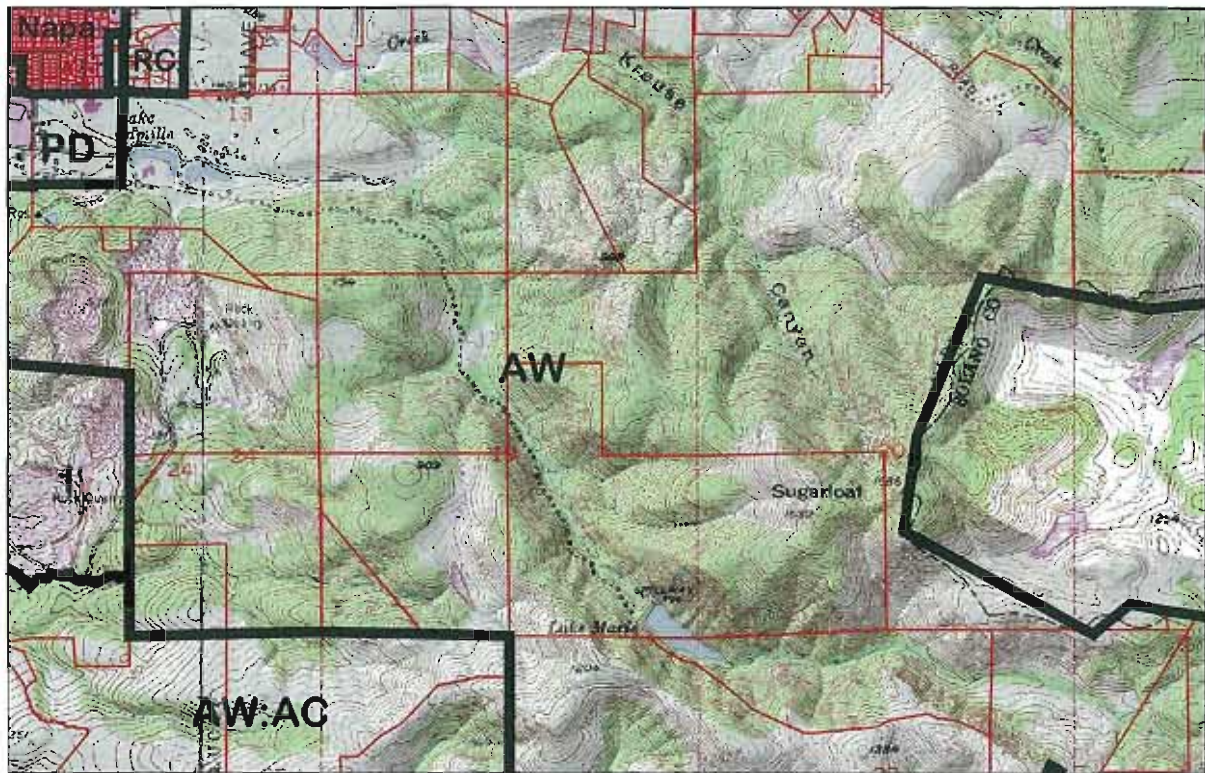
RZG



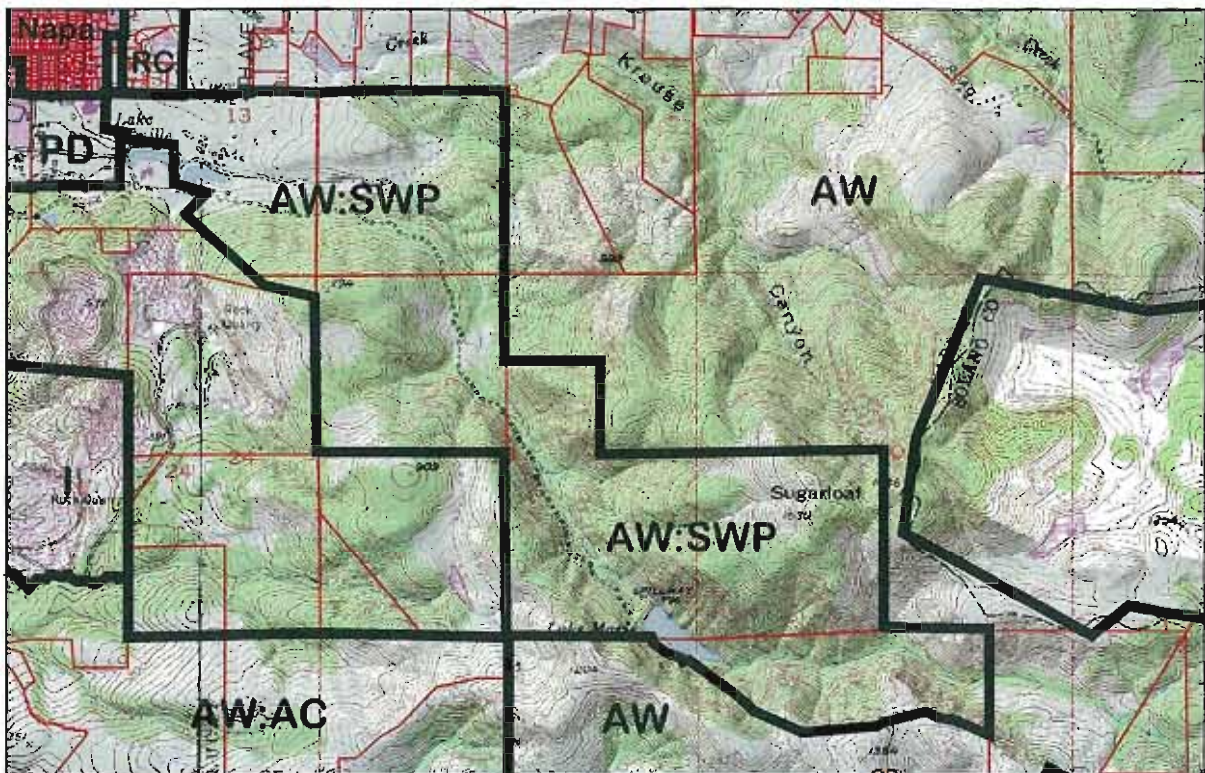
Napa County Conservation
Development and Planning Department

