



A Tradition of Stewardship
A Commitment to Service

COUNTY OF NAPA

PLANNING DIVISION

1195 3rd Street, Suite 210

Napa, Calif. 94559

707.253.4417

Notice of Intent to Adopt a Mitigated Negative Declaration

Project Title

Lands of Corey Tentative Parcel Map Application N^o P11-00045, Variance Application N^o P12-00235, and Conservation Regulations Use Permit Exception N^o P12-00388

Property Owner

Kathy A. Corey, 6151 Hillside Drive, El Sobrante, Calif., 94803

County Contact Person, Phone Number and Email

C. M. Cahill, Planner, 707.253.4847, chris.cahill@countyofnapa.org

Project Location and APN

In their current configuration, the subject parcels are 622 acres (APN 033-210-016) and 41.6 acres (APN 033-210-014) in size. They are accessed from Scally Lane, a private road running east from Gordon Valley Road beginning approximately 1 ¼ miles north of its intersection with Wooden Valley Cross Road, within the AW (Agricultural Watershed) zoning district. No address presently assigned, Scally Lane, Napa, Calif., 94558.

Project Sponsor's Name and Address

Hugh Linn, Riechers Spence & Associates, 1515 Fourth Street, Napa, Calif., 94559, 707.252.3301, hlinn@rsacivil.com

General Plan Description

AWOS (Agriculture, Watershed, and Open Space)

Zoning

AW (Agricultural Watershed)

Project Description

Tentative parcel map to divide an approximately 660 acre property, presently consisting of two parcels, into four parcels of 160.8, 161.9, 178.9, and 161.7 acres in size. Tentative parcel map approval includes waiver of the NCC §17.34.020 (H) requirement for secondary parcel access. The proposed tentative map includes proposed road alignments and residential building envelopes for each resulting parcel, portions of which may ultimately be developable by-right.

Variance to allow the creation of lots which do not strictly comply with the width to depth requirements of the County's parcel design standards (NCC §18.104.110 D.)

Conservation Regulations Use Permit Exception to allow the encroachment of access drives into required stream setbacks (45' to 85' required, 20' and up proposed).

The project site is not located on the lists enumerated under Section 65962.5 of the Government Code, including, but not necessarily limited to, lists of hazardous waste facilities.

Preliminary Determination

Napa County's Director of Planning, Building, and Environmental Services has tentatively determined that the project analyzed in the attached initial study checklist would not have a significant effect on the environment as mitigated and the County intends to adopt the **mitigated negative declaration**. Copies of the proposed **mitigated negative declaration** and all documents referenced therein are available for review at the offices of the Napa County Planning, Building, and Environmental Services Department, 1195 Third St., Suite 210, Napa, CA 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (excepting holidays).

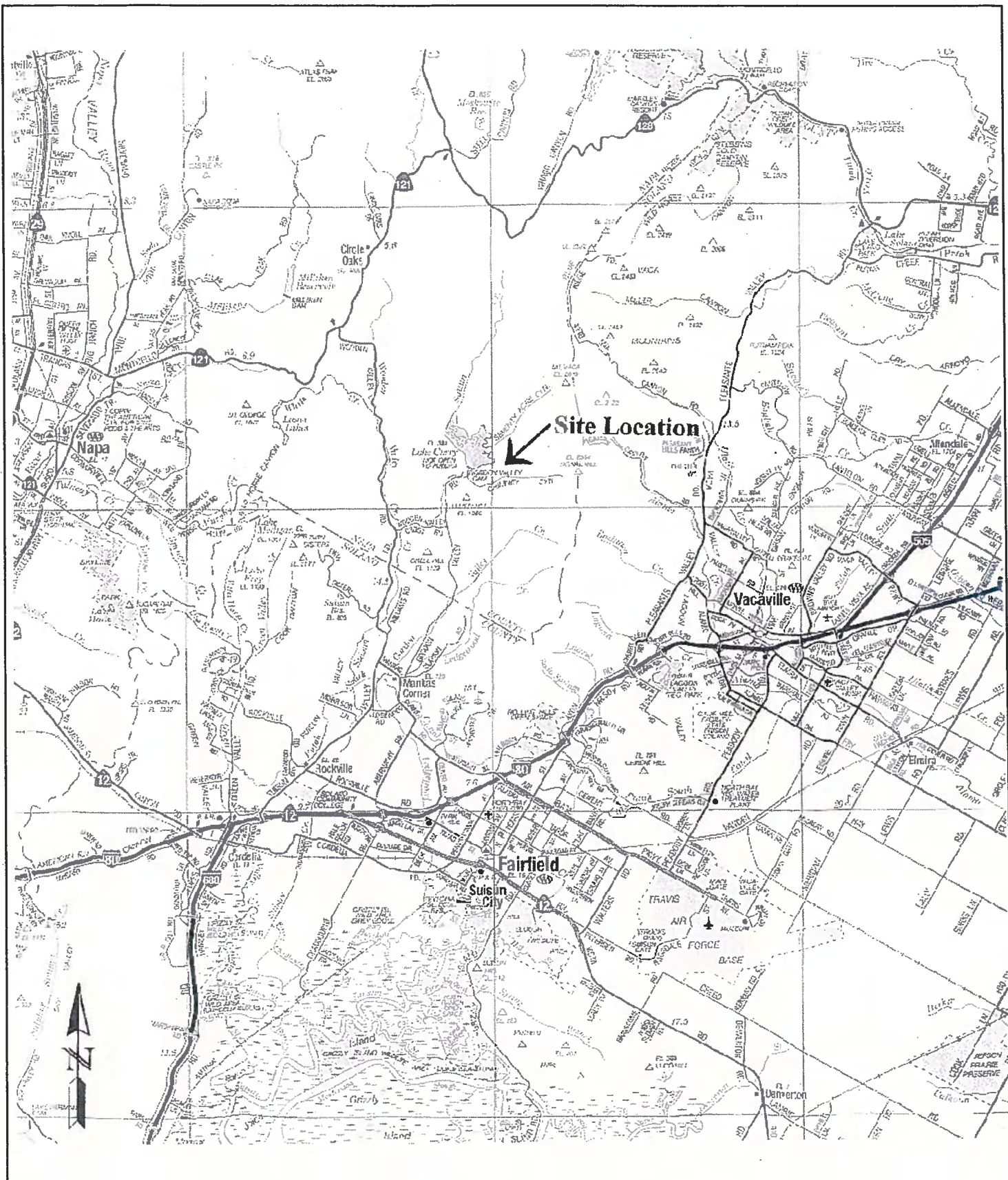


C.M. Cahill, Planner

11.30.12
date

Written Comment Period - December 3, 2012 to January 3, 2013

Please send written comments to the attention of C.M. Cahill at 1195 Third St., Suite 210, Napa, CA. 94559, or via e-mail to chris.cahill@countyofnapa.org. 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 January 16th, 2013. You may confirm the date and time of this hearing by calling (707) 253.4417.



Zander Associates
Environmental Consultants
4460 Redwood Hwy, Suite 16-240
San Rafael, CA 94903




Regional Location
Scally Ranch
Napa County, California

Date: 5/12

Figure
1



Legend

-  Proposed Site Plan
-  Proposed Parcel Boundary
-  Property Boundary



0 1,000 2,000 Feet


Site Location
Scally Ranch
Napa County, California

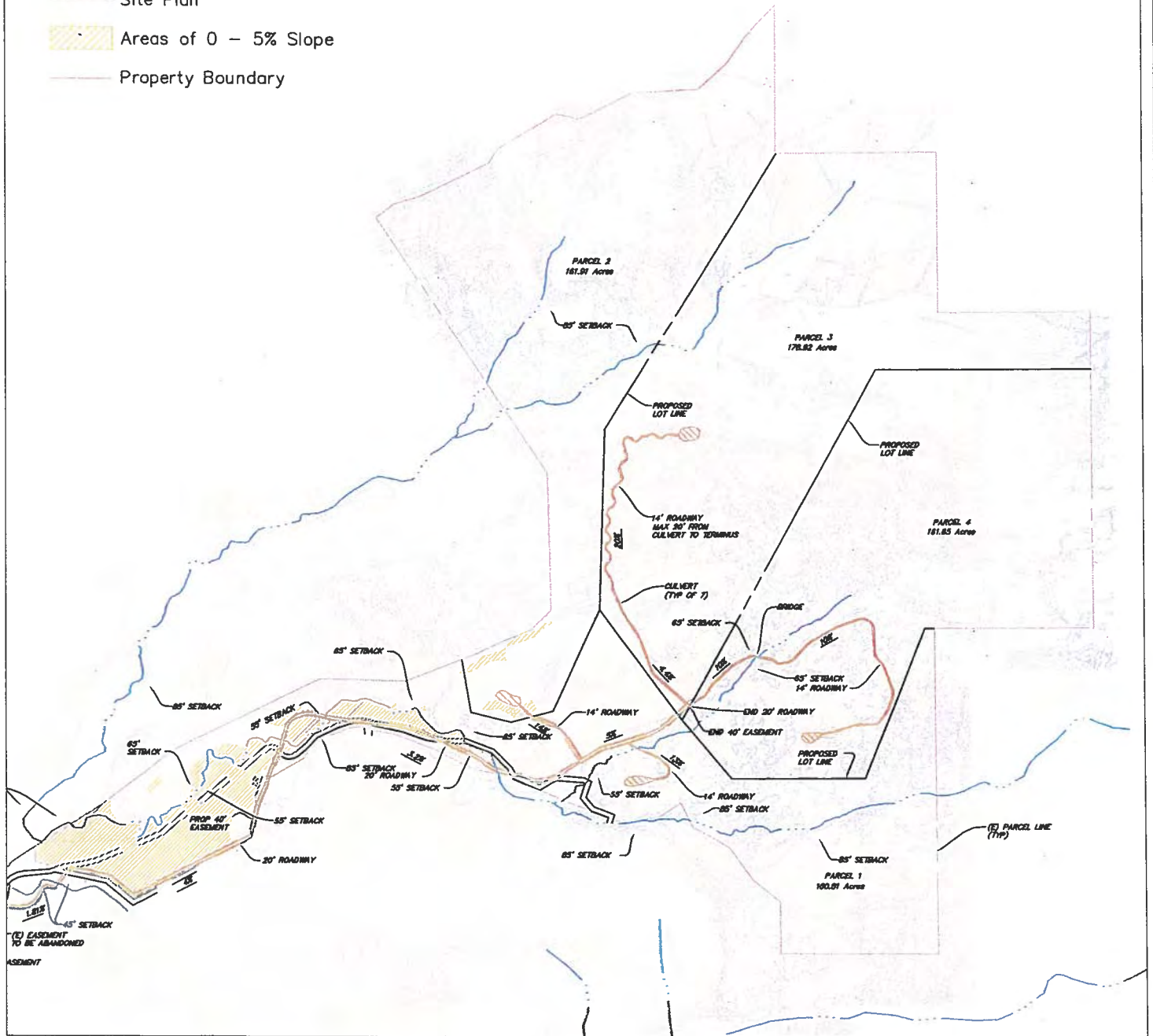
Date: 5/12

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Environmental Consultants
4460 Redwood Hwy, Suite 16-240
San Rafael, CA 94903

