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## Initial Study/Negative Declaration

Pridmore Property  
General Plan Amendment P17-00135  
Rezone P20-00223 and Use Permit P20-00222  
Planning Commission Hearing May 15, 2024

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

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

1. **Project Title:** Pridmore Property General Plan Amendment P17-00135-GP, Rezone P20-00223-ZC and Use Permit P20-00222-USE
2. **Property Owners:** Gil Pridmore, Cathy Pridmore, and Kelly Pridmore
3. **County Contact Person, Phone Number and email:** Emily Hedge, Planner III; phone (707) 259-8226 or email: emily.hedge@countyofnapa.org.
4. **Project Location and Assessor's Parcel Number (APN):**  
The project is located on a 5.03-acre parcel within the Agricultural Watershed (AW) zoning district. The parcel is accessed via a private driveway off Capell Valley Road, approximately 3/4 of a mile northwest of its intersection with Steele Canyon Road at Moskowite Corner. Project address: 1283 Capell Valley Road, Napa CA 94558. APN: 032-130-026.
5. **Project sponsor's name and address:** Cameron Pridmore, 1305 Capell Valley Road, Napa, CA 94558
6. **General Plan designation:** Agricultural, Watershed and Open Space (AWOS)
7. **Zoning:** Agricultural Watershed (AW)
8. **Background/Project History:**  

1898 - The original Capell Valley School was established across Capell Valley Road from the subject property.  
1958 - The Pridmore family dedicated the subject property to the school district with the new school established shortly afterward.  
1975 - The Board of Supervisors adopted the initial General Plan Map and Land Use Element designating the subject property and overall Moskowite Corner area as "Limited Urban." By December 1975 the Board had redesignated the Moskowite Corner area to "Transition Area." The subject site and most surrounding properties were also rezoned from Agricultural Watershed Recreation (AWR) to the modern Agricultural Watershed (AW).  
1982 - The Board of Supervisors re-designated the Transition Areas to Rural Residential (RR).  
2008 - As a part of the 2008 Land Use Map update (PLUMA), the subject property was re-designated to Agricultural Watershed and Open Space (AWOS).  
2010 - The school district closed the school.  
2016 - The school district sold the subject property as surplus after considering alternative uses, such as conversion to a community center or park.  
March 2017 - The Pridmore family filed General Plan Amendment request P17-00135. The Board of Supervisors approved the initiation at the BOS hearing held August 29, 2017.  
August 2020 – Application P20-00222-USE for the Use Permit and P20-00223-Rezone for the rezone were filed.
9. **Description of Project:**  
Approval for the following project components:
  - 1.1 General Plan Amendment - Change the property's General Plan designation from Agricultural, Watershed and Open Space (AWOS) to Urban Residential (UR);
  - 1.2 Zone change - Change the property's zoning district from Agricultural Watershed (AW) to Commercial Limited (CL); and

- 1.3 Use Permit - Approve a use permit for a short-term rental lodging facility. The lodging facility would consist of:
  - a. Nine (9) lodging units (ranging in size from approximately 400 square feet to 600 square feet);
  - b. One (1) caretaker unit approximately 1,200 square feet (Commercial accessory dwelling unit per 18.28.030.M);
  - c. One (1) office building approximately 600 square feet;
  - d. Use of the existing school structures for accessory uses including, but not limited to, guest check-in, office, and storage;
  - e. New barn and agricultural area for use by guests, community gatherings, and private events;
  - f. Annual events, including six (6) events with 150 people and 12 events with 60 people;
  - g. Four (4) full-time employees;
  - h. Improvements to the existing water system and installation of additional utilities;
  - i. Improvements to the existing wastewater system and installation of additional utilities;
  - j. Improvements to the existing driveway and parking lot;
  - k. Improvements to existing recreation facilities; and
  - l. The addition of landscaping.

The project consists of three actions. The approval of the general plan amendment is required to allow for the rezone to CL in conformance with General Plan Table AG/LU-B, and the rezoning is necessary in order for the proposed use permit for the lodging facility and caretaker unit (Commercial accessory dwelling unit) to be in compliance with uses allowed by a use permit in CL. The changes to the general plan and zoning designations would not have direct environmental impacts; therefore, the environmental analysis in this document focuses primarily on the potential impacts of the use permit proposal for a lodging facility.

A General Plan amendment initiated by a private individual or group, is an allowed process if the Board of Supervisors finds that the amendment is in the public interest and internally consistent with the Napa County General Plan, both among the elements and within each element, and all necessary changes are proposed to maintain consistency per Section 65300.5 of the California Government Code (Resolution No. 05-173 Establishing New Procedures for Filing and Processing General Plan Amendments). In this instance, the change to the General Plan would allow different zoning designations, which would result in potential development that differs from what is allowed with the current zoning.

Pursuant to General Plan Table "AG/LU-B: General Plan & Zoning: For Use in Considering Changes in Zoning", only Urban Residential (UR) general plan designation allows rezoning of land to CL. Hotels and lodges are allowed with a use permit in the CL zoning district but are not allowed in the current AW zoning. Therefore, re-designation of the site to UR is required to allow the zoning change and subsequent use permit.

The approval of the rezoning would allow for application of the requested use permit, as hotels/lodges and commercial accessory dwelling units are allowed with a use permit in the CL zoning district. Based on the comparison between the uses allow by-right in the AW and CL (NCC 18.20.020 and NCC 18.28.020 respectively) zoning, the CL zoning only contains three (3) uses allowed without a use permit and the three (3) uses are also permitted in the AW. Therefore, the change in zoning would not increase the by-right allowed uses on the property. Therefore, the rezone would not have direct environmental impacts.

The CL zoning allows different uses that can be permitted upon grant of a use permit (NCC 18.28.030). The potential environmental impacts of a specific project would be evaluated at the time of use permit application. Attempted consideration of all potential uses on the site is speculative, uncertain, and therefore unquantifiable. Consequently, the environmental analysis in this document focuses primarily on the potential impacts of the use permit proposal for a lodging facility.

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

The approximately 5-acre parcel is the former site of the Capell Valley Elementary School. The property is currently developed with four buildings: main schoolhouse, bathrooms building, accessory building, and pump/equipment building. There is a large paved 17-space parking lot with a loop drive and ADA accommodations, a paved basketball court and playground, a play structure, and a baseball field. The remainder of the property is undeveloped with some grass fields and ornamental trees.

The land itself is relatively flat with slopes varying between 0% - 3%. Moss Creek runs along the northern edge of the property. The creek contains mature Oregon white oak riparian woodland.

The property is set back from Capell Valley Road, approximately 200 to 250 from the centerline of the road. The property is accessed with an existing driveway that crosses through one property located adjacent to the front property line. The property is surrounded by a variety of land uses including a construction company and boat storage directly to the west, approximately 75 acres of vineyards to the east, rural residences to the south, and Napa County Fire Department Station #14 Capell Valley Station to the southeast. Undeveloped properties are located on the hillsides to the north beyond the site and to the south across Capell Valley Road. The closest residence is on the adjacent property to the southwest, approximately 200 feet back from the portion of the property line shared with the subject parcel.

11. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement). The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, waste disposal permits, in addition to meeting CalFire standards.

**Responsible (R) and Trustee (T) Agencies**

None

**Other Agencies Contacted**

None

12. **Tribal Cultural Resources.** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resource, procedures regarding confidentiality, etc.

On September 13, 2023, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who, as of that date, had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. Staff received a response from the Yocha Dehe Tribe on November 3, 2022. The Tribe did not request to consult, however, they requested sensitivity training occur prior to the start of site improvements. This recommendation has been included as a condition of approval.