SkyLinePark_rzg1.cdr

SKYLINE PARK

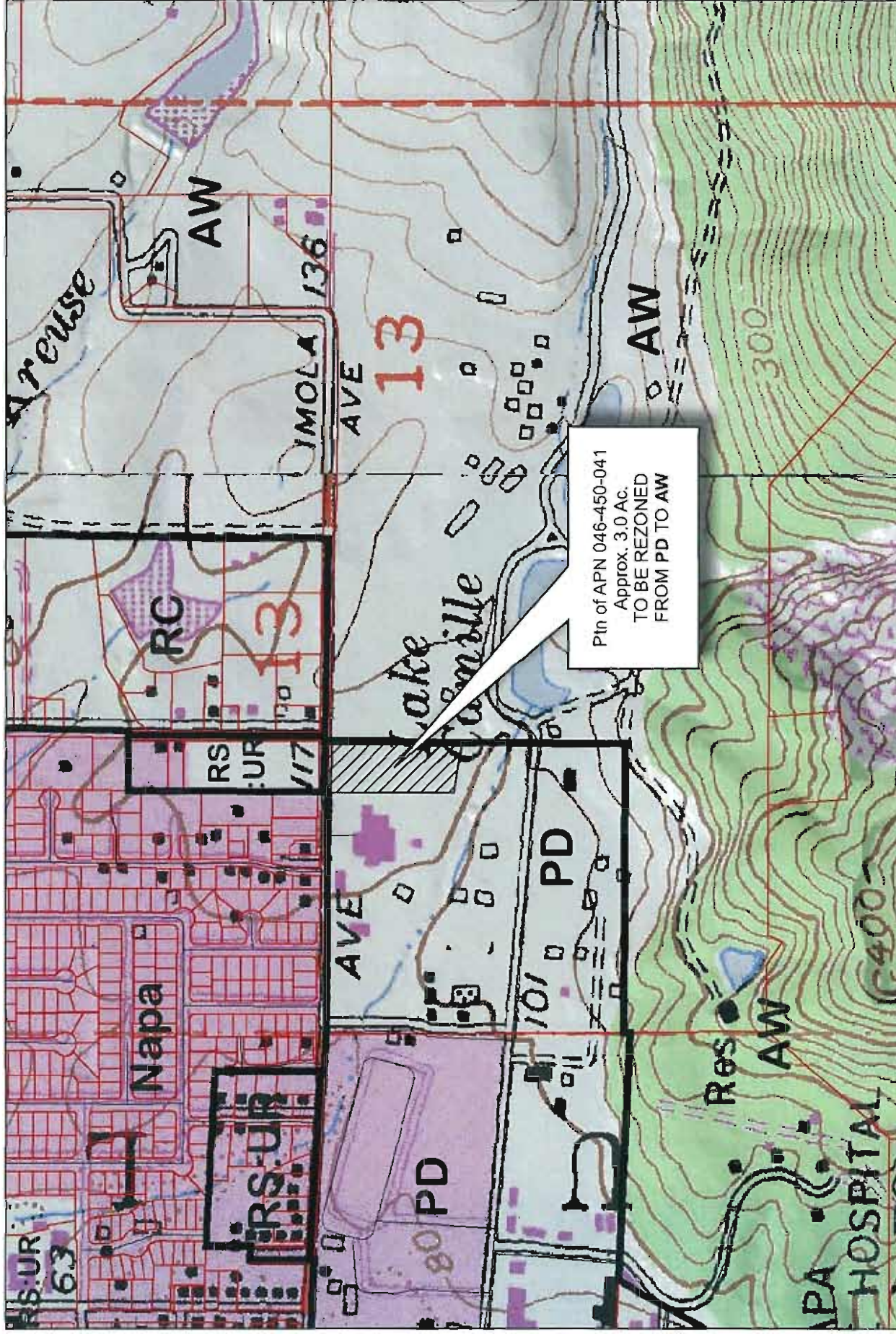