Figure
2

LEGEND:

- Site Plan
-  Areas of 0 - 5% Slope
- Property Boundary

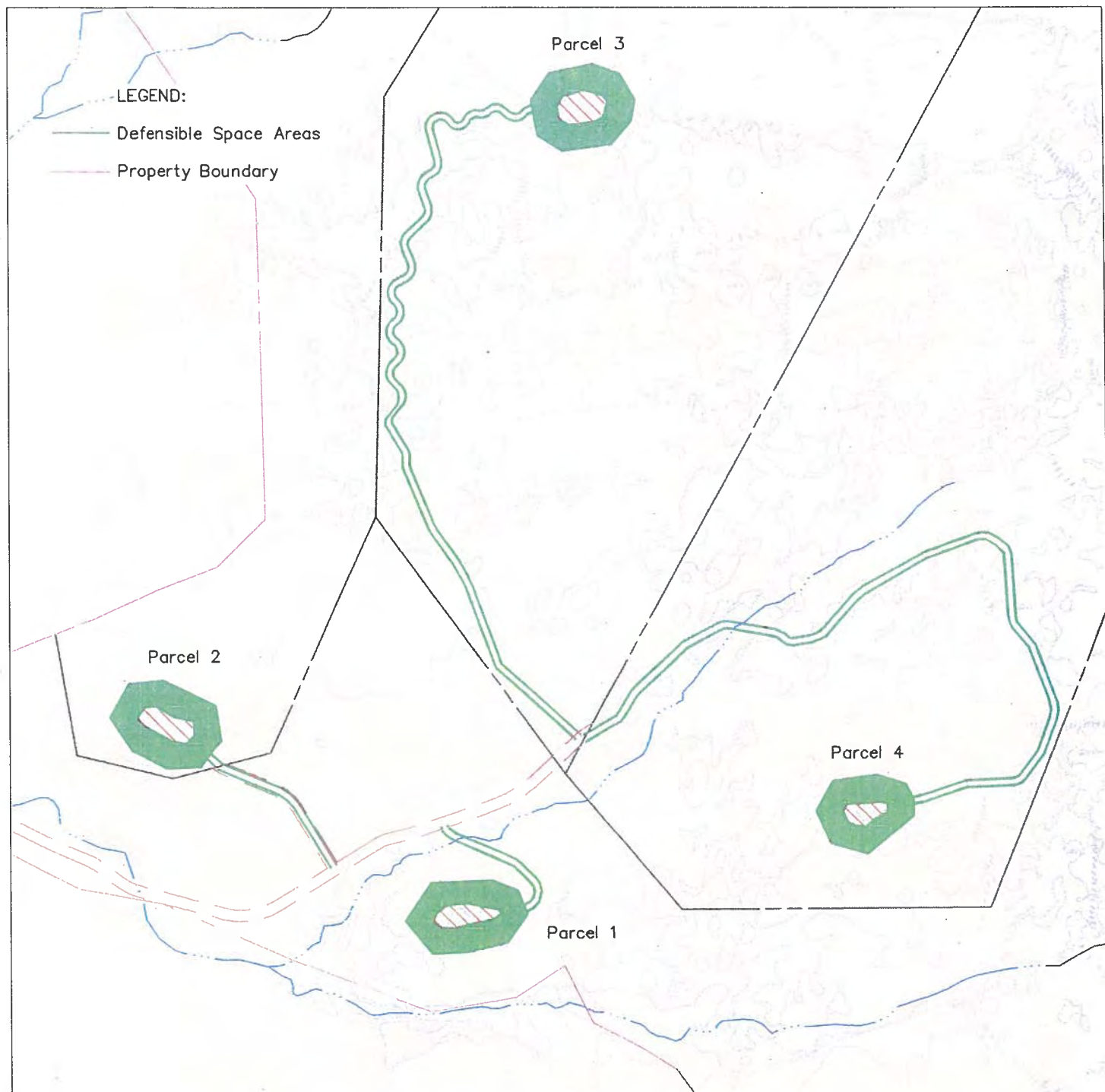


Scale: 1" = 1200'

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San Rafael, CA 94903

Site Plan
Scally Ranch
Napa County, California
Date: 5/12

Figure
3



Scale: 1" = 500'

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4460 Redwood Hwy, Suite 16-240
San Rafael, CA 94903

Defensible Space Areas
Scally Ranch
Napa County, California
Date: 5/12

Figure
4

LANDS OF KATHY ANN COREY SLOPE EXHIBIT NAPA COUNTY CALIFORNIA

ASSESSORS PARCEL	APPROXIMATE ACREAGE	EXISTING LOTS				AREA OF SLOPE COVERAGE (AC)			
		PERCENT OF SLOPE COVERAGE	0-5	5-30	30	0-5	5-30	30	
033-210-014	41.6	50.3	20.0	15.7	23.4	11.7	0.5		
033-210-016	022.0	2.5	30.5	77.0	15.6	127.5	470.9		

PROPOSED LOTS									
APPROXIMATE ACREAGE	PERCENT OF SLOPE COVERAGE				AREA OF SLOPE COVERAGE (AC)				
	0-5	5-30	30		0-5	5-30	30		
71.4	36.2	54.2	24.6	26.4	25.4	22.1			
599.2	2.1	19.3	78.6	12.1	113.8	463.3			

LEGEND

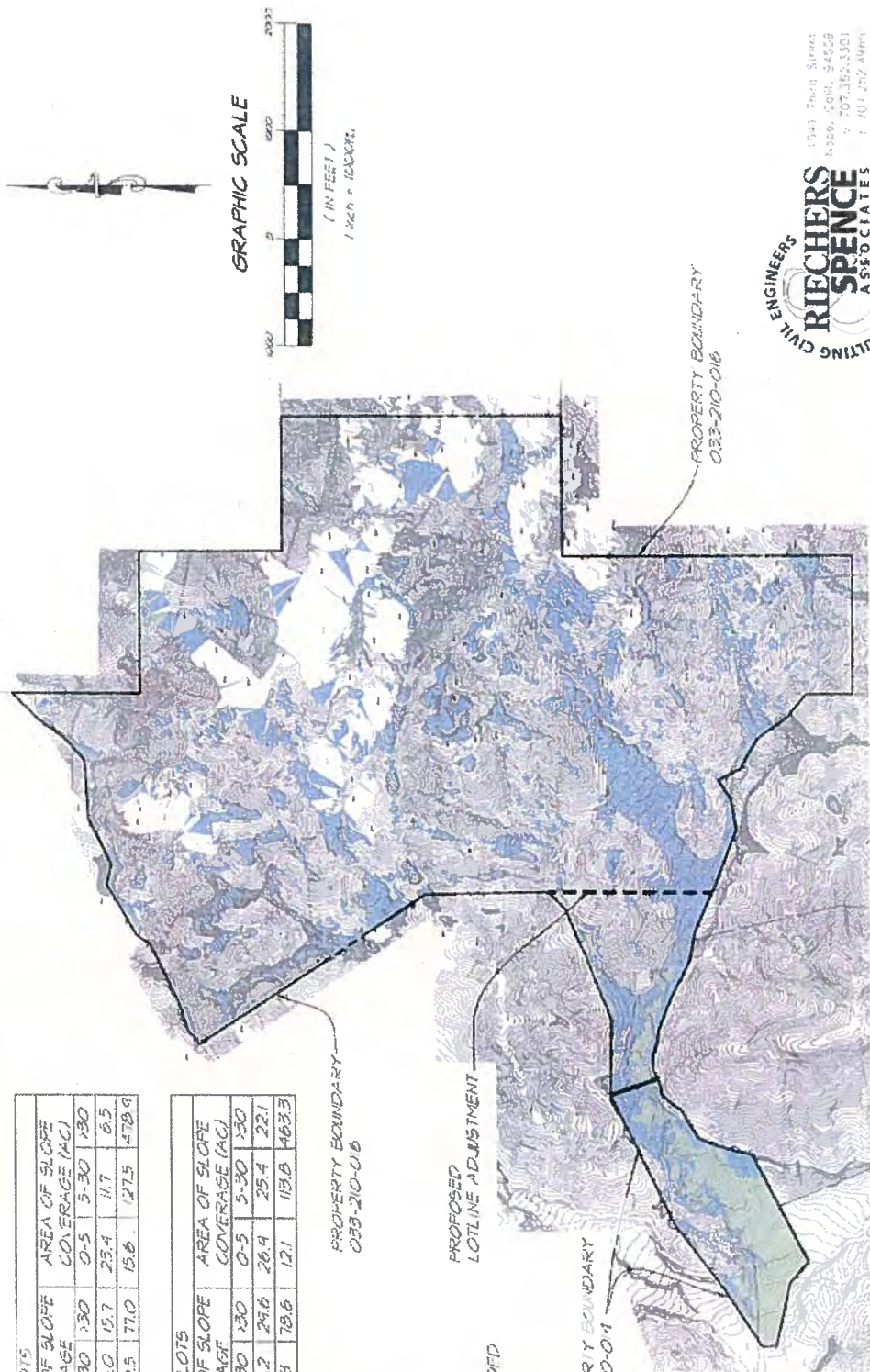


= 0-5% SLOPE



= 5-30% SLOPE

NOTE: THE SLOPE AREA VALUES PROVIDED ARE AN APPROXIMATE ASSESSMENT OF ACTUAL SLOPES BASED ON AERIAL MAPPINGS OF PROJECT



**RIECHERS
SPENCE
ASSOCIATES**
CONSULTING CIVIL ENGINEERS
1743 Third Street
Napa, CA 94559
P. 707.252.3301
F. 707.252.4444

DATE: 03/20/04 BY: ERS/STJ

COUNTY OF NAPA
Planning Division
Planning, Building, and Environmental Services Department
1195 Third St., Suite 210
Napa, Calif. 94559
(707) 253-4416

Initial Study Checklist

(form updated September 2010)

1. **Project Title:**
Lands of Corey Tentative Parcel Map Application No P11-00045, Variance Application No P12-00235, and Conservation Regulations Use Permit Exception No P12-00388.
2. **Property Owner:**
Kathy A. Corey, 6151 Hillside Drive, El Sobrante, Calif., 94803
3. **County Contact Person, Phone Number and Email:**
C. M. Cahill, Planner, 707.253.4847, chris.cahill@countyofnapa.org
4. **Project Location and APN:**
In their current configuration, the subject parcels are 622 acres (APN 033-210-016) and 41.6 acres (APN 033-210-014) in size. They are accessed from Scally Lane, a private road running east from Gordon Valley Road beginning approximately 1 ¼ miles north of its intersection with Wooden Valley Cross Road, within the AW (Agricultural Watershed) zoning district. No address presently assigned, Scally Lane, Napa, Calif., 94558.
5. **Project Sponsor's Name and Address:**
Hugh Linn, Riechers Spence & Associates, 1515 Fourth Street, Napa, Calif., 94559, 707.252.3301, hlinn@rsacivil.com
6. **General Plan Description:**
AWOS (Agriculture, Watershed, and Open Space)
7. **Zoning:**
AW (Agricultural Watershed)
8. **Description of Project.**
Tentative parcel map to divide an approximately 660 acre property, presently consisting of two parcels, into four parcels of 160.8, 161.9, 178.9, and 161.7 acres in size. Tentative parcel map approval includes waiver of the NCC §17.34.020 (H) requirement for secondary parcel access. The proposed tentative map includes proposed road alignments and residential building envelopes for each resulting parcel, portions of which may ultimately be developable by-right.