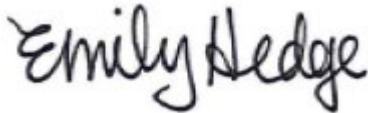
**Note:** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

**ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:**

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

On the basis of this initial evaluation:

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



April 24, 2024

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Signature

\_\_\_\_\_  
Date

Name: Emily Hedge, Planner III  
Napa County Planning, Building and Environmental Services Department

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

Discussion:

a/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 area is surrounded by a variety of land uses including a construction company and boat storage yard directly to the west, approximately 75 acres of vineyards to the east, rural residences to the south, and Napa County Fire Department Station #14 to the southeast. Undeveloped properties are located on the hillsides to the north beyond the parcel and to the south across Capell Valley Road.

The approximately 5-acre parcel is the former site of the Capell Valley Elementary School. The property is currently developed with four buildings: main schoolhouse, bathrooms building, accessory building, and pump and equipment building. It also has a large paved 17-space parking lot with a loop drive and ADA accommodations, a paved basketball court and playground, a play structure, and a baseball field. The remainder of the property is undeveloped with some grass fields with ornamental trees. Moss Creek runs along the northern edge of the property. The creek contains mature Oregon white oak riparian woodland.

The lodging facility would include new development of nine (9) small lodging units, one (1) approximately 1,200 square foot caretaker unit (Commercial accessory dwelling unit NCC 18.28.030.M), one (1) office/storage building, and an agricultural barn-type structure. The facility would keep the existing schoolhouse and accessory structures, modifying them as necessary to support the proposed use. The existing parking lot would remain for use by guests and employees. The proposed lodging units would be located on the northern and eastern side of the property. Sample proposed units include one- and two-story versions, ranging in size from 400 square feet to 600 square feet. The caretaker unit and the office/storage building would be located adjacent to the school buildings, on an existing gravel building pad. The agricultural structure would be in the southwest corner of the property. Decorative trees would be planted around the units, providing screening between the units and the existing development and the adjacent properties. The CL zoning designation (NCC 18.28.050) requires landscaping in the yard setbacks. The trees that are currently planted along the property lines will remain and additional trees will be added to increase the landscaping. In compliance with County General Plan Policy AG/LU 15.5., a condition of approval will be added to require maintenance of this landscaping setback in order to preserve a buffer with the adjacent agricultural use and avoid potential land use conflicts. The additional vegetation would also screen views from the road.

Capell Valley Road/Highway 128 is a Viewshed designated road under Chapter 18.106 Viewshed Protection Program. The parcel is relatively flat, with slopes varying between 0% - 3%. Because the development is located on slopes less than 15%, it is not subject to review for the Viewshed Protection Program.

Due to the location of the proposed development and installation of new trees and vegetation, along with the remaining existing development, changes in visibility from the road/highway would be minimal. The project may change the view of the site from Capell Valley Road (Highway 128), however it will not have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of public views of the site and its surroundings. Impacts would be less than significant.

b. Although Capell Valley Road/Highway 128 is a Viewshed designated road it is not a state scenic highway. Additionally, the proposed development will be constructed on existing developed areas or behind existing development, as viewed from the road. The project does not require removal of trees or rock outcroppings. The existing schoolhouse and accessory structures, constructed around 1960, would

remain, with potential interior changes to accommodate proposed uses. No impacts would occur.

- d. The lodging facility, caretaker unit, and associated structures would result in new sources of light compared to the prior use as a school. The individual units would have exterior lighting for safe access to and use of the structures at night. Additional exterior lighting may be added to the existing structures. Permanent outdoor lighting shall be installed, pursuant to standard Napa County conditions of approval, requiring outdoor lighting to be shielded and directed downwards. No additional lighting is proposed in parking areas. As subject to the standard conditions of approval below, the project would not have a significant impact resulting from new sources of lighting. Impacts are expected to be less than significant.

**6.3 LIGHTING – PLAN SUBMITTAL**

- a. *Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.*
- b. *All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.*

**4.8 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS**

- a. *All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.*

Mitigation Measures: None are required.

II.	AGRICULTURE AND FOREST RESOURCES. <sup>1</sup> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

<sup>1</sup> "Forest land" is defined by the State as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." (Public Resources Code Section 12220(g)) The Napa County General Plan anticipates and does not preclude conversion of some "forest land" to agricultural use, and the program-level EIR for the 2008 General Plan Update analyzed the impacts of up to 12,500 acres of vineyard development between 2005 and 2030, with the assumption that some of this development would occur on "forest land." In that analysis specifically, and in the County's view generally, the conversion of forest land to agricultural use would constitute a potentially significant impact only if there were resulting significant impacts to sensitive species, biodiversity, wildlife movement, sensitive biotic communities listed by the California Department of Fish and Wildlife, water quality, or other environmental resources addressed in this checklist.

- 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?

Discussion:

- a/e. The property is designated as "Urban and Built Up" by the Napa County Important Farmland Map of 2016 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency. The property is currently developed with the school buildings and associated site improvements. The property has not had an agricultural use since the school opened around 1958. The change to the General Plan and Zoning designation would allow the proposed lodging facility, however, due to the previous use as the school, this new use would not represent a change from an agricultural use or result in conversion of farmland to a non-agricultural use. No impact would occur.
- b. The property is currently zoned Agricultural Watershed (AW). As discussed in the Project Description, the project includes a request for a rezone from AW to CL, to allow the proposed lodging facility and caretaker unit (Commercial accessory dwelling unit). As noted above the property is currently developed with the school buildings and associated site improvements. The property has not had an agricultural use since the school opened around 1958. No agriculture will be displaced by the project. The proposed CL zoning allows agriculture as a by-right use and agriculture would still be an option as a use on the parcel, however, potential for the project site to redevelop with agricultural uses is somewhat limited due to the parcel size and existing development on site. The units will be located on the northern portion of the site with filtered views of existing vineyards to the north/east, but of sufficient distance (greater than 65 ft. to the east, and 400 ft. to the north) from the vineyards so as not to pose a conflict between farming activities and guests. Following the rezone, the project would not conflict with existing zoning for agricultural use. There is not an existing Williamson Act contract on the property. No impact would occur.
- c/d. The property is currently zoned AW and is developed with the existing school site. There is no forest land on the property. The project would not cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, nor would it result in the loss or, or conversion of, forest land to a non-forest use. No impact would occur.

Mitigation Measures: None are required.

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

Discussion: On June 2, 2010, the Bay Area Air Quality Management District's (BAAQMD) Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. These Thresholds are designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAQMD's website and included in BAAQMD's updated CEQA Guidelines (updated May 2012). The Thresholds are advisory and may be followed by local agencies at their own discretion.

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



by CEQA.

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

BAAQMD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies or other technical information that may be in the Guidelines or Thresholds Justification Report. The Air District is currently working to revise any outdated information in the Guidelines as part of its update to the CEQA Guidelines and thresholds of significance.

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

Ozone and fine particle pollution, or PM<sub>2.5</sub>, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM<sub>2.5</sub> occasionally does reach unhealthy concentrations. There are multiple reasons for PM<sub>2.5</sub> exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM<sub>2.5</sub> within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM<sub>2.5</sub> levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAQMD, In Your Community: Napa County, April 2016)

The impacts associated with implementation of the project were evaluated consistent with guidance provided by BAAQMD. Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria set forth in the enabling legislation. The criteria air pollutants emitted by development, traffic and other activities anticipated under the proposed development include ozone, ozone precursors oxides of nitrogen and reactive organic gases (NO<sub>x</sub> and ROG), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), and suspended particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>). Other criteria pollutants, such as lead and sulfur dioxide (SO<sub>2</sub>), would not be substantially emitted by the proposed development or traffic, and air quality standards for them are being met throughout the Bay Area.

The thresholds of significance for use in determining whether a proposed project will have a significant impact on GHG's and climate change (BAAQMD, April 2022) did not affect the Air Quality CEQA Thresholds of Significance for the above mentioned air pollutants (i.e., ROG, NO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>) identified in Table 3-1 of the BAAQMD 2022 Guidelines. As such, those thresholds will be used to determine the significance of potential air quality impacts associated with air pollutant emissions.