EXISTING ZONING

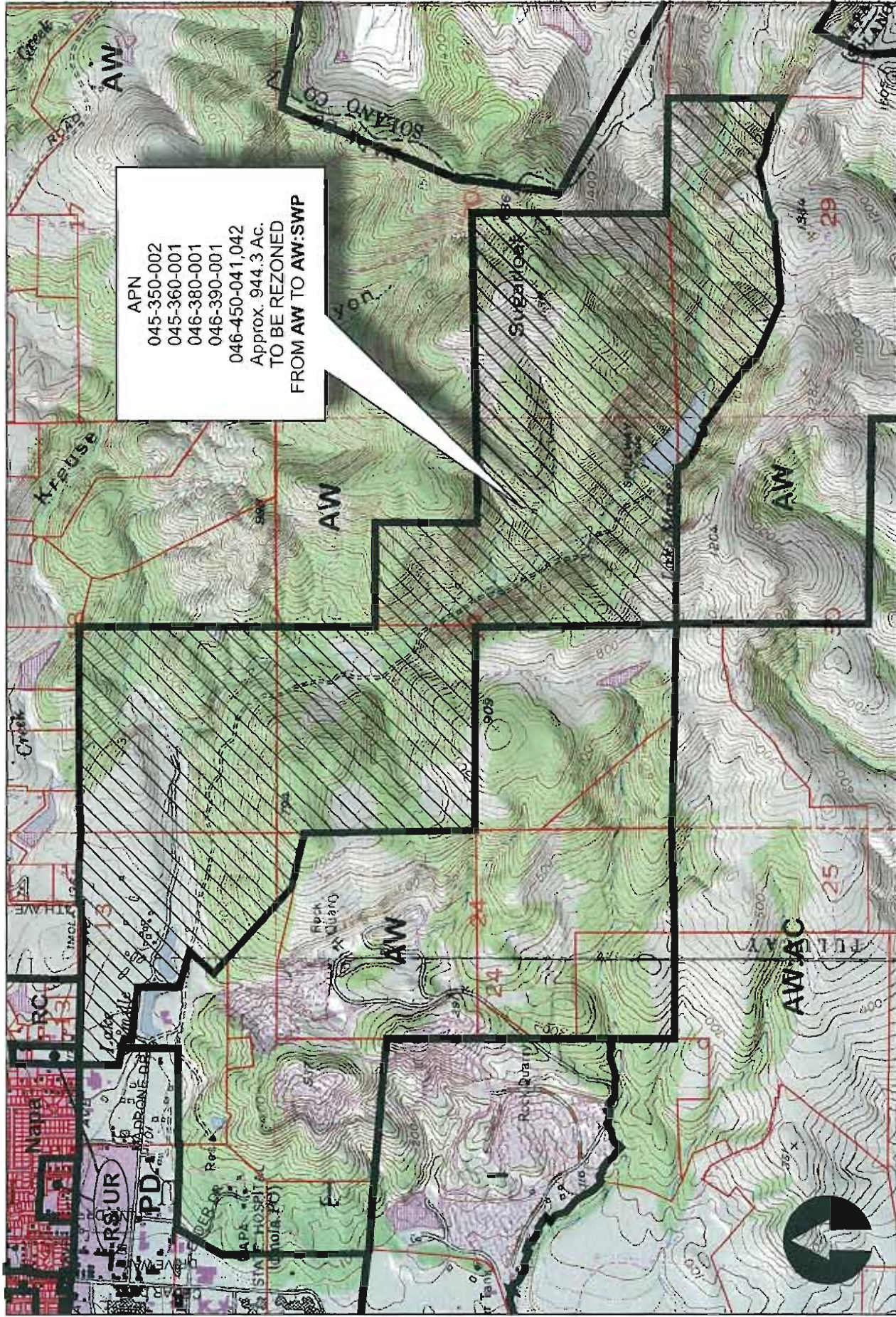