Variance to allow the creation of lots which do not strictly comply with the width to depth requirements of the County's parcel design standards (NCC §18.104.110 D.)

Conservation Regulations Use Permit Exception to allow the encroachment of access drives into required stream setbacks (45' to 85' required, 20' and up proposed).
9. **Describe the environmental setting and surrounding land uses.**

The project is proposed on a roughly 660 acre holding, currently divided into two parcels, which is located on the western slope of Signal Hill in the Vaca Mountains, above Gordon Valley. As the crow flies, it is located about nine miles east-northeast of the City of Napa. The property is currently undeveloped, with improvements limited to cattle fencing and a fairly limited mileage of dirt ranch roads. The property has traditionally been utilized for cattle grazing and open space uses such as hunting.

At its highest point, along the eastern edge of parcel 033-210-016 and some 1,200 feet west of the Solano County line, the subject property has an elevation of 1,600 feet. At its lowest point, where Scally Lane enters parcel 033-210-014 from the west, the elevation is approximately 350 feet above sea level. A long central valley, extending from Gordon Valley, runs in a northeasterly direction through the site, bordered by hills and other small valleys on either side. The property is dominated by mixed oak woodlands with scattered open grasslands in the valleys and on some hillsides. Several seasonal drainages traverse the site, generally flowing southwesterly. The central tributary drainage, Chimney Creek, is a blue line stream as indicated on the Fairfield North 7.5 minute USGS quadrangle. Four main vegetation types occur on the property: mixed oak woodland, annual grassland, chamise chaparral, and oak-bay riparian.

The wider Gordon Valley area is characterized by relatively narrow branching river valleys, stretching south into Solano County, which have historically been planted to orchard crops including walnuts and wine grapes. Most of the area is still in active agricultural use. The steeply sloping hillsides surrounding the cultivated valley floor are heavily wooded and given over mostly to cattle grazing and open space uses. Streams running through the area include Gordon Valley Creek, Ledgewood Creek, and Suisun Creek, along with a number of un-named tributaries. The far northeastern edge of the Gordon Valley area is defined by Lake Curry, a roughly 350 acre domestic water supply reservoir owned and managed by the City of Vallejo. In 1992, the City of Vallejo found itself unable to comply with California Department of Health Services water treatment requirements and stopped withdrawing water from Lake Curry. Since that time, water from the lake has been released to Suisun Creek at a rate of two to three cubic feet per second.

Historically, Gordon Valley was a portion of Rancho Chimiles, a 17,762 acre land grant deeded to Jose Ignacio Berryessa by the Mexican Governor Pio Pico in 1842. Following statehood and pursuant to the 1851 *Act to Ascertain and Settle Private Land Claims in the State of California*, the entirety of the Chimiles grant was then patented by Nathan Coombs and his father-in-law William Gordon. Portions of the grant then passed to John Wooden, who settled the valley to the northeast which now bears his name. Various descendants of William Gordon remain in Gordon Valley to this day, farming much of the valley floor and surrounding upland rangelands as the Gordon, Gordon family, Loney, and Morgan Ranches.

Based on Napa County environmental resource mapping and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the project area includes soil classified as Cole Silt Loam (0 to 2 percent slopes), Bressa-Dibble Complex (30 to 50 percent slopes) and Maymen-Los Gatos Complex (50 to 75 percent slopes). The Cole series consists of very deep, somewhat poorly drained soils that formed in alluvium from mixed sources. Cole soils are on river terraces, basins, flood plains, or on alluvial fans with slopes of 0 to 5 percent. The mean annual precipitation is about 40 inches. Cole soils are somewhat poorly drained with slow runoff and slow permeability. Many areas have been artificially drained or have had drainage altered by gullyng. The soils are generally used for production of orchards, vineyards, truck crops, and irrigated pasture. Uncultivated areas have oak-grass vegetation with some shrubs and forbs. The soils of the Bressa series are well drained, moderately deep soils over weathered sandstone. They formed in material weathered from fine grained sandstone and shale. The mean annual precipitation is about 25 inches and permeability is moderately slow with very rapid runoff. Bressa-Dibble soils are used for dryland range and as habitat for wildlife. The Maymen-Los Gatos Complex consists of shallow, somewhat excessively drained soils that formed in residuum weathered from shale, schist, greenstone, sandstone and conglomerate. Maymen soils are on mountains where slopes range from 50 to 75 percent. The mean annual precipitation is about 42 inches, and the mean annual temperature is about 52 to 59 degrees Fahrenheit with a frost free period of about 130 to 330 days. Maymen soils are somewhat excessively drained with high to very high runoff and moderate to moderately rapid permeability; the threat of erosion is high to very high. Soils in the series are for watershed, wildlife habitat and recreation. Vegetation is usually open stands of chaparral consisting of chamise, Manzanita, several species of ceanothus, several species of scrub or dwarf oak and scattered small trees in protected sites such as drainages or northerly slopes.

The County's geological hazard mapping indicates that the subject parcels include a number of landslides, landslide deposits and creeps; some of which likely remain active. No faulting has been identified on the property, though the Cordellia Fault is located approximately 1 ½ miles to the west.

Land use in the wider Gordon Valley area is a mix of intensive vineyard and orchard land on the valley floor with pastureland, open space, and large lot residential parcels on the hillsides. The area is rural and quite lightly populated, with a population density well below 500 persons per square mile. CalFire and Gordon Valley Volunteer Fire Department stations

are located at the intersection of Gordon Valley Road and Wooden Valley Cross Road. The area in and around Gordon Valley is part of the Fairfield-Suisun Joint Unified School District, with students attending Suisun Valley School K-8 and Armijo High School in Fairfield. The subject property, and all surrounding areas, are zoned AW (Agricultural Watershed) and General Plan designated AWOS (Agriculture, Watershed, and Open Space).

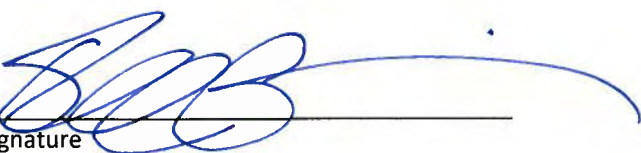
10. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).
None presently identified.

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a 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

11.30.12
Date

Name: C.M. Cahill for Napa County Planning

	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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.-c. Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken-in. As generally described in the **Environmental Setting and Surrounding Land Uses** section, above, the greater Gordon Valley area is defined by narrow stream valleys and steep heavily-wooded ridges. It is a landscape with very few open, sweeping views. The existing visual character of Gordon Valley and its surroundings is characterized by active vineyard operations and related agricultural buildings on the valley floor and open grazing lands on the surrounding foothills. Throughout Gordon Valley, this traditional development pattern includes a low density scatter of residential uses.

The portion of Gordon Valley, which, along with its foothills, constitutes most of the subject parcel is all but invisible from any public vantage point, as it is separated from Gordon Valley Road by a north-south ridgeline. Additionally, Wooden Valley Road, which runs parallel and to the west of Gordon Valley Road, is a designated Viewshed road. Any eventual development on the subject property which might be visible from Wooden Valley Road would be subject to the standards and requirements of the County's Viewshed Protection Ordinance, which acts to ensure that the visual impacts of hillside development are less than significant. The project is not in, nor is it near, any state scenic highway. Seen as a whole, nothing in this project will substantially alter a scenic vista or substantially degrade the existing visual character of the site or its immediate surroundings.

d. The land division proposed here will not, in and of itself, result in the creation of any new sources of light or glare. Because this project would increase the number of legal parcels from two to four it entails a foreseeable doubling of future residential development. However, the very large resulting parcel sizes (a minimum of 160 acres), the limited population density and therefore limited number of sensitive receptors in the vicinity, and the restrictions imposed on hillside development by the Viewshed Ordinance will combine to make impacts associated with light and glare less than significant.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. Based on a review of Napa County environmental resource mapping (*Department of Conservation Farmlands, 2006*), valley floor portions of the subject property are categorized either as Farmland of Local Importance or Grazing Land. Upslope portions of the holding are designated either as Grazing Land or Other Land. The proposed parcels are consistent with the 160 acre minimum lot size requirements of the property's AW zoning, a parcel size which accommodates agricultural operations of both the irrigated and non-irrigated variety. No development is proposed at this time and future development, to the extent it conforms with the Zoning Code, would be limited in scope and consistent with agricultural use. The project will not result in the conversion of special status farmland to non-agricultural use.
- b. The property is not subject to a Williamson Act Contract and, as noted above, the project is consistent with the area's AW (Agricultural Watershed) zoning and 160 acre minimum lot size. No development is presently proposed and any future development must be consistent with the parcels' agricultural zoning. The project will not conflict with existing zoning for agricultural use.
- c.-d. The subject property is not subject to timberland or forestland zoning. The project will not conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g). The proposed project includes only a land division; no development is actually proposed at this time. While this document treats the construction of driveways as foreseeable to the extent they will serve multiple parcels, those driveways will primarily be located on lower valley-floor portions of the property, where only scattered trees exist. A total of three trees will foreseeably be removed (see submitted plans, Station 50+00). No timberland will be converted.
- e. As discussed at items "a." and "b.", above, this project is consistent with the property's AW agricultural zoning. It will not cause changes to the existing environment which could result in the conversion of farmland to a non-agricultural use.

Mitigation Measures: No mitigation measures 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a.-c. On June 2, 2010, the Bay Area Air Quality Management District's Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. The thresholds were designed to establish the level at which the District believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on the Air District's website and included in the Air District's May 2011 updated CEQA Guidelines.

On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the thresholds. The court did not determine whether the 2011 thresholds were valid on the merits, but found that their adoption was a project under CEQA. The court issued a writ of mandate ordering the District to set aside the thresholds and cease dissemination of them until the Air District had complied with CEQA.

In view of the court's order, the Air District is no longer recommending that the 2011 thresholds be used as a generally applicable measure of a project's significant air quality impacts (see <http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Updated-CEQA-Guidelines.aspx>), instead the Air District recommends that lead agencies rely on project-specific evidence and the Air District's 1999 thresholds of significance (*CEQA Guidelines – Assessing the Air Quality Impacts of Projects and Plans*, BAAQMD, December 1999). The following analysis is based upon and consistent with the Air District's 1999 *CEQA Guidelines*.