BAAQMD has not officially recommended the use of its thresholds in CEQA analyses and CEQA ultimately allows lead agencies the discretion to determine whether a particular environmental impact would be considered significant, as evidenced by scientific or other factual data. BAAQMD also states that lead agencies need to determine appropriate air quality thresholds to use for each project they review based on substantial evidence that they include in the administrative record of the CEQA document. One resource BAAQMD provides as a reference for determining appropriate thresholds is the *California Environmental Quality Act Air Quality Guidelines* developed by its staff in 2010 and as updated through April 2022. These guidelines outline substantial evidence supporting a variety of thresholds of significance.

Table 4-1 Single Land Use Construction and Operational Criteria Air Pollutant and Precursor Screening Levels was used as the screening criteria. For the consideration of screening category, a motel, the closest land use to the proposed lodging facility, was used. Compared to the criteria of 230 rooms for "construction" emissions and 767 rooms for "operation" emissions, the project is lower than the threshold, and would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. The project falls below the screening criteria as noted above, and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impact.

- c/d. In the short term, potential air quality impacts are most likely to result from construction activities related to the building construction. Construction emissions would have a temporary effect; consisting mainly of dust during construction activities, exhaust emissions from

construction related equipment and vehicles, and relatively minor emissions from paints and other coatings. Grading will result in off-haul of soils. These potential construction impacts would be temporary in nature and subject to standard conditions of approval from the Engineering Division as part of the grading permit and/or building permit review process.

The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts are considered less than significant:

7.1 SITE IMPROVEMENTS  
c. AIR QUALITY

*During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:*

1. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.*
2. *Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.*
3. *Cover all haul trucks transporting soil, sand, or other loose material off-site.*
4. *Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
5. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
6. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
7. *Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.*
8. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ [http://www.arb.ca.gov/portable/perp/perfact\\_04-16-15.pdf](http://www.arb.ca.gov/portable/perp/perfact_04-16-15.pdf) or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.*

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

7.1 SITE IMPROVEMENTS  
b. DUST CONTROL

*Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.*

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

Mitigation Measures: None are required.

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

Discussion:

a/b. According to the Napa County Environmental resource maps (based on the following GIS layer – Vegetation) the majority of the property is considered built up, with a small area of riparian woodlands along Moss Creek at the northern property line. Based on the Napa County Environmental resource maps (based on the following GIS layer – Natural Diversity Database (CNDDDB) and CNDDDB owl habitat) no sensitive species have been identified on the property.

An assessment of biological resources was prepared by Northwest Biosurvey. A survey was conducted in February 2021 and the results and recommendations provided to the applicant are summarized here. The biologist noted that the existing development on the site and the lack of natural vegetation on much of the site, results in the property having very low potential as wildlife habitat or habitat for plants with sensitive regulatory status.

Moss Creek, located along the northern boundary of the property line, contains mature Oregon white oak riparian woodland. The riparian woodland provides wildlife habitat of substantial value both as wildlife habitat and as a wildlife movement corridor within the region. The woodland is separated from the existing development by a continuous fence.

No other sensitive biological resources were identified on the site. Based on the heavily developed nature of the existing site, no further biological review was recommended.

The Napa County Conservation Regulations (Napa County Code Chapter 18.108) establishes a 45-foot setback from the top-of-bank of the stream based on the associated topography of between zero (0) and five (5) percent slopes. All proposed development and site improvements would be located outside of this setback.

The biologist opined that, as proposed in the project plans, the development should not have an adverse impact on the habitat value of the Moss Creek riparian corridor if the following measures are incorporated in the project design: a) The entire dripline of the oak woodland should be protected with construction fencing during project construction to prevent compaction of the root zone by vehicles or project materials. b) Use of overhead lighting at the proposed residential structures or roadway should be avoided. Ground lighting such as path lights or porch lights are recommended. c) The two access gates through the northern fence line should be kept locked and/or, a “no pets allowed” sign should be placed on the gates. The applicant has incorporated these project components into their

design and conditions of approval will be adopted to ensure the design is completed per the recommendations.

As noted above, new construction would be located outside of the 45-foot stream setback and beyond the dripline of the oak woodland area. The fence would remain to separate the creek from the proposed development. Due to the lack of known species on site or in the area, the limited site improvements, and the applicant’s incorporation of the biologist’s recommendations, it is unlikely that the proposed project would have a substantial adverse effect on any candidate, sensitive or special status species, or that it would have a substantial adverse effect on sensitive natural communities. Impacts would be less than significant.

- c. According to the Napa County Environmental resource maps (based on the following GIS layer – Wetlands and vernal pools and National Wetlands Inventory) there are no wetlands on the site. The National Wetlands Inventory (NWI) designates Moss Creek as a Freshwater Forested/Shrub Wetland. As discussed above, all development will be a minimum of 45 feet from the centerline of the creek and design criteria will be incorporated to reduce potential impacts to resources. The project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- d. According to the Napa County Environmental resource maps (based on the following GIS layer – Landscape blocks) parcels to the north of the property are considered part of a “Critical Linkages: Large Landscape Blocks”, identified as the Mendocino National Forest and Blue Ridge. As stated above, the biologist noted that the Moss Creek riparian woodland provides wildlife habitat of substantial value as a wildlife movement corridor within the region. However, the existing fencing around the property would be maintained, so no new restriction to wildlife would occur. The proposed use of the site would not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites. No impacts would occur.
- e. All new development projects which involve earth-disturbing activity (meaning activity that involves vegetation clearing, grading, excavation, compaction of soil, or the creation of fills and embankments to prepare site for construction) are subject to the Conservation Regulations Napa County Code Section (NCCS) 18.108 and the Conservation Element of the General Plan. Per the Conservation Element of the General Plan Policies CON-14, CON-18, CON-24, and CON-28 speak to preservation of riparian habitat/woodland, vegetation retention, oak woodland habitat preservation. Parcels located within the AW Zoning District are subject to 18.108.020.C (Vegetation Retention Requirements), 18.108.020.D (Vegetation Removal Mitigation), and 18.108.020.E (Preserved Vegetation Canopy Cover). Parcels located outside the AW zoning district are not subject to 18.108.020(C)(D) or (E). Parcels located within designated Sensitive Domestic Drainages (these are Hennessey, Rector, Kimball, Milliken, Bell Canyon, Friesen Lakes, Lake Curry and Lake Madigan) are also subject to 18.108.027.B (Vegetation Clearing). While the subject parcel is currently zoned as AW, the specific project does not involve the removal of any vegetation canopy cover, or woodland, and is therefore not subject to the abovementioned Conservation Policies. Additionally, the proposed project maintains required setbacks from aquatic resources as required per 18.108.025 and 18.108.026 and is consistent stream and water resource Policies noted in the Conservation Element of the General Plan (CON-26, CON-27, CON-28, and CON-30). The project would not conflict with any local policies or ordinances protecting biological resources. No impacts would occur.
- f. The site is not subject to any adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans. No impacts would occur.

Mitigation Measures: None are required.

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

Discussion:

- a/b. According to Napa County Environmental Resource maps (based on the following GIS layers – Historic sites) there are no known historic structures on the site. The existing school buildings, constructed in the 1960s, will remain with some modifications or improvements to serve as accessory structures to the lodge. Impacts would be less than significant.

According to Napa County Environmental Resource maps (based on the following GIS layers – Archeology sites and Archeology surveys) there are no known archeologically sensitive areas on the site. If resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist would be retained to investigate the site in accordance with the following standard condition of approval. Impacts are anticipated to be less than significant.