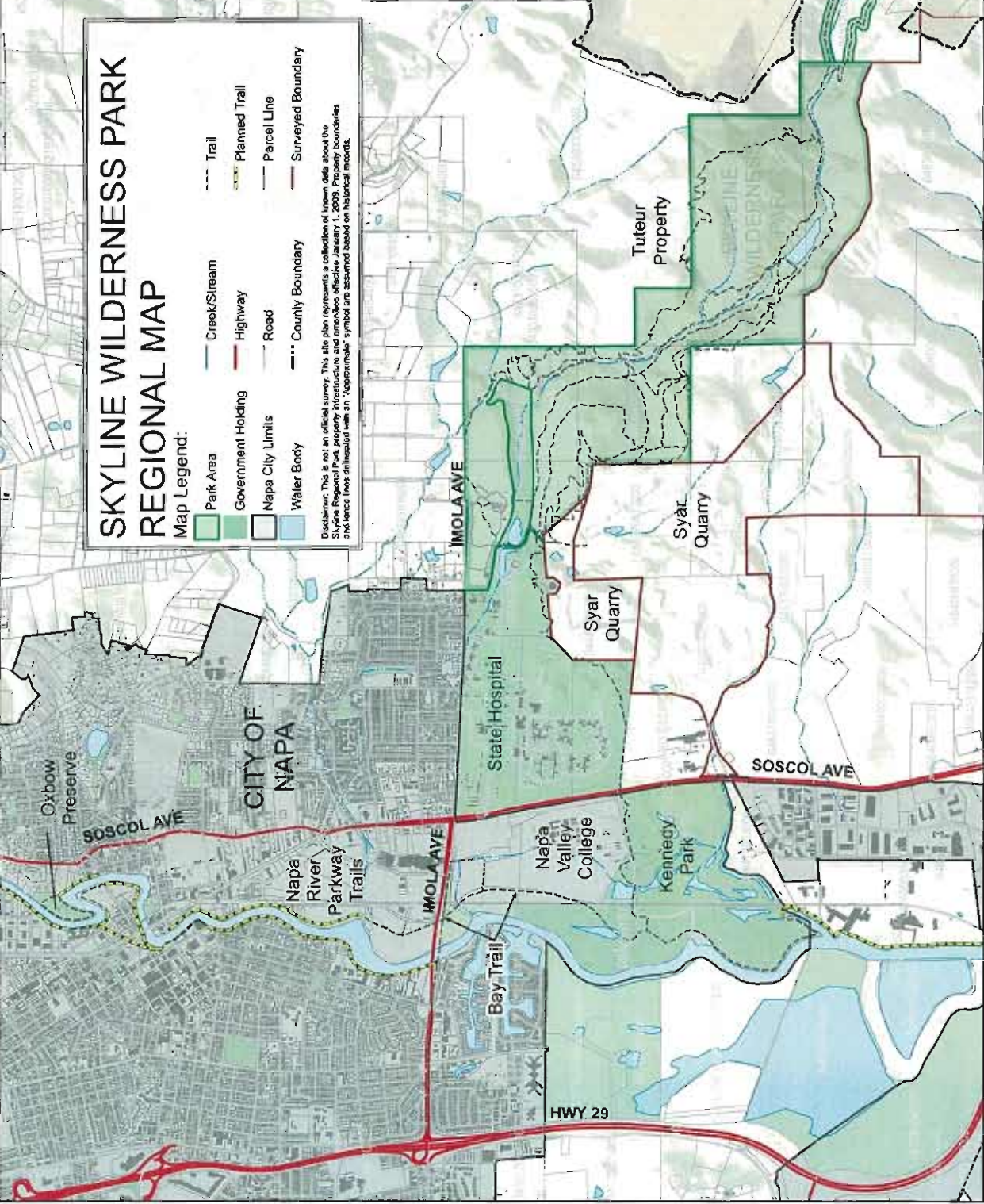
PROPOSED ZONING

SKYLINE PARK (EXHIBIT - "A")