The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan. The proposed tentative parcel map would not, in and of itself, result in any improvements or construction related emissions. However, because construction of access drives, water wells, septic systems, and by-right residential development would foreseeably result from the addition of two new parcels, a certain level of construction emissions could result from this project with no additional discretionary review by the County. Construction emissions associated with that development would have a temporary effect; consisting mainly of dust and exhaust emissions generated during grading and other construction activities. The Air District recommends incorporating feasible control measures as a means of addressing construction impacts in their 1999 *CEQA Guidelines*. If the proposed project adheres to these measures, the Air District recommends concluding that construction-related impacts will be less than significant. Relevant best practices are set forth at Table 2 of the 1999 *Guidelines* and are incorporated into the County's standard conditions of project approval.

Over the long term, emissions foreseeably resulting from the project would consist of mobile sources, including vehicles travelling to and from the potential four additional residences and two additional guest cottages which could result from the proposed land division (the parcel map proposes a net increase in two parcels, with a primary residence, a second unit,

and a guest house allowed by-right on each.) The *Bay Area Air Quality Management Plan* states that projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and do not require further study (BAAQMD CEQA Guidelines, p. 24). *National Cooperative Highway Research Program Report 365 – Travel Estimation Techniques for Urban Planning* (American Association of State Highway and Transportation Officials, 1998) utilizes a 9.5 trips per day daily trip generation rate for a single-family residence. While guest cottages are technically not dwelling units, we will conservatively treat them as such for purposes of this analysis. The resulting six “unit” increase in residential density, when multiplied by the 9.5 AASHTO daily trips multiplier, results in a net addition of 57 vehicle trips per day- a number well below the established threshold of significance. This project will not conflict with or obstruct the implementation of an applicable air quality plan. The 57 project-related trip figure is well below the established 2,000 vehicle trip threshold of significance. The proposed project would not result in a cumulatively considerable net increase in any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

- d.-e. No earthmoving or construction activities will be directly associated with the project, however, as described above, construction associated with the doubling of potential residential development capacity on the subject landholding is foreseeable. While construction on the site will generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified in Napa County’s standard condition of approval relating to dust;

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur during windy periods.

While the Bay Area Air Quality Management District defines public exposure to offensive odors as a potentially significant impact, single family residences are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. Population density in the area is exceptionally low, even by unincorporated Napa County’s already low standards. Construction-phase pollutants will be reduced to a less than significant level by the above-noted standard condition of approval. The project will not create pollutant concentrations or objectionable odors affecting a substantial number of people.

Mitigation Measures: No mitigation measures 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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a.-d. Napa County Environmental Resource Maps (*Spotted Owl Habitat, Red-legged Frog, Vernal Pools, CNDDB, Plant Surveys, and CNPS* layers) do not identify any potentially significant environmental resources on the subject property. However, mapping does indicate that valley elderberry longhorn beetle and Northern California black walnut may have been historically present near the property. In response to these known sensitivities, and to the generally undisturbed wildland nature of the property generally, the Planning Division required a biological survey, which was completed by Zander and Associates in Summer 2012 (Michael Zander, "Supplemental Plant Surveys, Scally Ranch, Napa County, California", June 8, 2012). The survey, which is based on available resource mapping and July 2007, June 2010, April 2012, and May 2012 site reconnaissances, finds no evidence of special status species on the site or any significant risk of impacts to special status species off site (such as along the shared driveway that connects the property to Gordon Valley Road). No wetlands or potential wetlands were identified.

According to the submitted survey;

*During our April 24th and May 17th, 2012 visits, we surveyed all proposed access roads and building envelopes (including defensible space perimeters...) (NOTE: SEE SUBMITTED REPORT, FIGURE 2 FOR SURVEY AREAS), all areas of 5% slope or less, and many of the adjacent areas of 5-30% slope. We generally followed DFG 2009 guidelines ("Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities") for conducting our field work; our surveys were floristic and we walked over more area on the site than would be affected by the proposed project. We estimate that we thoroughly covered at least 50-60 acres of the site and spent a minimum of five hours (10 person hours) on the ground during each visit. We also visited reference locations for certain species to confirm the appropriate seasonality of our surveys: the Potrero Hills Landfill Director's Guild property near Suisun City in Solano County for a variety of vernal pool species on April 24th, and the Healdsburg Airport for *Brodiaea leptandra* on May 18th.*

... We did not find any rare, threatened, endangered or otherwise special-status plant species during our surveys on the Scally Ranch property in 2007, 2010, or 2012. The available habitats and history of cattle grazing on the site (especially in the large area of relatively flat, non-native grassland pasture at the entrance to the property) further enabled us to eliminate many species. We feel very confident that the surveys conducted within the proposed development footprint and other potentially affected areas were completed following accepted professional procedures and at an appropriate time for adequate evaluation of presence/absence of the targeted species.

Because habitat for the valley elderberry longhorn beetle has been mapped on an adjacent property, near the intersection of the project driveway and Gordon Valley Road, a mitigation measure has been incorporated requiring that, to the extent that elderberry bushes are located within 100 feet of any area where project-associated traffic, construction, or earthmoving activity may occur, they must be barricaded with construction fencing to ensure no elderberry longhorn beetles are taken. According to the United States Fish and Wildlife Service, complete avoidance of potential valley elderberry longhorn beetles can be assumed when a 100-foot (or wider) buffer is established and maintained around elderberry plants containing stems measuring 1.0 inch or greater in diameter at ground level. Firebreaks may not be

included in the buffer zone. In buffer areas, construction-related disturbance should be minimized, and any damaged area should be promptly restored following construction. The Fish and Wildlife Service must be consulted before any disturbances within the buffer area are considered. In addition, the Fish and Wildlife Service must be provided with a map identifying the avoidance area and written details describing avoidance measures. As mitigated, impacts on special status species; riparian habitat or other sensitive natural communities; wetland habitats; and migratory species will be less than significant.

- e. While Napa County does not have a tree preservation ordinance, General Plan Policy **CON-24** requires the County to “maintain and improve oak woodland habitat.” As noted at **Agriculture and Forest Resources**, above, foreseeable tree removal would be limited to three oaks, not constituting an oak woodland. However, the submitted Zander biological survey indicates that there are black walnuts onsite, some of which may be representative of the endangered Northern California black walnut. The Northern California black walnut is a California Native Plant Society and Napa County 2008 General Plan Update EIR-identified special status species.

Although Northern California black walnut (*Juglans hindsii*) has become naturalized along riparian corridors in the Great Central Valley, natural populations were only known from a few locations prior to European settlement. Only three occurrences out of the five occurrences recorded in the California Natural Diversity Database (CNDDDB) survive to this day. A stand located in and near the Circle Oaks community in eastern Napa County comprises CNDDDB Occurrence Number 1, the largest and highest quality natural stand of Northern California black walnut trees in California documented prior to 1850. According to botanical experts, one of the main threats to the survival of the Northern California black walnut is hybridization with other non-native walnut species. (Brian Bordona, Napa County Conservation Division, *personal communication*.) To the extent that non-native walnuts were introduced to and widely distributed in California primarily in the post-statehood period, the age of a given black walnut tree can function as a rough predictor of the tree’s hybrid status. To wit- the older a tree is, the lower the ambient percentage of non-native walnut pollen would have been at its moment of germination, the less likely it is to be hybridized.

At present there is no commercially-available genetic test which could be used to differentiate native from hybridized black walnuts. In the absence of a genetic test or alternate definitive analysis proving otherwise, Planning staff is forced to assume presence and is treating the black walnuts located on the subject property as non-hybridized native Northern California black walnuts. A mitigation measure has been incorporated requiring that all black walnuts potentially impacted by the project be permanently preserved and a black walnut identification and protection plan be submitted for the review and approval of the Director of Planning, Building, and Environmental Services prior to the issuance of any development permit. As mitigated, impacts on arboreal resources will be less than significant.

- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional or state habitat conservation plans applicable to the subject project site.

Mitigation Measures:

1. Prior to the issuance of any building permit, grading permit, or encroachment permit for any work associated with this project and/or prior to the initiation of any earth disturbing activity adjacent to the driveway connecting the project site to Gordon Valley Road (this includes off-site properties) all elderberry bushes located within 100 feet of potential disturbance areas shall be identified and barricades shall be installed at the 100-foot buffer line. Where located on neighboring parcels, barricades may only be required where easement rights exist and/or work is actually proposed. No barricades are required on neighboring properties where, as determined by the Director of Planning, Building, and Environmental Services or her designee, no work is foreseeable. Prior to the issuance of any of the aforementioned permits, project proponents shall submit an elderberry location and protection plan to the Fish and Wildlife Service and to the Director of Planning, Building, and Environmental Services (or her designee) for their review and approval.

In areas where encroachment into the 100-foot buffer has been approved by the Fish and Wildlife Service, a minimum setback of at least 20 feet from the dripline of each elderberry plant shall be established. Contractors shall be informed of the Federal requirement to avoid damaging elderberry plants and the penalties for not complying with said requirements. Work crews shall be trained on the status of the beetle and the need to protect its elderberry host plant.

Signs shall be placed every 50 feet along the edge of the avoidance area prior to the initiation of any construction or grading work including, at a minimum, the following information, in both English and a Spanish translation:

"This area is habitat of the valley elderberry longhorn beetle, a threatened species, and may not be disturbed. The valley elderberry longhorn beetle and its habitat are protected by the Endangered Species Act. Violators are subject to prosecution and penalties up to and including imprisonment."

Signs must be clearly legible from a distance of 20 feet, and maintained for the duration of construction.

2. No black walnuts shall be removed or damaged. Prior to the issuance of any building permit, grading permit, or encroachment permit for any work associated with this project, and/or prior to the initiation of any project-associated earth disturbing activity, a black walnut identification and protection plan drafted by a qualified professional shall be submitted for the review and approval of the Director of Planning, Building, and Environmental Services, or her designee.

Method of Mitigation Monitoring:

Mitigation Measures № 1 & 2 require the permittee to complete required mitigation prior to the issuance of a building or grading permit. If the mitigation measures are not complied with, no permits will be issued. RESPONSIBLE AGENCY- Napa County Planning, Building, and Environmental Services Department- Planning Division

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

Discussion:

- a. According to Napa County Environmental Resource Mapping (*historic sites* layer), no historic resources are known to be located on or in the direct vicinity of the project site. Neither this project nor any foreseeable resulting ministerial activity will cause a substantial adverse change in the significance of a historic resource.
- b. According to Napa County Environmental Resource Mapping (*archaeology surveys, archeology sites, archeologically sensitive areas, and archeology flags* layers), portions of the subject property are located in a mapped archeologically sensitive area. In order to develop a more detailed and site-specific picture of this known archeological sensitivity, the Planning Division requested that the applicant submit a professional archeological analysis. The applicant contracted with Archaeological Resource Service, of Petaluma, who submitted a thorough archeological report (Emily Wick, *A Cultural Resources Evaluation of Proposed Building Envelopes and Access Roads Within the Scally Ranch, 70 Scally Lane, Napa, Napa County, California*, June 13, 2007). The submitted report identifies a number of significant archeological resources in the project area. According to Ms. Wick (project archeologist);

The current project area is situated in part on the Mexican era land grant of Chimiles. Approximately 17,762 acres of land was originally granted to Ignacio Berryessa in 1843. This land grant was bounded by Suisun Creek, Wooden

Valley Road, Circle Oaks, and Moskowitz Corners. The Berryessas had a difficult time protecting their land from squatters and eventually much of (it) was stolen. Portions were also sold off to pay debts. In 1859 Nathan Coombs obtained a position in the Surveyor's Office of Napa County and, through his position, was able to obtain almost 18,000 acres for himself and his father-in-law William Gordon by manipulating documents.