**7.2 ARCHEOLOGICAL FINDING**

*In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.*

*If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.*

- c. No human remains have been previously encountered on the property; no information has been encountered that would indicate that this project would encounter human remains. If human remains are encountered during project development, construction of the project is required to cease, and the requirements of Condition of Approval 7.2, listed above, would apply. No impacts would occur.

Mitigation Measures: None are required.

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

Discussion:

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

Mitigation Measures: None are required.

VII.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Be located on expansive soil creating substantial direct or indirect risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.
  - i.) There are no known faults that run beneath the project site on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regards to rupturing of a known fault. Impacts would be less than significant.
  - ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Code and standards related to the construction of the new structures would reduce the potential impacts to a less than significant level in relation to seismic ground shaking.
  - iii.) According to Napa County Environmental Resource maps (based on the following GIS layer – Liquefaction) the parcel is designated Medium susceptibility for liquefaction. No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. The new units will be constructed and installed in compliance with the latest edition of the California Building Code for seismic stability. Impacts would be less than significant.
  - iv.) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there is no evidence of landslides on the property. The site is relatively flat, with slopes varying between 0% - 3%. Impacts are expected to be less than significant.
- b. The site is relatively flat, with slopes varying between 0% - 3%. The Stormwater Control Report, prepared by CMP Civil Engineering, dated July 22, 2020, shows improvements would cover approximately half an acre of currently, undeveloped land on the site. The site

would continue to remain relatively flat and would not significantly affect topsoil or result in soil erosion. Soil erosion and resulting water quality would be maintained through standard stormwater quality treatment control. The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA Post Construction Manual. Prior to issuance of a building or grading permit the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance. Engineering Division Conditions of Approval have been included to ensure compliance with the requirements. Impacts would be less than significant.

- c/d. According to the Napa County Environmental Resource Maps (based on the following layers - Geology), the soils on property are Surficial deposits (Quaternary) - Alluvial fan deposits (Holocene). The project site is in an area with a Medium susceptibility for liquefaction. Buildings will be constructed and installed in compliance with the latest edition of the California Building Code. The project is not proposed on an unstable geologic unit or soil that would become unstable or would create direct or indirect risks to life or property. Impacts are expected to be less than significant.
- e. The project would not violate any water quality standards or waste discharge requirements. The Domestic & Production Wastewater Feasibility and Calculations prepared by CMP Civil Engineering, dated July 22, 2020, describes the existing system capacity and the necessary changes to the system to accommodate the proposed use. The existing school buildings are served by an existing conventional wastewater system which consists of a 1,500-gallon septic tank and 600 feet of rock and pipe type leach field with a 30" deep trench. The existing wastewater system is functioning well and historically served the school without issue. The proposed uses included in the calculation as contributing to the peak flow are as follows: four (4) full time employees, four (4) single bedroom lodging units, five (5) double bedroom lodging units, one (1) caretaker unit, large events of 150 people, and small events of 60 people. The lodging units flow per bedroom was downgraded because no laundry machines are proposed in these units. The reports notes that it is possible that the flow per bedroom could have been downgraded further due to the transient nature of the tourist lodging but kept the higher calculation for a conservative estimate. Based on the calculations for the above uses, the total maximum peak flow rate at full capacity (not including events) is 1,664 gallons per day. The additional wastewater flows from small and large events will be addressed with temporary bathroom facilities. The onsite system will need to be able to handle a peak flow of 1,664 gallons per day. The existing leach field can handle 600 gallons per day thus the proposed leach field must be expanded to handle the additional flow. A proposed additional 560 feet of leach field would be sufficient to handle to the anticipated peak flow. Prior to entering the leach field, wastewater will go to a centralized system of septic tanks with a total volume of 6000 gallons. This will net a hydraulic retention time of more than 3 days, at which point the treated effluent will pass into a 2,000-gallon pump tank with a duplex pumping system. From the pump tank the treated effluent will be pumped out to the existing and proposed leach field. The report concludes that the proposed wastewater improvements coupled with the existing wastewater infrastructure will be able to handle the wastewater flow produced by the proposed use. The Division of Environmental Health reviewed this report and concurred with its findings, conditioning that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required. Impacts would be less than significant.
- f. No paleontological resources or unique geological features have been identified on the property during prior construction or use of the site. The project as proposed would require minimal deep excavation and construction is unlikely to uncover paleontological or unique geological features. Impacts would be less than significant.

Mitigation Measures: None are required.

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

Discussion: On April 20, 2022, the Bay Area Air Quality Management District (BAAQMD) adopted new recommended thresholds for determining the significance of individual projects' greenhouse gas impacts under CEQA. Under the new thresholds, proposed land use projects may be analyzed for consistency with a qualified greenhouse gas (GHG) reduction strategy in the event one has been adopted. To date, Napa County has not adopted a qualified GHG reduction strategy pursuant to CEQA Guidelines section 15183.5. Absent an adopted strategy, BAAQMD recommends that a land use project must include specified minimum design elements to ensure that the project is contributing its "fair share" toward achieving the state's key climate goal of carbon neutrality by 2045. Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects will be evaluated per the BAAQMD recommended minimum design elements.

- a-b. Overall increases in Greenhouse Gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan. Note: Pursuant to State CEQA Guidelines Section 15183, because this initial study assesses a project that is consistent with an adopted General Plan for which an environmental impact report (EIR) was prepared, it appropriately focuses on impacts which are "peculiar to the project," rather than the cumulative impacts previously assessed.

Consistent with the General Plan action items, Napa County participated in the development of a community-wide GHG emissions inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County. During our ongoing planning effort, the County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). For the purposes of this analysis potential GHG emissions associated with 'construction' and 'development' and with 'ongoing' operations have been discussed.

Greenhouse gas (GHG) emissions from construction represent a very small portion of a project's lifetime GHG emissions. The BAAQMD recommended thresholds do not include a construction-related climate impact threshold at this time. One time "Construction Emissions" associated with the project include: emissions associated with the energy used to develop and prepare the project area, construction, and construction equipment, and worker vehicle trips (hereinafter referred to as Equipment Emissions). If the proposed project adheres to relevant best management practices identified by the BAAQMD and the County's standard conditions of project approval, construction-related impacts are considered less than significant. See Section III. Air Quality for additional information.

The BAAQMD proposed thresholds for land use projects are designed to address "Operational" GHG emissions which represent the vast majority of project GHG emissions. Operational emissions generally include: i) any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project compared to a "no project" scenario (hereinafter referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the business, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions).

As noted above, Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects will be evaluated per the BAAQMD recommended minimum design elements.

Specifically for buildings, the project must not:

- Include natural gas appliances or natural gas plumbing (in both residential and nonresidential development); and
- Result in any wasteful, inefficient, or unnecessary electrical usage as determined by the analysis required under CEQA section 21100(b)(3) and CEQA Guidelines section 15126.2(b).

The project will be required, through conditions of project approval, to prohibit the use of natural gas appliances or plumbing. The new construction will be required to install energy efficient fixtures complying with CA building code Title 24 standards. See section VI. Energy for additional information on energy usage.

Specifically for transportation, the project must:

- Achieve compliance with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2, and
- Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target reflecting the following recommendations:
  - Residential projects: 15 percent below the existing VMT per capita;
  - Office projects: 15 percent below the existing VMT per employee; or
  - Retail projects: no net increase in existing VMT.



The project will be required to comply with the recently adopted version of CALGreen Tier 2, installation of electric vehicle charging spaces. Project approval will include a condition of approval to ensure this is reviewed and implemented at the time of construction through adherence to the California Building Code.

As discussed in section XVII. Transportation, the County maintains a Traffic Impact Study (TIS) Guidelines that include VMT analysis requirements for projects based on trip generation. The trip generation does not exceed the threshold for requiring a TIS. However, the project included a Focused Traffic Study, prepared by W-Trans, dated November 4, 2021. Based on Institute of Transportation Engineers (ITE) in Trip Generation Manual, 10th Edition, 2017, the project would generate approximately 30 daily trips. The TIS Guidelines state that if a new project would generate less than 110 net new daily passenger vehicle and truck trips the project is presumed to have a less than significant environmental impact for VMT.