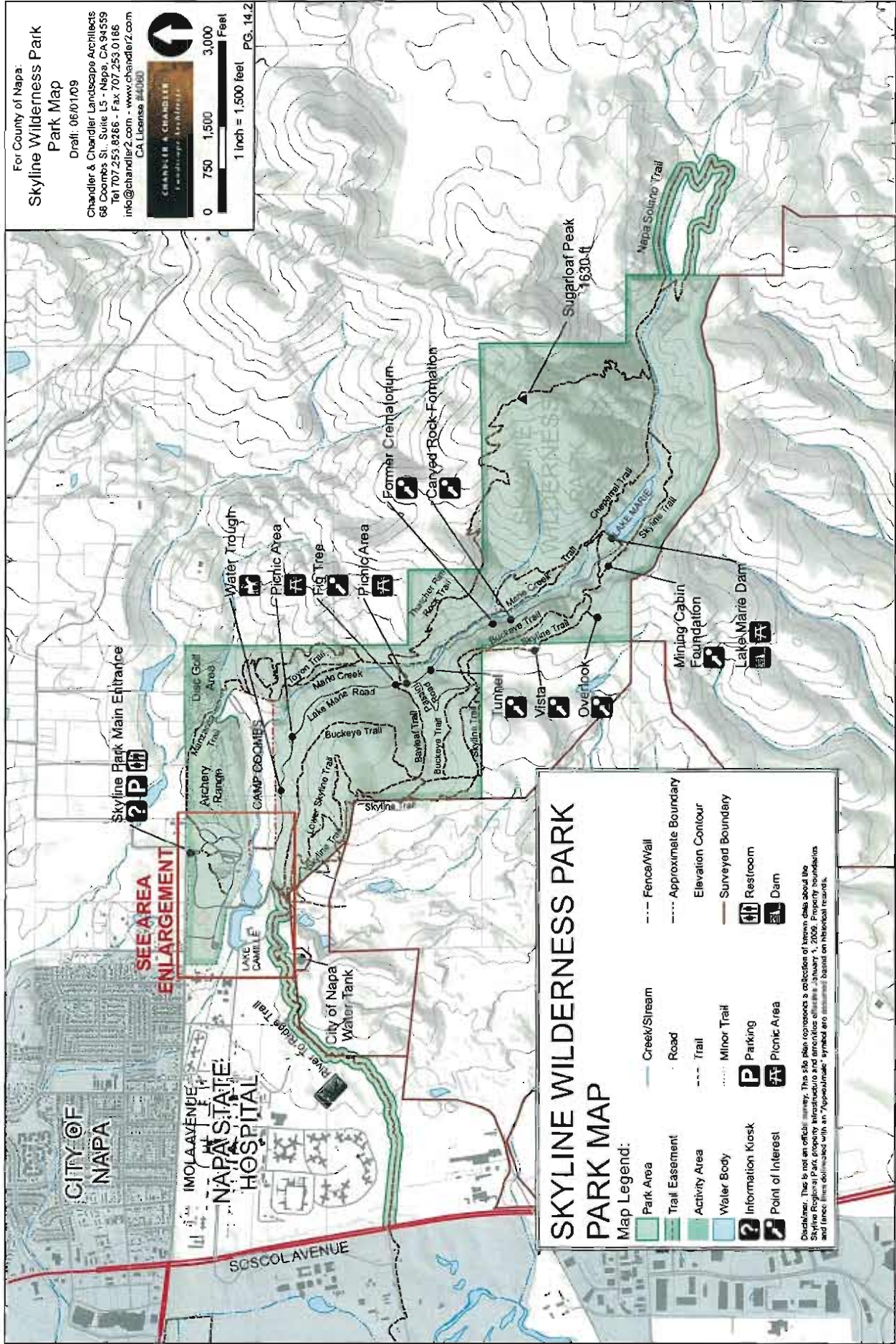


SKYLINE PARK (EXHIBIT - "B")





For County of Napa:
Skyline Wilderness Park
Park Map
 Draft: 06/01/09
 Chandler & Chandler Landscape Architects
 68 Coomes St., Suite L3 - Napa, CA 94559
 Tel 707.253.8286 - Fax 707.253.0166
 info@chandler2.com - www.chandler2.com
 CA License #4080