Following a review of archival records, Archaeological Resource Service (ARS) completed a thorough site survey, described in their report as follows;

The surface inspection included five proposed building envelopes and the (other) areas identified by the County as being archeologically sensitive. Attempts were also made to re-identify the locations of... two previously recorded prehistoric sites located on the property.

The five inspected building envelopes included the four currently proposed building envelopes and one proposed building envelope that has since been abandoned. This abandoned building envelope was proposed for the ridge north of Government Trail Canyon, about 900 feet northeast of (presently-proposed) building envelope 2. Surface inspection methodology in all five building envelopes consisted of roughly east-west oriented transects with 10 meters of separation between each surveyor. Visibility averaged about 30% and a trowel was used when necessary to scrape aside the vegetation and view the soil beneath. In all the building envelopes the soil was pale brown colored, sandy loam.

The proposed driveways for building envelopes 1 and 2 were inspected while accessing the proposed building envelopes. The proposed driveway leading to building envelope 3 was inspected from the flat area near the mouth of Government Trail Canyon north to the point where the road crosses from the east side of the drainage to the west side. The proposed driveway for building envelope 4 was inspected from the mouth of Government Trail Canyon east to the point where the road turns south, crosses the creek, and begins to climb the hill to the building envelope. The flat areas north and west of the convergence of Government Trail Canyon and Steele Canyon and the flat area south of the creek near the west edge of the property, where the main access road to the property is located, were also inspected for cultural resources. The soil in these areas was the same pale brown colored sand loam observed in the proposed building envelopes.

Government Trail Canyon Creek, including the sandstone boulders located on both banks, was inspected from the point where the proposed driveway to building envelope 4 bends to the south and crosses the creek, west to the creek convergence. The creek convergence, west to the point where the main access road crosses the creek, was also inspected for cultural resources. Visibility along the creek averaged about 50%, and was improved by recent disturbance from wild boars. The soil along the creek was medium brown colored alluvium. No prehistoric or cultural resources were observed along Government Trail Canyon Creek or the creek located west of the canyon convergence.

As analyzed in the project cultural resources survey, this project has the potential to cause a substantial adverse change in the significance of a known archeological resource. According to the survey (note: locational details redacted);

There are at least three archeological sites located within the project area, including (two previously identified sites) and a (site identified during ARS's recent site reconnaissance)...

It does not appear that (two of the identified sites) will be affected by the proposed project as long as efforts are made to avoid their locations... Since complete avoidance of these two sites is very feasible for this project, no further recommendations are warranted. If changes to the current project plan propose activities near either of these sites, the new plans will need to be evaluated to determine their potential to affect these resources and an additional archeological study may become warranted.

It does appear that improvements to the main access road have the potential to affect... (resources)... ARS recommends that an archeological monitor be present during initial grading within 150 feet of Steel Canyon Creek, Government Trail Canyon Creek, or the creek that extends west from the convergence of the two.

Mitigation measures, based upon the findings of the ARS report, are incorporated below which require: 1.) archeological monitoring of certain grading activities, 2.) qualified archeologist review of any eventual building and/or grading permits to ensure that work will not affect identified resources, and 3.) provisions related to the accidental recovery of remains or artifacts. As mitigated, project impacts on archeological resources will be less than significant.

- c. No unique paleontological or geological features are known to be located on or in the vicinity of the project site. As a result, neither this project nor any foreseeable resulting ministerial activity will cause a substantial adverse change in the significance of a paleontological or geological resource.
- d. No formal cemeteries are known to exist within the project area; however, as noted above, evidence of prehistoric Native American settlement was found in the project area. Public Resources Code §5097.98, Health and Safety Code §7050.5, and CEQA §15064.5(e) detail the procedures to follow in case of the accidental discovery of human remains, including requirements that work be stopped in the area, that the County Coroner be notified, and that the most likely descendants be identified and notified via the Native American Heritage Commission. Foreseeable project-specific impacts to human remains are less than significant.

Mitigation Measures:

- 3. The project archeologist, or another professional archeological monitor pre-qualified by the Director of Planning, Building, and Environmental Services, shall be present during initial grading occurring within 150 feet of Steel Canyon Creek, Government Trail Canyon Creek, or the creek that extends west from the convergence of the two. This shall include any project-related work occurring off the subject parcels, such as along Scally Lane. Following completion of initial grading, the project archeologist shall submit a written report of findings to the Director of Planning, Building, and Environmental Services.
- 4. Excepting only the initial grading work envisioned by Mitigation Measure #3 (which shall be subject to the more specific requirements included therein), prior to the issuance of grading, erosion control, or building permits for any of the parcels resulting from this land division, the applicant shall submit a report drafted by the project archeologist, or another professional archeologist pre-qualified by the Director of Planning, Building, and Environmental Services, analyzing the specific work proposed by the relevant permit for conformance with the scope of the 2007 ARS archeological survey.
- 5. In the event that artifacts or cultural soil deposits are discovered during future grading or underground excavation activities, the Director of Planning, Building, and Environmental Services shall immediately be informed and all work within 50 feet of the find shall be stopped until the discovery can be evaluated by the project archeologist or another professional archeologist approved by the Director of Planning, Building, and Environmental Services. The archeologist shall analyze the artifacts encountered and determine what, if any, additional measures are required. Depending on the extent of and cultural composition of the discovered materials, archeological monitoring of future excavation may be required.
- 6. Prior to the initiation of any grading activities (be the permits ministerial or discretionary) within sensitive lowland portions of the project area, the Director of Planning, Building, and Environmental Services may require that equipment operators and construction crews be trained on the initial identification of artifacts and/or cultural soil deposits by the project archeologist or another professional archeologist pre-qualified by the Director of Planning, Building, and Environmental Services. Native American artifacts typically found in the area include chipped stone tools and debitage, ground stone tools, and fire-affected rock. Midden deposits typically mark habitation spots and are recognizable by the characteristic dark grey to almost black colored soil with traces of shellfish, animal bone, and charcoal intermixed. Human remains may also be found in association with midden deposits. Historic artifacts potentially include all byproducts of human land use greater than 50 years of age.

Method of Mitigation Monitoring:

Mitigation Measure № 3 requires submission of a compliance report to the Director of Planning, Building, and Environmental Services. If the report is not submitted, work on site will be stopped. RESPONSIBLE AGENCY- Napa County Planning, Building, and Environmental Services Department - Planning Division

Mitigation Measures № 4 & 6 require the permittee to complete required mitigation prior to the issuance of a building or grading permit. If the mitigation measures are not complied with, no permits will be issued. RESPONSIBLE AGENCY- Napa County Planning, Building, and Environmental Services Department - Planning Division

Mitigation Measure № 5 requires analysis and monitoring by the project archeologist. Compliance is additionally designed to be enforced through the training requirement of Mitigation Measure № 6. RESPONSIBLE PARTY- Project Archeologist

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil creating substantial risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- ai. There are no known faults on the project site as shown on the most recent Alquist-Priolo earthquake fault map. As such, the proposed facility would not result in the rupture of a known fault.
- aii. All areas of the Bay Area are subject to strong seismic ground shaking. Any improvements eventually constructed must comply with all the latest building standards and codes at the time of construction, including the California Building Code, which will function to reduce any potential impacts to a less than significant level.

- a.iii. No subsurface conditions have been identified on the project site that would indicate a high susceptibility to seismic-related ground failure or liquefaction. Napa County Environmental Resource Mapping (*liquefaction* layer) indicates that upland portions of the project area are generally subject to a “very low” tendency to liquefy while certain valley floor areas are subject to a “moderate” risk of liquefaction. Any eventual structural development on the property will have to comply with the latest building standards and codes at the time of construction, including the California Building Code, which would reduce any potential impacts related to liquefaction to a less than significant level.
- a.iv. Napa County Environmental Resource Maps (*landslide line*, *landslide polygon*, and *landslide geology* layers) indicate the presence of a number of landslides and instances of slope instability on the subject property. In an attempt to address concerns raised about the potential impact of the proposed zip-lines on slope stability and the known landslide deposits, the applicant team has submitted a geotechnical study drafted by Phoenix Geotechnical Consulting Engineers (Robert Broadhurst and Donn Ristau, *A Preliminary Geotechnical Study, Roadways and Building Pads, Lands of Kathy Ann Corey Tentative Map, Napa County, California*, October 12, 2007).

Messrs. Broadhurst and Ristau state as follows;

The following summarizes conditions at each parcel regarding the stability of slopes, the potential impact on the proposed improvements, anticipated mitigation measures, and recommended supplemental studies to verify conditions.

Parcel 1 – *The access driveway for Parcel 2 extends through a portion of Parcel 1, just north of the proposed leachfield. Landslides are mapped in this area and geomorphic features in the swales that extend through this area are suggestive of deep colluvial soils and/or old slide deposits. The depth of the potentially unstable soils is unknown, but is estimated to be locally in excess of 8 to 10 feet. Reconstruction of the access driveway as an engineered fill buttress is anticipated. This would involve removal of slide material to excavated level benches into firm residual soils or bedrock, construction of subdrains and replacement of the excavated material as engineered fill. At the time of our site reconnaissance, we also discussed the concept of constructing the driveway approximately 6 to 8 feet above grade in order to provide for catchment and diversion of slide debris that may move from unrepaired upslope areas.*

The access driveway for Parcel 1 is shown on the southern flank of a northwest-trending drainage ravine that is deeply incised and shows evidence of former sliding. The depth of the potentially unstable soils within the ravine is unknown, but is estimated to be locally in excess of 6 to 8 feet. Construction of the access driveway as an engineered fill buttress is anticipated. Constructing the driveway above grade along the swale would provide for diversion of slide debris that may move from unrepaired, upslope areas. Existing slides have been previously mapped on the southern flank of the spur ridge, downslope of the building pad. Although the building pad appears to be sufficiently removed from the mapped slides, the final pad configuration should be reviewed. Depending on the extent of pad grading and geometry and the proximity of the pad edge to the slide scarps, it may be necessary to implement grading and drainage improvements to mitigate any potential impacts.