New development resulting from this project will utilize energy conserving lighting and water efficient fixtures. Any improvements to the existing buildings would be subject to CBC requirement related to air quality and GHG. If the proposed project adheres to these relevant design standards identified by BAAQMD, the requirements of the CBC, and the County's conditions of project approval, impacts are considered less than significant.

Mitigation Measures: None are required.

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

Discussion:

a/b. Hazardous materials such as diesel and maintenance fluids would potentially be used onsite during construction. Should they be stored onsite, these materials would be stored in secure locations to reduce the potential for upset or accident conditions. The proposed project would not be expected to use any substantial quantities of hazardous materials. Therefore, it would not be reasonably foreseeable for the proposed project to create upset or accident conditions that involve the release of hazardous materials into the environments. Impacts would be less than significant.

- c. There are no schools located within one-quarter mile from the existing winery buildings. No impacts would occur.
- d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.
- e. No impact would occur as the project site is not located within an airport land use plan.
- f. The Napa County Emergency Operations Plan (EOP) outlines procedures, including establishing leadership roles and responsibilities of various agency staff, that guide local preparedness, response, recovery, and resource management efforts associated with occurrence of a natural disaster, significant emergency, or other threat to public safety. The project would not result in closure or permanent obstruction of adjacent public rights-of-way. No component of the implementation of the EOP would otherwise be impaired by the proposed modifications to the General Plan designation, zoning designation, or approval of the use permit. The existing driveway would be improved, as necessary, to meet County standards. The proposed winery would not obstruct an emergency response or evacuation plan. Impacts would be less than significant.
- g. According to the Napa County Environmental resource maps (based on the following GIS layer – Fire Hazard Severity Zones) the property is designated as an area of moderate fire risk. The site has limited vegetation beyond the riparian trees around Moss Creek on the north of the property. Surrounding properties, including a construction company and boat storage directly to the west, Napa County Fire Department Station #14 to the southeast and residential property to the south, also have limited vegetation on site. Approximately 75 acres of vineyards to the east. Based on existing conditions following the school closure, the project would increase the number of people onsite. However, compared to the prior use as a school, the proposed number of employees and visitors who work at and visit the project site daily would likely be significantly reduced for most of the year. The improvements would not result in a physical modification to the site that would alter factors that would likely exacerbate wildfire risks. Although the project results in a larger amount of people on site, the proposed physical improvements and operational changes do not increase the potential for significant loss, injury or death due to wild-land fires. See section XX. Wildfire for additional detail. Impacts of the project would be less than significant.

Mitigation Measures: None are required.

X.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces which would:				
i)	result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| iv) impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion: On April 21, 2021, Governor Gavin Newsom declared a drought emergency in the state of California and as of July 8, 2021, 50 counties are under the drought state of emergency, including Napa County. The Governor directed the Department of Water Resources to increase resilience of water supplies during drought conditions. On June 8, 2021, the Napa County Board of Supervisors adopted a resolution declaring a Proclamation of Local Emergency due to drought conditions which are occurring in Napa County. On October 19, 2021, the Governor issued a proclamation extending the drought emergency statewide. The County requires all discretionary permit applications (such as use permits and ECPAs) to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project and to implement water saving measures to prepare for periods of limited water supply and to conserve limited groundwater resources.

In March 2022, Governor Newsom enacted Executive Order N-7-22, which requires prior to approval of a new groundwater well (or approval of an alteration to an existing well) in a basin subject to the Sustainable Groundwater Management Act and that is classified as medium- or high-priority, obtaining written verification from the GSA (Groundwater Sustainability Agency) managing the basin that groundwater extraction would not be inconsistent with any sustainable groundwater management program established in any applicable GSP (Groundwater Sustainability Plan) and would not decrease the likelihood of achieving sustainability goals for the basin covered by a GSP, or that it is determined first that extraction of groundwater from the new/proposed well is (1) not likely to interfere with the production and functioning of existing nearby wells, and (2) not likely to cause subsidence that would adversely impact or damage nearby infrastructure. Because the project contains an existing well which is not being altered, Executive Order N-7-22 does not apply.

On March 28, 2022, August 9, 2022, and November 8, 2022, the Napa County Board of Supervisors adopted resolutions proclaiming a continued state of Local Emergency due to the 2021-2022 drought. On June 7, 2022, the Napa County Board of Supervisors provided direction regarding interim procedures to implement Executive Order N-7-22 for issuance of new, altered or replacement well permits and discretionary projects that would increase groundwater use during the declared drought emergency. The direction limits a parcel's groundwater allocation to 0.3-acre feet per acre per year (AF/ac/yr), or no net increase in groundwater use if that threshold is exceeded already for parcels located in the GSA Subbasin. For parcels not located in the GSA Subbasin (i.e., generally located in the hillsides), a parcel-specific Water Availability Analysis would suffice to assess potential impacts on groundwater supplies. Although the Governor, through Executive Order No. N-5-23, rolled back some of the drought emergency provisions in late March 2023, due to current water conditions, the Governor's Emergency Order N-7-22 remains in place and the remaining criteria for the County's interim actions and procedures also remain. On May 30, 2023, the Napa County Board of Supervisors terminated the Local Emergency due to the 2021-2022 drought but acknowledged that there are still adverse conditions that will continue to affect the Napa Valley groundwater subbasin and the need to continue groundwater management efforts including the interim actions and procedures still exists. However, the Project parcel is located outside of the GSA subbasin and therefore a parcel specific WAA was prepared.

- a. The project would not violate any water quality standards or waste discharge requirements. As discussed in Section VII. Geology and Soils, the Wastewater Feasibility report prepared by the project engineer CMP Civil Engineering, describes the existing system and the necessary changes to accommodate the proposed use. Following the installation of additional leach field lines, the existing wastewater infrastructure will be able to handle the wastewater flow produced by the proposed use. The Division of Environmental Health reviewed this report and concurred with its findings, conditioning that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required. Additionally, water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval. Impacts would be less than significant.
- b. A Water Availability Analysis (WAA) was prepared in order to determine if the proposed groundwater usage associated with the proposed project would result in a significant impact to groundwater supplies. The WAA includes Tier 1, Tier 2, and Tier 3 analyses, prepared per the County's WAA Guidelines. The property is served by an existing well (Project Well) and 10,000-gallon storage tank. The Project Well is located on the general southeastern end of the property. The Project Well has a pumping capacity of 45 gallons per minute which calculates to 72.59 acre-feet per year.

Tier 1 Analysis

The Water Availability Analysis (WAA) prepared by CMP Civil Engineering, dated February 9, 2023, includes a Tier 1 Study that estimates the water demand associated with the proposed project. The proposed uses included in the calculation are: four (4) full time employees,

four (4) single bedroom lodging units, five (5) double bedroom lodging units, one (1) caretaker unit, large events of 150 people, small events of 60 people, and landscaping. Estimates for the lodging facility are based on wastewater flow calculations. The estimated annual water use is 3.20 acre feet.

Proposed Use	Acre-feet per Year
Employees 4 full-time	0.03
Lodge 9 units 1 caretaker	0.85
Events 18 per year	0.01
Landscaping	2.3
Total	3.2

CMP Engineering utilized the “water balance” method to calculate the potential recharge of the parcel. The calculation considers the average rainfall on the parcel and losses in water availability due to evapotranspiration and runoff. Based on PRISM data (2012-2021), the average rainfall for the parcel is 25.4 inches per year. Converted to 2.12 acre feet per year, gives the 5.08-acre parcel a total annual recharge estimate of 10.75 acre-feet per year. The report estimates a loss of approximately 3.3 acre-feet from evapotranspiration and 2.4 acre-feet from runoff. This results in approximately 4.98 acre-feet available to recharge or 0.98 acre-feet per acre. Comparing the proposed use of 3.20 acre feet per year to the estimated recharge of 4.98 acre demonstrates that the subject parcel and well has enough capacity to serve the proposed use. For comparison, the prior water use of the school was estimated to be approximately 6.26 acre feet per year.