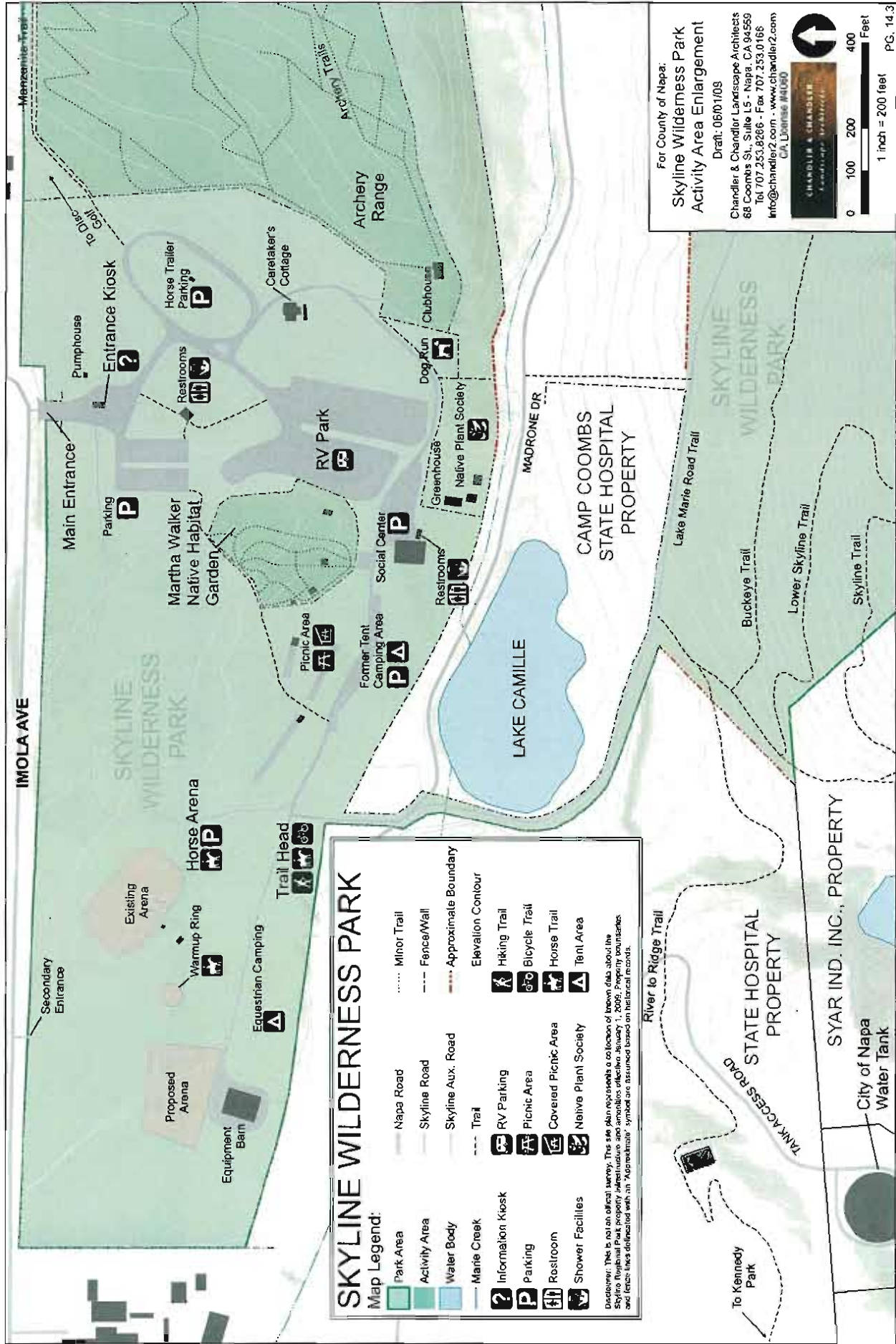


SKYLINE WILDERNESS PARK PARK MAP

Map Legend:

Park Area	Creek/Stream	Fences/Wall
Trail Easement	Road	Approximate Boundary
Activity Area	Trail	Elevation Contour
Water Body	Minor Trail	Surveyed Boundary
Information Kiosk	Parking	Restroom
Point of Interest	Picnic Area	Dam

Disclaimer: This is not an official survey. This site plan represents a collection of known data about the Skyline Regional Park property, structures and associated easements. January 1, 2009. Property boundaries and fence lines determined with an "Approximate" symbol are assumed based on historical records.



For County of Napa:

Skyline Wilderness Park

Activity Area Enlargement

Draft: 06/01/09

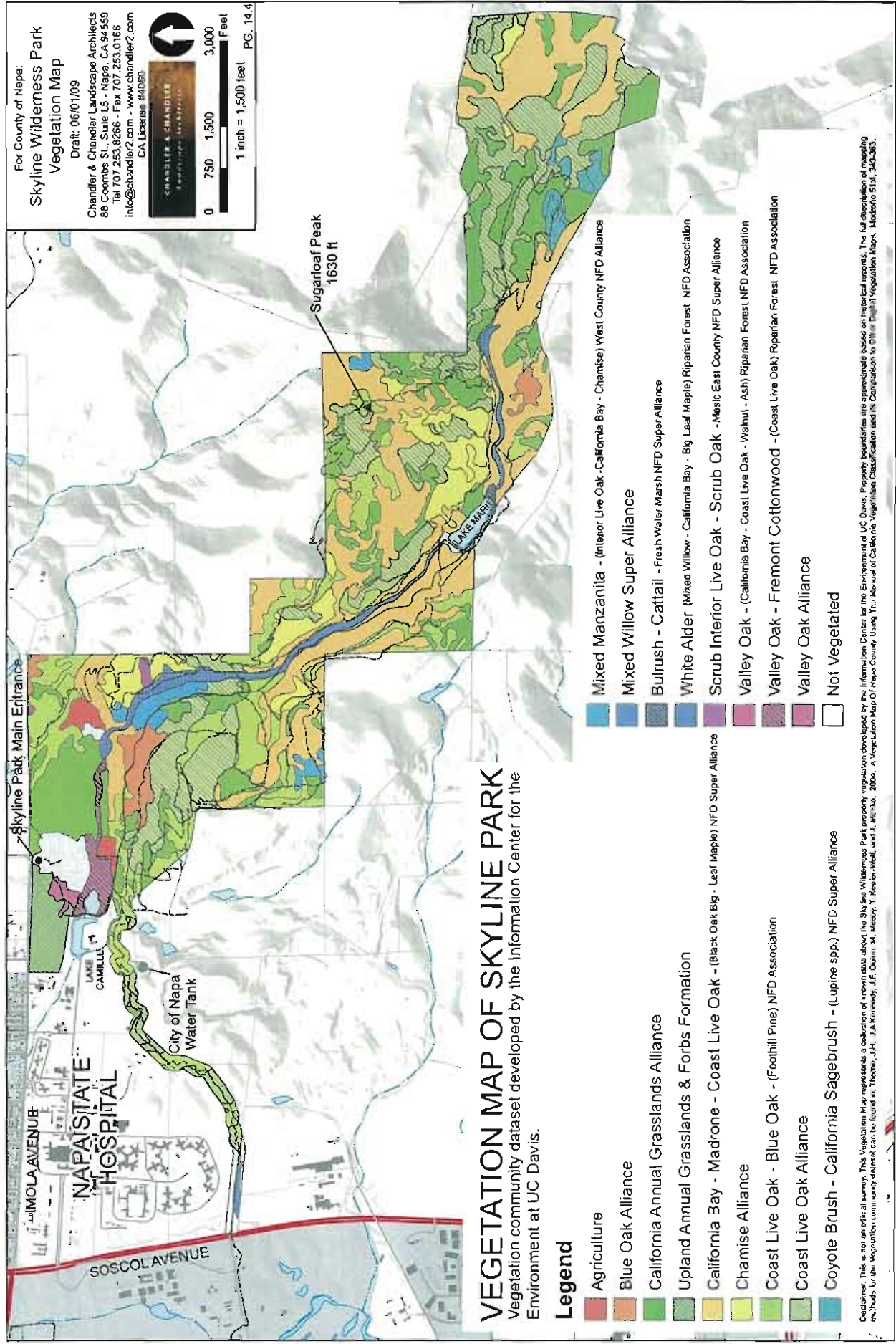
Chandler & Chandler Landscape Architects
 68 Coombs St., Suite 15 - Napa, CA 94559
 Tel 707.253.8266 - Fax 707.253.0166
 Info@chandler2.com - www.chandler2.com
 CA License #41060

CHANDLER & CHANDLER
 Landscape Architects

0 100 200 400 Feet

1 inch = 200 feet

PG. 14.3



VEGETATION MAP OF SKYLINE PARK

Vegetation community dataset developed by the Information Center for the Environment at UC Davis.

Legend

- | | |
|---|--|
| Agriculture | Mixed Manzanita - (Interior Live Oak - California Bay - Chamise) West County NFD Alliance |
| Blue Oak Alliance | Mixed Willow Super Alliance |
| California Annual Grasslands Alliance | Bulrush - Cattail - Fresh Water Marsh NFD Super Alliance |
| Upland Annual Grasslands & Forbs Formation | White Alder (Mixed Willow - California Bay - Big Leaf Maple) Riparian Forest NFD Association |
| California Bay - Madrone - Coast Live Oak - (Black Oak Big - Leaf Maple) NFD Super Alliance | Scrub Interior Live Oak - Scrub Oak - Mastic East County NFD Super Alliance |
| Chamise Alliance | Valley Oak - (California Bay - Coast Live Oak - Walnut - Ash) Riparian Forest NFD Association |
| Coast Live Oak - Blue Oak - (Foothill Pine) NFD Association | Valley Oak - Fremont Cottonwood - (Coast Live Oak) Riparian Forest NFD Association |
| Coast Live Oak Alliance | Valley Oak Alliance |
| Coyote Brush - California Sagebrush - (Lupine spp.) NFD Super Alliance | Not Vegetated |

Disclaimer: This is not an official survey. This Vegetation Map represents a collection of known data about the Skyline Wilderness Park property vegetation developed by the Information Center for the Environment at UC Davis. Property boundaries are approximate based on historical records. The full description of mapping methods for the Vegetation community dataset can be found at: Thorne, J.H., J.A. Kennedy, J.F. Quinn, M. Macey, T. Kremer-Wolf, and J. McInnis, 2004. A Vegetation Map of Napa County Using The Annual of California Vegetation Classification and its Comparison to Other Digital Vegetation Maps. Metadata 5191, 340-383.