Parcel 2- *No slides or slope instability were mapped or observed in the vicinity of the driveway or building pad for Parcel 2. Please refer to the discussion below regarding roadway grading on hillsides for the driveway to Parcel 3.*

Parcel 3- *The access driveway for Parcel 3 crosses several major drainage swales that may be subject to impacts associated with debris sliding and extensive surface runoff. Relatively deep fills with culverts are anticipated for the crossings and will require mitigation measures to prevent culvert blockage and provide for debris storage areas. The upper portion of the driveway alignment crosses the crest of a spur ridge with very steep side slopes that show evidence of creep and instability. Roadway grading in this area will be required to mitigate the potential for loss of lateral support adjacent to the driveway where steep slopes may be subject to instability. Mitigation would include supporting roadway subgrade, including outboard fills, on adequate bearing strata below any loose/creeping or unstable soils on slopes.*

Parcel 4- *The access driveway for Parcel 4 extends through relatively gentle terrain until it crosses a steep, west-facing slope in the east-central portion of the lot. Topographic and geomorphic features suggest the presence of a relatively deep block slide with associated slumps along approximately 200 feet of the alignment. Reconstruction of*

the upper portion of the slide may be required. Due to the steepness of the upslope area and the potential for the upper slopes to impact the driveway, it may be necessary to install a heavily reinforced debris/catchment fence along the inboard side of the road.

No slides are mapped within the immediate area(s) of (any of) the proposed building envelopes, nor did we observe any indication of active or dormant slope failure that would influence development at (any of) the proposed building locations.

A mitigation measure requiring geotechnical review prior to the issuance of a grading or building permit on any of the parcels resulting from this proposed approval has been incorporated below. As mitigated, the risk that this project will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides is less than significant.

- b. Based on Napa County environmental resource mapping and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the project area includes soil classified as Cole Silt Loam (0 to 2 percent slopes), Bressa-Dibble Complex (30 to 50 percent slopes) and Maymen-Los Gatos Complex (50 to 75 percent slopes). The Cole series consists of very deep, somewhat poorly drained soils that formed in alluvium from mixed sources. Cole soils are on river terraces, basins, flood plains, or on alluvial fans with slopes of 0 to 5 percent. The mean annual precipitation is about 40 inches. Cole soils are somewhat poorly drained with slow runoff and slow permeability. Many areas have been artificially drained or have had drainage altered by gulying. The soils of the Bressa series are well drained, moderately deep soils over weathered sandstone. They formed in material weathered from fine grained sandstone and shale. The mean annual precipitation is about 25 inches and permeability is moderately slow with very rapid runoff. The Maymen-Los Gatos Complex consists of shallow, somewhat excessively drained soils that formed in residuum weathered from shale, schist, greenstone, sandstone and conglomerate. Maymen soils are on mountains where slopes range from 50 to 75 percent. Maymen soils are somewhat excessively drained with high to very high runoff and moderate to moderately rapid permeability; the threat of erosion is high to very high. No structural development is proposed at this time, however, the construction of access drives serving the newly created parcels at some point in the future is foreseeable. At the time that development is actually proposed, standard Napa County requirements will ensure the incorporation of best management practices. Any grading will likewise be subject to the Napa County Stormwater Ordinance, which addresses sediment and erosion control measures and dust control, as applicable, to ensure that development does not impact adjoining properties, drainages, and roadways. Erosion impacts will be less than significant.
- c.-d. Bedrock underlays the surficial soils on much of the subject property. Napa County Environmental Resource Mapping (*liquefaction* layer) indicates that upland portions of the project area are generally subject to a "very low" tendency to liquefy while certain valley floor areas are subject to a "moderate" risk of liquefaction. The eventual construction of any improvements on the property will be required to comply with all the latest building standards and codes at the time of construction, including the California Building Code, which will function to reduce any potential impacts to a less than significant level.
- e. The Napa County Division of Environmental Health has reviewed this application and recommends approval as conditioned. Because the submitted tentative map does not include evidence of the adequacy of water supply and/or soils for septic disposal on any of the proposed parcels, the Division of Environmental Health is requiring disclaimers of the adequacy of both on filed final maps. Because the County does not warrant the capacity of any of the proposed parcels for residential development, open space or grazing uses must be considered their highest and best use until the property owner affirmatively proves otherwise. Neither use generates waste water requiring a septic system. Impacts are less than significant.

Mitigation Measures:

7. Prior to the issuance of a grading or building permit for any of the parcels resulting from this proposed land division a geotechnical report shall be submitted for the review and approval of the Engineering Services Division.

Method of Mitigation Monitoring:

Mitigation Measure № 7 requires the permittee to complete required mitigation prior to the issuance of a building or grading permit. If the mitigation measures are not complied with, no permits will be issued. RESPONSIBLE AGENCY- Napa County Planning, Building, and Environmental Services Department- Engineering Services Division

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Scientists have concluded that climate change ("global warming") is a regional as well as global concern that is likely caused, in large part, by human activity. Human influences have:

- very likely contributed to sea level rise during the latter half of the 20th century;
- likely contributed to changes in wind patterns, affecting extra-tropical storm tracks and temperature patterns;
- likely increased temperatures of extreme hot nights, cold nights and cold days; and
- more likely than not increased risk of heat waves, area affected by drought since the 1970s and frequency of heavy precipitation events. (IPCC, 2007)

GHG emissions, primarily CO₂, from cars, power plants, and other human activities, are believed to be the primary cause of contemporary global warming, due largely to the combustion of fossil fuels. Atmospheric concentrations of CO₂, the principal GHG, are at elevated levels. Nitrous oxide (N₂O) and free methane (CH₄) are also believed to be contributors in small amounts.

CEQA requires that lead agencies consider the reasonably foreseeable adverse environmental effects of projects they are considering for approval. GHGs have the potential to adversely affect the environment because such emissions contribute, on a cumulative basis, to global climate change. In turn, global climate change has the potential to result in rising sea levels, which can inundate low-lying areas; reduce snowpack, leading to less overall water storage in the Sierra Nevada; affect rainfall, leading to changes in water supply, increased frequency and severity of droughts, and increased wildfire risk; and affect habitat and agricultural land, leading to adverse effects on biological and agricultural resources.

Cumulative impacts are the collective impacts of one or more past, present, and future projects that, when combined, result in adverse changes to the environment. When the adverse change is *substantial* and the project's contribution to the impact is *considerable*, the cumulative impact would be significant. The cumulative project list for this issue (global climate change) comprises anthropogenic (i.e., human-made) GHG emission sources across the entire planet. No project alone would contribute to a noticeable incremental change to the global climate. However, AB 32 and executive order S-3-05 have established a statewide context for GHG emissions, and an enforceable statewide cap on GHG emissions. Given the nature of environmental consequences from GHGs and global climate change, CEQA requires that the cumulative impacts of GHGs, even additions that are relatively small on a global basis, be considered.

Currently there are no formally adopted quantitative CEQA thresholds of significance to address project-related GHGs. In 2008, the Office of the California Attorney General issued "The California Environmental Quality Act—Addressing Global Warming Impacts at the Local Agency Level" (Office of California Attorney General, 2008). This document provides information that may be helpful to local agencies in carrying out their duties under CEQA as they relate to global warming. The suggested mitigation measures consist

of a wide variety of methods, practices, and products to reduce thermal and electric energy use and thus reduce activities that contribute to the formation of GHG. A discussion of GHG studies and regulations follows.

Federal Framework

The EPA is focusing on large stationary sources and transportation to reduce GHG emissions. The EPA prepared a national GHG inventory report, which presents estimates of US GHG emissions and sinks for the years 1990 through 2009 (EPA, 2009). This report discusses the methods and data used to calculate the emission estimates. The purpose of the inventory is to track the national trend in emissions and removals since 1990. The national GHG inventory was submitted to the United Nations in accordance with the Framework Convention on Climate Change. On March 10, 2009, in response to the Consolidated Appropriations Act of 2008 (House of Representatives [H.R.] 2764; Public Law 110–161), EPA proposed a rule (EPA Docket ID. No. EPA-HQ-OAR-2008-0508, 40 CFR Parts 86, 87, 89, et al.), which requires mandatory reporting of GHG emissions from large sources in the United States. The proposed rule would collect accurate and comprehensive emissions data to inform future policy decisions.

On April 17, 2009, EPA began the process of creating a comprehensive regulatory program aimed at climate change by releasing a proposed finding that GHGs in the atmosphere endanger public health and welfare. The EPA also proposed a finding that GHG emissions from new motor vehicles are contributing to these atmospheric GHG levels.

State Framework

The California Global Warming Solutions Act of 2006 (California Assembly Bill [AB] 32) recognizes the serious threat to the “economic well being, public health, natural resources, and the environment of California” resulting from global warming. To counter such effects, AB 32 requires the State to reduce its carbon emissions by approximately 25 percent by the year 2020.

The Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities, SB 375, Steinberg, Statutes of 2008) enhances California's ability to reach its AB 32 goals by promoting good planning with the goal of more sustainable communities. SB 375 requires CARB to develop regional GHG emission reduction targets to be achieved from the automobile and light truck sectors for 2020 and 2035.

AB 32 also requires adopting a regulation that establishes a system of market-based declining annual aggregate emission limits for sources or categories of sources that emit greenhouse gas emissions, applicable from January 1, 2012, to December 31, 2020 (HSC §38562(c)). In 2011, CARB adopted the cap-and-trade regulation. The cap-and-trade program covers major sources of GHG emissions in the State such as refineries, power plants, industrial facilities, and transportation fuels. This program only applies to major sources of GHG emissions and would not be relevant to the proposed project.

Local Framework

As discussed in the Air Quality section, BAAQMD is the public agency entrusted with regulating stationary sources of air pollution in the nine counties that surround San Francisco Bay: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, southwestern Solano, and southern Sonoma counties. BAAQMD regulates air pollution from stationary sources through rules, regulations, and permits.

The BAAQMD's CEQA Guidelines were developed to assist local jurisdictions and lead agencies in complying with the requirements of CEQA regarding potentially adverse impacts to air quality. As discussed in the Air Quality section, on September 15, 2010, the BAAQMD's Board of Directors adopted the final Bay Area 2010 Clean Air Plan (BAAQMD CIAP) (BAAQMD 2010), and certified the Final Environmental Impact Report on the BAAQMD CIAP. The BAAQMD CIAP provides an integrated, multi-pollutant strategy to improve air quality, protect public health, and protect the climate. Section E of the BAAQMD CIAP discusses the specifics of four energy and climate measures with the ultimate purpose of reducing the amount of GHG emissions: Energy Efficiency (ECM 1), Renewable Energy (ECM 2) - Urban Heat Island Mitigation (ECM 3), and Shade Tree Planting (ECM 4). However, on March 5, 2012, the Alameda County Superior Court issued a judgment finding that the BAAQMD had failed to comply with CEQA when it adopted the Thresholds. The court did not determine whether the Thresholds were valid on the merits, but found that the adoption of the Thresholds was a “project” under CEQA. The court issued a writ of mandate ordering the BAAQMD to set aside the Thresholds and cease dissemination of them until it had complied with CEQA. In view of the court's order, BAAQMD is no longer recommending

Lands of Corey

Tentative Parcel Map N^o P11-00045, Variance N^o P12-00235, and Conservation Regulations Exception N^o P12-00388

that the GHG Thresholds be used as a generally applicable measure of a project's significant air quality impacts. Lead agencies will need to determine appropriate GHG thresholds of significance based on substantial evidence in the record.