Groundwater Availability	Acre-feet per Year
Recharge	4.98
Proposed Use	3.20
Remaining	1.78

Tier 2 Analysis

Two offsite wells were identified within 500 feet of the Project well, so a Tier 2 Water Availability Analysis prepared by Certified Engineering Geologist and Hydrogeologist David H. Peterson, dated February 8, 2023, was included in the WAA. One well located 92 feet to the east at the Napa County Fire Department Station #14 property, and a domestic well located 308 feet to the southwest on a neighboring property. Pursuant to Appendix F of the WAA Guidelines, an evaluation of the approximate lateral extent of well pumping interference from the Project Well was performed.

The estimated annual water demand of 3.2 acre feet equates to approximately 2,857 gallons per day, or about 66 minutes of daily pumping. The project well is expected to pump for a total of 66 minutes per day if pumping at its maximum yield of 43 GPM.

From the well logs, geologic maps and reports reviewed, and our analysis, groundwater pumping from the onsite Project Well under confined aquifer conditions appears to have a potential to influence two neighboring wells. Using the data from the Project Well log and 2017 well test data, we estimate that pumping the Project Well for 120 minutes would have an associated drawdown in the well at the County Fire Station property of about 8 feet. At the property to the south, about 2 feet of drawdown was estimated. However, the effects after pumping for 66 minutes (the average daily project pumping demand) were estimated to amount to only about one foot of drawdown in the County Fire Station well and little or no drawdown in the well at the property to the south. The analysis indicates that under both scenarios, effects would be within the allowable default values presented on Table F-1 of the County WAA Guidance Document.

Additionally, during the time when the school was operating at a higher water demand, there were no reported adverse impacts to neighboring wells. The Tier 2 analysis reasonably demonstrates that the existing project well, operating at the proposed water demand, won't have a significant impact on any of its neighboring wells.

Tier 3 Analysis

Two Significant Streams were identified within 1,500 feet of the Project well. Moss Creek is approximately 500 feet north of the Project Well and south of the property, across Capell Valley Road is Oak Moss Creek, approximately 400 feet from the Project Well at its nearest point. A Tier 3 analysis was prepared by Certified Engineering Geologist and Hydrogeologist David H. Peterson, dated July 24, 2023.

The Tier 3 utilized the County’s Approach for Evaluating the Potential Effects of Groundwater Pumping on Surface Water Flows (October 11, 2013), which notes that “Any potential for direct impacts to surface water courses resulting from groundwater pumping relies on a physical connection between the pumped groundwater system and the surface water course.” Review of the well log for Project Well indicates that it penetrates 54 feet of clay alluvium, underlain by sandstone and shale bedrock strata of the Great Valley Sequence. The well was constructed with a 55-foot-deep grout and cement seal, which seals off the alluvium. Since water was first at a depth of 70 feet, groundwater from the Project Well appears to be confined in bedrock units at depth within the Great Valley Sequence. It therefore appears unlikely that groundwater at that depth is in direct physical connection with either creek.

The calculated extent of lateral pumping influence from the Tier 2 analysis was also considered to assess potential effects of pumping on the two watercourses. Based on timed drawdown data taken from a 2017 pumping test by Dave Bess Pump & Well, pumping for 66 minutes (the average daily pumping demand for the project) would create a zone of lateral pumping influence extending about 120 feet from the Project Well. Given that the two watercourses are about 400 and 500 feet away, a typical pumping cycle would not be anticipated to directly reach either creek. Since an average daily pumping cycle is estimated at only 66 minutes, it is also expected that the water level near the Project Well would recover between pumping cycles.

As an additional screening tool, the U.S. Geological Survey stream depletion program STRMDEPL08 (Reeves, 2008) was used to assess if the short pumping cycles from the Project Well had a potential for stream depletion. This screen analysis did not identify a potential impact to the streams. The hydrogeologist opines that from the described approaches for analyzing the potential for stream depletion, it appears that the limited duration pumping cycles required for the project would not directly impact nearby streams.

Based on the professional conclusions of the plan preparer, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

The project is not in the Napa River Watershed; therefore, a Public Trust Resource analysis is not required.

- c. The project would not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off the project site. All work will remain outside of the 45-foot stream setback. The site is relatively flat and will remain so following construction. The Stormwater Control Report, prepared by CMP Civil Engineering, dated July 22, 2020, shows the preliminary design of stormwater treatment facilities and other stormwater pollution control measures in accordance with the current edition of the BASMAA Post Construction Manual. Improvement plans prepared prior to the issuance of a building permit would ensure that the proposed project does not increase runoff flow rate or volume as a result of project implementation. General Plan Policy CON-50 requires discretionary projects, including this project, to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development is not greater than predevelopment conditions. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. Engineering Division Conditions of Approval have been included to ensure compliance with the requirements. Impacts would be less than significant.
- d. The site lies outside the boundaries of the 100 and 500 year flood hazard boundaries. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows. No impacts would occur.
- e. In January 2022 the Groundwater Sustainability Agency (GSA) submitted a Groundwater Sustainability Plan (GSP) to the Department of Water Resources (DWR). The parcel is not located within the GSA subbasin. The project would not conflict with the GSP.

Mitigation Measures: None are required.

XI.	LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a) Physically divide an established community?

- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion:

- a. The area surrounding the parcel currently contains multiple zoning designations and a variety of land uses, including a construction company and boat storage directly to the west, approximately 75 acres of vineyards to the east, rural residences to the south, and Napa County Fire Department Station #14 to the southeast. The lodging facility is intended to serve as a use for visitors to the area, allowing visitors to stay locally when visiting the eastern portions of the County. This development could encourage greater use of the existing tourist serving uses in the area, such as wineries and restaurants. Based on the existing mix of land uses, the proposed project would not physically divide an established community. The project would have as less than significant impact.
- b. This area is not subject to a specific plan or policies or regulations related to avoiding or mitigating an environmental effect. Following approval of the General Plan redesignation and zone change, the project will comply with all aspects of County Code. No impacts would occur.

Mitigation Measures: None are required.

XII. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report (Mines and Mineral Deposits, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on the project site. No impacts would occur.

Mitigation Measures: None are required.

XIII. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Discussion:

a/b. The project would result in a temporary increase in noise levels during construction and development of the site. Impacts due to a temporary increase in ambient noise generated from construction activities, or from groundborne vibration, would remain below a level of significance through compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The County Noise Ordinance limits construction activities to daylight hours (7:00 a.m. to 7:00 p.m.) using properly muffled vehicles. In addition to the County Noise Ordinance, the project applicant will be required to comply with project Conditions of Approval (outlined below) related to construction noise, which will limit activities further by requiring construction vehicles to be muffled and backup alarms adjusted to the lowest allowable levels. Due to the distance, natural terrain of the area, and ambient noise levels from the highway there is a low potential for impacts related to construction noise to result in substantial temporary or long-term construction noise impacts. Impacts would be less than significant.

7.3. CONSTRUCTION NOISE

*Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.*

Additional regulations contained within County Code Chapter 8.16 establish exterior noise criteria for various land uses in the County. As described in the Project Setting, above, land uses in the area are rural residential properties, vineyards, and undeveloped hillsides, and the adjacent boat storage yard and Napa County Fire Department Station #14. In addition to the existing uses, ambient noise levels in the area would include road noise from Capell Valley Road. Of the adjacent land uses, the residential land use is considered the most sensitive to noise. Based on the standards in County Code section 8.16.070, noise levels, measured at the exterior of a residential structure or residential use on a portion of a larger property, may not exceed 50 decibels for more than half of any hour in the window of daytime hours (7:00 a.m. to 10:00 p.m.). Noise impacts of the proposed project would be considered bothersome and potentially significant if sound generated by it had the effect of exceeding the standards in County Code more than 50 percent of the time (i.e., more than 50 decibels for more than 30 minutes in an hour for a residential use). The main sources of noise generated by the project would be people speaking and noise from the parking lot.

The closest offsite residence is located on the parcel that borders the project site to the southwest. The residence is situated in the western corner of the property, where the property line is bordered by the boat storage parcel, not the subject parcel. The residence is approximately 200 feet back from the portion of their property line shared with the subject parcel. The closest existing school building (proposed to be used for accessory use for the lodge) to the neighboring property line is approximately 100 feet from the property line, with the existing residential development another 200 feet away, for a total distance of approximately 300 feet between the school building and the residential development. The agricultural barn would be approximately 250 feet from the residential development. The closest lodge would be approximately 350 feet from the residential development. The parking lot would remain in its existing location, approximately 450 feet from the residential development. The existing fencing would remain around the property and additional landscaping will be installed around the perimeter of the property.

The property would have up to four (4) full time employees. At full capacity (9) lodging units, consisting of four (4) single unit and five (5) double units, could expect around 30 people. As discussed in Section XVII Transportation, at full capacity 30 daily trips are estimated. Seasonal variations in use of the facility are expected, which may reduce trips associated with guests and employees. For comparative purposes, the historical trip generation for the previous use of the site as an elementary school estimated. Based on standard ITE rates for "Elementary School" (LU #520) with an enrollment of 90 students, the site would have been expected to generate an average of 170 trips on a typical weekday, though being a school, the site would have been expected to generate few trips on weekend days outside of the events that were held at the property.

The project anticipates annual events including six (6) events with 150 people and 12 events with 60 people. During the time of the school, and continuing since then, the site has been used for small community gatherings and events. This level is considered equivalent to what has been occurring. Due to the location of the neighboring residence compared to the proposed units, along with the

enhancement of existing vegetation along the property lines, and existing ambient noise levels from Capell Valley Road, noise from the project is not expected to be significant.

Amplified music would not be permitted on site for daily use or during events. The project applicant will be required to comply with project Condition of Approval (outlined below).

4.2 *Amplified music*

*There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.*

Continuing enforcement of Napa County’s Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against amplified music, should further ensure that events and other winery activities do not create a significant noise impact. Temporary events would be subject to County Code Chapter 5.36 which regulates proposed temporary events. The proposed project would not result in long-term, significant, permanent noise impacts. Impacts would be less than significant.

- c. The project site is not located within an airport land use plan or the vicinity of a private airstrip. No impact would occur.

Mitigation Measures: None are required.

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

Discussion:

- a. 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 environment 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 State of California’s Department of Finance projects the total population of Napa County to increase 4% between the year 2020 and 2060 (State of California Department of Finance Projections, July 19, 2021, <https://dof.ca.gov/forecasting/demographics/projections/>). Unincorporated Napa County, and the five incorporated jurisdictions, all have existing state compliant Fifth Cycle (2014-2022) Housing Elements and are working on developing compliant Sixth Cycle (2023-2031) Housing Elements, as required by state law. Complaint Housing Elements indicates that the jurisdictions have enough dwelling units programed over the cycle to meet or exceed state growth projections.

The requested use permit could employ up to four (4) full time employees. The addition of four (4) new employees is not anticipated to generate a substantial need for additional housing. The caretake unit would provide one residence onsite. The applicant intends for the unit to be occupied by an employee of the lodge. Per NCC 18.28.030.M. Commercial accessory dwelling units, the deed restriction will be recorded to limit in perpetuity the use of the dwelling units to occupancy by households with moderate incomes (as defined in NCC 18.82.020).

The proposed project does not require installation of any new infrastructure, including that which might induce growth by extending services outside of the boundaries of the subject site or increasing the capacity of any existing roadway. Napa County collects fees from developers of nonresidential projects to help fund local affordable housing (see Napa County Code Section 18.107.060 – Nonresidential developments – Housing fee requirement). The fees are assessed with new construction and are collected at time of building permit



issuance.

Guests staying at the site could increase demand for local services in the area, however the potential for employment changes of other businesses supporting the project operations is uncertain and unquantifiable.

The increase in regional population from the proposed project is expected to be minimal. The policies and programs identified in the General Plan Housing Element function, in combination with the County’s housing impact mitigation fee, ensure adequate cumulative volume and diversity of housing. With small staffing increases proposed and no off-site expansion of utilities or facilities to serve other developments, the project would have a less than significant impact on population growth.

- b. There is no existing residential development on the property. No residential buildings on or off the property would be demolished as a result of the project. Thus, no residents would be displaced, and there would be no impact.

Mitigation Measures: None are required.

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

Discussion:

- a. Public services for fire and police services are currently provided to the project area. The additional demand placed on existing services as a result of the proposed project is expected to be minimal. Fire protection measures, such as the access driveway and circulation that meets Napa County Road and Street Standards (RSS), defensible space, and sprinklers in buildings, as required by the California building Code, will be required as part of the development. The Fire Department and Engineering Services Division have reviewed the application and recommend approval, as conditioned. There would be no foreseeable impact to fire or police emergency response times with compliance with these conditions of approval. The proposed project scope does not include construction of any new residential units nor accompanying introduction of new residents that would utilize existing parks or potentially increase student enrollment in schools located within the County. No new parks or other public recreational amenities or facilities (such as police or fire stations) are proposed to be built with or as a result of the requested use permit. School impact fees, which assist local school districts with capacity building measures, would be levied for any required building permits for the project, however as demonstrated in Section XIV. Population and Housing, the project is expected to create a minimal increase in the county’s population and its need for housing such that local schools would not be strained by the proposed project. The lodging facility would serve visitors traveling to and staying in this portion of the County. Visitors may utilize parks and other public facilities, however that is expected to be limited, as visitation to lodging facilities is transient in nature. The proposed project would have minimal impacts on public parks as no residences are proposed, and as previously noted the increase in regional population from the proposed project is expected to be minimal. Impacts to public services would be less than significant.

Mitigation Measures: None are required.

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

Discussion:

- a. The requested use permit includes one residential unit, the caretaker unit (Commercial accessory dwelling unit per 18.28.030.M.). This single unit is not likely to lead to the accompanying introduction of a significant number of new residents to the site or area. The use permit would allow the lodging facility to serve visitors traveling to and staying in this portion of the County. Some visitors might visit regional recreational facilities on the way to or from other areas of the county. However, such visits to area recreational facilities are anticipated to be infrequent and would not drastically accelerate the deterioration of the park amenities. This impact would be less than significant.
- b. No new public recreational amenities are proposed to be built with, or as a result of, the requested use permit. The proposed project would have no impact.

Mitigation Measures: None are required.

XVII.	TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Substantially increase hazards due to a geometric design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Conflict with General Plan Policy CIR-14, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a./c./d. The Focused Traffic Study, prepared by W-Trans, dated November 4, 2021, included a discussion of sight distance, access safety, and pedestrian, bicycle, and transit services. The project site is accessed off a driveway from Capell Valley Road/Highway 128. The existing driveway and site circulation will be designed to comply with County Road and Street Standards (RSS), including emergency vehicle access. The AutoTURN application of AutoCAD was used to simulate the travel path of a typical Napa County fire truck to evaluate the adequacy of emergency vehicle access. As designed, a typical fire truck with a length of 29.5 feet would be able to enter, circulate, and exit the site with no anticipated obstructions. Access for emergency response vehicles is therefore expected to function acceptably. The design would not create hazards for the site or surrounding uses.