Napa County has proposed a Climate Action Plan (Napa CAP) (Napa County, 2012b). The Napa CAP describes the latest (2005) GHG emissions and forecasted emissions for 2020, and identifies the feasible measures that Napa County intends to implement to reduce emissions by 2020 to a level 15 percent below the 2005 levels. By seeking to reduce emissions to 15 percent below 2005 levels by 2020, the Napa CAP addresses the commitment in the Napa County General Plan (General Plan) that is similar to the State goals in AB 32. The Napa CAP proposes county-level and project-level measures: county measures include six local energy efficiency measures, four water efficiency measures, three waste measures, two renewable energy measures, and fourteen transportation measures.

Napa County requires a checklist to calculate a project's business-as-usual (BAU) emissions, the benefits of the Napa CAP, and additional emissions avoided through project level action. All projects would be required to follow the County's procedures for GHG emissions documentation and measure selection in order to secure project approval. Thirty eight percent (38%) of all project emissions must be avoided through any suite of actions above and beyond those already included in the Napa CAP (Napa County, 2012).

- a. Though this project proposes no new development, as discussed elsewhere, it is foreseeable that it would result in a net increase of four single family residences, two guesthouses, and roads and other facilities to service same. The construction and use of these residential and residential-serving improvements will contribute to overall increases in green house gas emissions. The Bay Area Air Quality Air District (BAAQMD) CEQA Guidelines Updated May 2011 established screening criteria related to greenhouse gas emissions (GHG) for new development. In order to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. As identified in Table 3-1 Criteria Air Pollutants and Precursors and GHG Screening Level Sizes, single-family residences are not considered producers of a significant amount of air pollution that would result in a conflict or obstruction of any air quality plans. Impacts will be less than significant.
- b. As revised, the County's proposed October 31, 2011 Draft Climate Action Plan (CAP) would require discretionary projects to reduce their emissions 38% below "business as usual" in 2020 by applying a combination of State, local, and project-specific measures. Since the CAP is not formally adopted it is not yet considered a significance threshold for CEQA purposes. Furthermore, construction of a single-family residence is not considered a producer of a significant amount of air pollution that would result in a conflict or obstruction of any air quality plans. Nonetheless, application of the County's Green Building Standards, Energy Standards, and Water Efficient Landscape Ordinance provisions, as well as, the requirement of "best management practices" during construction will ensure reduction in green house gas emissions to a level of less than significant. The project does not conflict with any adopted climate action plan.

Mitigation Measures: No mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII.	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.-g. The land division proposed here will not result, either directly or indirectly, in the release of any hazardous materials into the environment. There are no schools located within one-quarter mile of the project site (the closest school, Suisun Valley School, is approximately 5 miles away). The subject property is not on any known list of hazardous materials sites. The project site is not located within two miles of any airport, be it public or private. There are no relevant adopted emergency response or emergency evacuation plans.
- h. The hillside forests and grasslands that dominate much of this and surrounding parcels are subject to a heightened wildland fire risk during the dry season. The subject property is, however, located within one mile of both the Gordon Valley Volunteer Fire Department and the adjacent CalFire station. The Napa County Fire Marshal has reviewed this application and believes there is adequate fire service in the area. While the division of the subject property will likely lead to increased residential development in the area, risks associated with wildland fire are expected to be less than significant.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<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
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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. The proposed project will not violate any water quality standards or waste discharge requirements. No new or enlarged wastewater treatment or disposal facilities are proposed. The Napa County Division of Environmental Health has reviewed the project and recommends approval with the proviso that none of the resulting lots have been found to have adequate soils for septic waste disposal. If suitable soils are not found, no residential development will be allowed. Consistent with General Plan Policy **CON-50c** ("The County will take appropriate steps to protect surface water quality and quantity, including... requiring... discretionary projects to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development is not greater than predevelopment conditions"), no net increase in post-construction peak runoff during 2-, 10-, 50-, and 100-year storm events will be allowed.
- b. Minimum thresholds for water use have been established by the Department of Public Works using reports by the United States Geological Survey (USGS). These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold is assumed not to have a significant effect on groundwater levels.

Based on the County's standard *Phase One* water availability analysis, each of the approximately 160 acre parcels which would result from the proposed division would have a hillside-area water availability calculation of 80 af/yr, which is arrived at by multiplying its 160 acre size by a ½ af/yr/acre hillside fair share water use factor. The existing open space use on the property results in no water demand. Planning staff has calculated the water use associated with the foreseeable, but not presently proposed, residential development of each of the the four parcels proposed here thus: (1 primary residence x .75 af/yr) + (1 second unit x .30 af/yr) + (1 guesthouse x .20 af/yr) = 1.25 af/yr. Based on these figures, the project would be below the established threshold for groundwater use on each of the resulting parcels. The County is not aware of, nor has it received any reports of, groundwater shortages near the project area. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

- c.-e. There are no existing or planned stormwater systems that would be affected by this project. If eventual development areas disturb more than one acre of land, they will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction activities. The project area includes grasslands and forested areas with pervious ground that has the capacity to absorb runoff.
- f. There is nothing included in this proposal that would otherwise substantially degrade water quality. No information has been encountered that would indicate a substantial impact to water quality.
- g. This project presently proposes no housing development. While residential development is foreseeable, its precise location and character is speculative at this time. Existing County regulations are adequate to insure that any new housing eventually constructed on the property will be placed within a mapped flood zone.
- h.-i. According to Napa County environmental resource mapping (*Flood Zones* and *Dam Levee Inundation* layers), portions of the property are located within mapped floodplain or dam levee inundation areas. No structural development is proposed at this time. The proposed tentative map will not expose people or structures to significant risks associated with flooding.
- j. In coming years, higher global temperatures are expected to raise sea level by expanding ocean water, melting mountain glaciers and small ice caps, and causing portions of Greenland and the Antarctic ice sheets to melt. The Intergovernmental Panel on Climate Change estimates that the global average sea level will rise between 0.6 and 2 feet over the next century (IPCC, 2007). However, the project area is located at an average elevation of 500 feet and there is no known history of mud flow in the vicinity. The project will not subject people or structures to a significant risk of inundation from tsunamis, seiche, or mudflow.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. 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"/>
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 proposed project is located in an area dominated by agricultural, residential, and open space uses and the new lots proposed here can only be developed to uses which are consistent with the existing Agricultural Watershed (AW) zoning. The project will not divide an established community.
- b. The subject property is designated AWOS (Agriculture, Watershed, and Open Space) in the Napa County General Plan and is located in the AW (Agricultural Watershed) zoning district. No new uses are proposed in this tentative parcel map and any foreseeable development on the resulting parcels would have to comply with the requirements of the General Plan and zoning. The proposed >160 acre parcel sizes are fully consistent with said requirements.
- c. There are no habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. 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. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on or near the project site (*Mines and Mineral Deposits*, Napa County Baseline Data Report, Figure 2-2).

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. 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 checked="" 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. This project involves the division of the two subject parcels into four resulting parcels. The property is presently zoned for, and will remain available to, a mix of agricultural and low-density residential uses. No construction or other noise-generating development is proposed at this time. While the division of the property would foreseeably result in the addition of up to four additional residences and two additional guest cottages along with appurtenant improvements such as driveways, that marginal increase in residential density would not result in the exposure of individuals to noise levels in excess of standards. Napa County Code §18.16.090(E) exempts agricultural activities from noise restrictions and residential uses at 160 acre or larger lot sizes are typically not significant sources of noise or vibration. While potential future construction activities may generate noise, the receiving population is limited due to the very low density of residential development in the area. The project will not have significant noise impacts.

e.-f. The project site is not located within an airport land use plan nor is it within two miles of a public airport or private airstrip.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. 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. The Association of Bay Area Governments' *Projections 2009* figures indicate that the total population of Napa County is projected to increase some 7.2% by the year 2035, while county-wide employment is projected to increase by 29% in the same period (Metropolitan Transportation Commission, *Superdistrict and County Summaries of ABAG's Projections 2009 - 2000-2035 Data Summary*, September 2009). The net increase of two residentially-developable parcels proposed here may lead to some population growth within Napa County, however, population densities in the Gordon Valley area are very low and any resulting population growth does not rise to a level of environmental significance.

Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code §65580, the County of Napa must facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Similarly, CEQA recognizes the

importance of balancing the prevention of environmental damage with the provision of a “decent home and satisfying living environment for every Californian.” (See Public Resources Code §21000(g).) The 2008 General Plan sets forth the County’s long-range plan for meeting regional housing needs, during the present and future housing cycles, while balancing environmental, economic, and fiscal factors and community goals. The policies and programs identified in the General Plan Housing Element function, in combination with the County’s housing impact mitigation fee, to ensure an adequate cumulative volume and diversity of housing. Cumulative impacts on the local and regional population and housing balance will be less than significant.

- b.-c. The subject property is open space. No existing residence will be removed, converted, or otherwise affected by this project. This application will not displace a substantial volume of existing housing or a substantial number of people and will not necessitate the construction of replacement housing elsewhere.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. 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. This project includes no development and will not, in and of itself, result in any increased demand for public services. Relevant agencies, including Cal Fire, the Fairfield Suisun Unified School District, and the Engineering Services and Environmental Health Divisions of the Napa County Department of Planning, Building, and Environmental Services have reviewed this project and provided comments and conditions that will ensure that impacts related to public services are less than significant. Additionally, County revenue resulting from any building permit fees and property tax increases will help meet the costs of providing public services to the property.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. 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. This project includes no development and will not, in and of itself, result in any increased demand for recreation facilities. However, should the tentative parcel map be approved, the project would foreseeably result in a net addition of four dwelling units and two guest cottages to the subject property. That limited number of additional residential structures may incrementally increase the use of nearby recreational facilities. Given the location of the subject parcel nearer to the population centers of Solano County than those of Napa County, it seems likely that impacts (to the extent they exist) will fall more heavily on the parks and recreation facilities of that jurisdiction. Solano County has been contacted and has no comment regarding this project. Given the very limited scale of the population growth foreseeably resulting from this parcel map application, impacts on recreation facilities are expected to be negligible. The project does not include recreational facilities that would have a significant adverse effect on the environment.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. 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 and/or conflict with General Plan Policy CIR-16, which seeks to maintain an adequate Level of Service (LOS) at signalized and unsignalized intersections, or reduce the effectiveness of existing transit services or pedestrian/bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the Napa County Transportation and Planning 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 type="checkbox"/>	<input checked="" 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with General Plan Policy CIR-23 , which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.-b. The subject property is accessed from Scally Lane, a private road running east from Gordon Valley Road approximately 1 ¼ miles north of its intersection with Wooden Valley Cross Road. The Circulation Element of the *Napa County General Plan* identifies Gordon Valley Road as a Local Roadway, a roadway "which provide(s) access to individual homes and businesses" (**Policy CIR-11, Napa County General Plan, 2008**). The Local Roadway classification is the General Plan Circulation Element's lowest intensity road category. Scally Lane is currently a dirt road with width ranging from 10 to 18 feet wide. Gordon Valley Road is currently one lane wide with 10 feet of paved surface and gravel shoulders in the vicinity of the project site. The most recent traffic counts for the area were taken on May 2, 2008 at the intersection of Gordon Valley Road with the Solano County line and show 229 daily northbound trips and 222 southbound trips. Traffic on Gordon Valley Road is quite light as it serves a relatively limited local population and is off the Wooden Valley Road- Suisun Valley Road secondary commute route between Solano County and the Napa Valley.

As discussed at some length elsewhere in this document, the instant project does not include any development. While the specific nature and form of potential future development is currently speculative, this document does treat it as foreseeable that the proposed land division will result in an increase in residential development on the property, including a net increase of some six residences (four main dwellings and two guest cottages). Using a 9.5 trips per day per residence trip generation rate and conservatively treating guest cottages as residences (American Association of State Highway and Transportation Officials, *National Cooperative Highway Research Program Report 365 – Travel Estimation Techniques for Urban Planning*, 1998), the foreseeable increase in residential development would result in a net addition of 57 vehicle trips per day. Given both the limited scope of the traffic impacts proposed here and the lack of traffic congestion in the Gordon Valley area generally, this project will not result in a significant increase in traffic or a net negative change in the existing roadway level of service either individually or cumulatively.

- c. This proposed project would not result in any change to air traffic patterns.
- d.-e. This project proposes no development, though the eventual construction of new or expanded access drives is foreseeable. Specific details of that eventual roadway construction are yet-to-be determined, however, mitigation measures included elsewhere in this document act to insure that biological and cultural resources are protected and engineering designs mitigate slope stability and other geotechnical concerns. County Public Works, Engineering Services, and Fire Marshal review will, at the time of road work grading permit submittal, insure that constructed driveways are safe for vehicular and other users. The Engineering Services Division has reviewed this project and recommends approval with conditions related, among other things, to driveway improvements. The Napa County Fire Marshal has reviewed this application and has identified no significant impacts related to emergency vehicle access provided that standard conditions of approval are incorporated. Project impacts related to traffic hazards and emergency access are expected to be less than significant.
- f. This application proposes no development and, while an incremental increase in residential development is foreseeable, the very large parcel sizes that would result from this approval provide more than ample space for residential parking. The project will not conflict with General Plan Policy **CIR-23** so as to cause potentially significant environmental impacts.

- g. There is no aspect of this proposed project that will conflict with any adopted policies, plans or programs supporting alternative transportation. The project is and will remain accessible by bike. Nothing proposed herein will substantially diminish opportunities for that existing recreational use.

Mitigation Measures: No mitigation measures 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board and will not result in a significant impact on the environment relative to wastewater discharge. No new wastewater improvements are proposed and none are analyzed herein.
- b. Please see **HYDROLOGY AND WATER QUALITY**, above. This project includes no wastewater treatment or disposal improvements. The Division of Environmental Services has determined that impacts will be less than significant.
- c. The project will not require or result in the construction of new storm water drainage facilities or an expansion of existing facilities which would cause a significant impact to the environment.
- d. As discussed at the **HYDROLOGY AND WATER QUALITY** section, above, groundwater usage will remain well below the property's fair share volume. No new or expanded entitlements are necessary.
- e. Gordon Valley is not served by a sanitary district or other sewerage provider.

- f. The project will be served by a landfill with sufficient capacity to meet the project's demands. No significant impact will occur from the disposal of solid waste generated by the project.
- g. The project will comply with all federal, state, and local statutes and regulations related to solid waste.

Mitigation Measures: No mitigation measures are required.

	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 type="checkbox"/>	<input checked="" 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. As mitigated elsewhere, the project will have a less than significant impact on wildlife resources. As mitigated elsewhere, no sensitive resources or biologic areas will be converted or significantly affected by this project. Also as analyzed and mitigated above, the project will not result in a significant loss of native trees, native vegetation, or important examples of California's history or pre-history.
- b. As discussed above, and in particular under **Air Quality, Biological Resources, Transportation/Traffic, and Population and Housing**, the proposed project does not have 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 will not have any environmental effects that will result in significant impacts.

Mitigation Measures: No additional mitigation measures are required.

Project Revision Statement & Mitigation Monitoring and Reporting Program

Lands of Corey

Tentative Parcel Map Application № P11-00045, Variance Application № P12-00235, and Conservation Regulations Use Permit Exception № P12-00388

Assessor's Parcel №s 033-210-016 & 033-210-014

No address presently assigned, Scally Lane, Napa, Calif., 94558

I hereby revise my request to include the mitigation measure(s) specified below:

BIOLOGICAL RESOURCES

1. Prior to the issuance of any building permit, grading permit, or encroachment permit for any work associated with this project and/or prior to the initiation of any earth disturbing activity adjacent to the driveway connecting the project site to Gordon Valley Road (this includes off-site properties) all elderberry bushes located within 100 feet of potential disturbance areas shall be identified and barricades shall be installed at the 100-foot buffer line. Where located on neighboring parcels, barricades may only be required where easement rights exist and/or work is actually proposed. No barricades are required on neighboring properties where, as determined by the Director of Planning, Building, and Environmental Services or her designee, no work is foreseeable. Prior to the issuance of any of the aforementioned permits, project proponents shall submit an elderberry location and protection plan to the Fish and Wildlife Service and to the Director of Planning, Building, and Environmental Services (or her designee) for their review and approval.

In areas where encroachment into the 100-foot buffer has been approved by the Fish and Wildlife Service, a minimum setback of at least 20 feet from the dripline of each elderberry plant shall be established. Contractors shall be informed of the Federal requirement to avoid damaging elderberry plants and the penalties for not complying with said requirements. Work crews shall be trained on the status of the beetle and the need to protect its elderberry host plant. Signs shall be placed every 50 feet along the edge of the avoidance area prior to the initiation of any construction or grading work including, at a minimum, the following information, in both English and a Spanish translation:

"This area is habitat of the valley elderberry longhorn beetle, a threatened species, and may not be disturbed. The valley elderberry longhorn beetle and its habitat are protected by the Endangered Species Act. Violators are subject to prosecution and penalties up to and including imprisonment."

Signs must be clearly legible from a distance of 20 feet, and maintained for the duration of construction.

2. No black walnuts shall be removed or damaged. Prior to the issuance of any building permit, grading permit, or encroachment permit for any work associated with this project, and/or prior to the initiation of any project-associated earth disturbing activity, a black walnut identification and protection plan drafted by a qualified professional shall be submitted for the review and approval of the Director of Planning, Building, and Environmental Services, or her designee.

Method of Mitigation Monitoring:

Mitigation Measures № 1 & 2 require the permittee to complete required mitigation prior to the issuance of a building or grading permit. If the mitigation measures are not complied with, no permits will be issued. RESPONSIBLE AGENCY- Napa County Planning, Building, and Environmental Services Department- Planning Division

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CULTURAL RESOURCES

3. The project archeologist, or another professional archeological monitor pre-qualified by the Director of Planning, Building, and Environmental Services, shall be present during initial grading occurring within 150 feet of Steel Canyon Creek, Government Trail Canyon Creek, or the creek that extends west from the convergence of the two. This shall include any project-related work occurring off the subject parcels, such as along Scally Lane. Following completion of initial grading, the project archeologist shall submit a written report of findings to the Director of Planning, Building, and Environmental Services.
4. Excepting only the initial grading work envisioned by Mitigation Measure #3 (which shall be subject to the more specific requirements included therein), prior to the issuance of grading, erosion control, or building permits for any of the parcels resulting from this land division, the applicant shall submit a report drafted by the project archeologist, or another professional archeologist pre-qualified by the Director of Planning, Building, and Environmental Services, analyzing the specific work proposed by the relevant permit for conformance with the scope of the 2007 ARS archeological survey.
5. In the event that artifacts or cultural soil deposits are discovered during future grading or underground excavation activities, the Director of Planning, Building, and Environmental Services shall immediately be informed and all work within 50 feet of the find shall be stopped until the discovery can be evaluated by the project archeologist or another professional archeologist approved by the Director of Planning, Building, and Environmental Services. The archeologist shall analyze the artifacts encountered and determine what, if any, additional measures are required. Depending on the extent of and cultural composition of the discovered materials, archeological monitoring of future excavation may be required.
6. Prior to the initiation of any grading activities (be the permits ministerial or discretionary) within sensitive lowland portions of the project area, the Director of Planning, Building, and Environmental Services may require that equipment operators and construction crews be trained on the initial identification of artifacts and/or cultural soil deposits by the project archeologist or another professional archeologist pre-qualified by the Director of Planning, Building, and Environmental Services. Native American artifacts typically found in the area include chipped stone tools and debitage, ground stone tools, and fire-affected rock. Midden deposits typically mark habitation spots and are recognizable by the characteristic dark grey to almost black colored soil with traces of shellfish, animal bone, and charcoal intermixed. Human remains may also be found in association with midden deposits. Historic artifacts potentially include all byproducts of human land use greater than 50 years of age.

Method of Mitigation Monitoring:

Mitigation Measure № 3 requires submission of a compliance report to the Director of Planning, Building, and Environmental Services. If the report is not submitted, work on site will be stopped. RESPONSIBLE AGENCY- Napa County Planning, Building, and Environmental Services Department - Planning Division

Mitigation Measures № 4 & 6 require the permittee to complete required mitigation prior to the issuance of a building or grading permit. If the mitigation measures are not complied with, no permits will be issued. RESPONSIBLE AGENCY- Napa County Planning, Building, and Environmental Services Department - Planning Division

Mitigation Measure № 5 requires analysis and monitoring by the project archeologist. Compliance is additionally designed to be enforced through the training requirement of Mitigation Measure № 6. RESPONSIBLE PARTY- Project Archeologist

GEOLOGY AND SOILS

7. Prior to the issuance of a grading or building permit for any of the parcels resulting from this proposed land division a geotechnical report shall be submitted for the review and approval of the Engineering Services Division.

Method of Mitigation Monitoring:

Mitigation Measure № 7 requires the permittee to complete required mitigation prior to the issuance of a building or grading permit. If the mitigation measures are not complied with, no permits will be issued.

RESPONSIBLE AGENCY- Napa County Planning, Building, and Environmental Services Department- Engineering Services Division

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 §66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

	Kathy Ann Corcy	100%
Signature of Owner	Print Name	Interest

Signature of Owner (If co-owned)	Print Name	Interest
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