Sight distances along Capell Valley Road at the project driveway were evaluated based on sight distance criteria contained in the Highway Design Manual published by Caltrans. The recommended sight distance for driveway approaches is based on stopping sight distance and uses the approach travel speed as the basis for determining the recommended sight distance. For the posted speed limit of 40 mph, the recommended minimum stopping sight distance is 300 feet. Based on a review of field conditions, over 300 feet of sight distance was measured in each direction to and from the project driveway, which is adequate for the posted speed limit. Additionally, adequate sight distance is available for a following driver to observe and react to a preceding motorist slowing or stopped waiting to turn into the project driveway. The study concluded that sight distances at the project driveway are adequate to accommodate all turns into and out of the project site.

The need for a left-turn lane on Capell Valley Road at the project driveway was evaluated based on criteria contained in the Guidelines for Reconstruction of Intersections, Caltrans, 1985 as this roadway is a State Highway. Table V-1 provides guidance as to when volumes indicate the need for a left-turn pocket. During a 150-person event, which generates the highest volumes at the project driveway, it is estimated that there would be 11 left turns during the weekday p.m. peak hour, with 152 vehicles in the same direction (or the advancing volume) and 65 vehicles in the opposing direction. During the weekend p.m. peak hour, there would also be 11 left turns, though the advancing and opposing volume would both be 76 vehicles. Based on the data provided in Table V-1, for an opposing volume of less than 100 vehicles, up to 30 percent of the advancing traffic could be left turns before a turn pocket would be needed. The project volume of 11 turns is less than 10 percent of the advancing volume during the weekday p.m. peak hour and approximately 23 percent during the weekend p.m. peak hour, and therefore below the 30-percent threshold. Based on this data, a left-turn lane is not warranted.

The study considered pedestrian, bicycle, and transit access to the site. Consistent with expectations for a rural area, there are limited existing pedestrian and bicycle facilities in the project vicinity. Pedestrian and bicycle trips to and from the site are not anticipated so this condition is considered acceptable. In the rare instance that an employee or guest should walk to the site, the gravel roadway shoulders could be used, which are approximately five feet wide on both sides of Capell Valley Road along the project frontage, and there is an existing marked crosswalk at the project driveway with associated school crossing signage. Because the site is not currently used as an elementary school and would not be used as one with the proposed project, it is recommended that the existing school crossing signage at the crosswalk and the advanced warning school crossing signage be removed and replaced with standard pedestrian crossing signage. The school crossing shall be eliminated per approval from Caltrans. There are currently no bicycle facilities on Capell Valley Road, nor are there anticipated to be any project-related bicycle trips, though there are plans for the roadway to be a future Class III bike route between Steele Canyon Road and Berryessa Knoxville Road, as contained in the Napa Countywide Bicycle Plan, 2019. The implementation of the proposed project would have no effect on this planned future facility. There are no transit facilities near the project site nor is there anticipated to be any demand. The limited facilities in the vicinity for pedestrians and bicyclists and lack of access to transit service is considered acceptable for the rural location and type of project proposed. Impacts would be less than significant.

b. As part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Planning and Research (OPR) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised *CEQA Guidelines* in December 2018, along with a *Technical Advisory on Evaluating Transportation Impacts in CEQA* to assist practitioners in implementing the *CEQA Guidelines* revisions.

The County's General Plan Circulation Element contains a policy statement (Policy CIR-7) indicating that the County expects development projects to achieve a 15% reduction in project-generated VMT to avoid triggering a significant environmental impact. Specifically, the policy directs project applicants to identify feasible measures that would reduce their project's VMT and to estimate the amount of VMT reduction that could be expected from each measure. The policy states that "projects for which the specified VMT reduction measures would not reduce unmitigated VMT by 15 or more percent shall be considered to have a significant environmental impact." That policy is followed by an action item (CIR-7.1) directing the County to update its CEQA procedures to develop screening criteria for projects that "would not be considered to have a significant impact to VMT" and that could therefore be exempted from VMT reduction requirements.

The new *CEQA Guidelines* and the OPR Technical Advisory note that CEQA provides a categorical exemption (Section 15303) for additions to existing structures of up to 10,000 square feet, so long as the project is in an area that is not environmentally sensitive and where public infrastructure is available. OPR determined that “typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract 110-124 trips per 10,000 square feet”. They concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a county roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County’s transportation plans and policies. Per the County’s current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips.

The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. The TIS Guidelines state that if a new project would generate less than 110 net new daily passenger vehicle and truck trips the project is presumed to have a less than significant environmental impact for VMT.

The Traffic Study utilized the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, 2017, calculating that the lodging facility component of the project would generate approximately 30 daily trips. The ITE Manual estimates approximately 10 daily trips associated with a residence (caretaker unit). However, if the unit is occupied by an employee, as the applicant anticipates, daily trips would be reduced. Additionally, the ITE Manual estimates approximately 10 daily trips associated with a residence. The project would not exceed the 110 trip threshold and is therefore presumed to have a less than significant impact. The project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

Although not allowed to be considered for evaluating impacts under CEQA, for comparative purposes, the historical trip generation for the previous use of the site as an elementary school was investigated. Based on standard ITE rates for “Elementary School” (LU #520) with an enrollment of 90 students, the site would have been expected to generate an average of 170 trips on a typical weekday, though being a school, the site would have been expected to generate few trips on weekend days outside of the events that were held at the property.

- e. Napa County Code (NCC) Section 18.110 “Off-street Parking and Loading Facilities” for properties zoned Commercial Limited (the proposed zoning) requires parking spaces at a rate of one (1) per unit and one for each non-resident manager. The existing 17-space parking lot will remain and is sufficient to meet code to support the nine (9) lodging units, four (4) full-time employees, and the caretaker unit on-site. The parking lot would not provide excessive parking beyond that. The parking lot will be improved to meet the location, design, and landscaping requirements of NCC 18.110 and 18.28.070 Commercial Limited District parking. The proposed project would not be in conflict with General Plan Policy CIR-14. Impacts would be less than significant.

Mitigation Measures: None are required.

XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Discussion:

- a/b. On September 13, 2023, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who, as of that date, had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. Staff received a response from the Yocha Dehe Tribe on November 3, 2022. The Tribe did not request to consult; however, they requested sensitivity training occur prior to the start of site improvements. This recommendation has been included as a condition of approval.

Mitigation Measures: None are required.

XIX.	UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. As discussed in Section VII. Geology and Soils, the Wastewater Statement, prepared by the project engineer CMP Civil Engineering, concludes that following the proposed improvements to the existing on-site wastewater system and installation of associated infrastructure, the system will be able to handle the wastewater flow produced by the proposed use. The Division of Environmental Health reviewed this report and concurred with its findings, conditioning that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health.

As detailed in the Preliminary Water System Technical Report, prepared by CMP Civil Engineering, dated July 22, 2020, the school was served by a state approved small Transient Non-Community water system community water system (CA2800633) sourced by the existing well and 10,000-gallon storage tank. The public water system is required because the proposed tourists and associated employee counts is expected to be above 25 people per day for more than 60 days per year. The existing infrastructure will remain; however, the applicant will be required to submit to the State for a new water system permit and additional infrastructure may be required. Stormwater drainage will be managed onsite. Prior to issuance of a building or grading permit the owner shall submit the necessary documents for Erosion Control, in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance. The project does not require the construction of new or expanded electric power, natural gas, or telecommunications facilities. Impacts are expected to be less than significant.

- b. As discussed in Section X. according to the Water Availability Analysis (WAA) prepared by CMP Civil Engineering, the proposed use of 3.20 acre feet per year is less than the recharge potential of the site, estimated at 4.98 acre feet per year, demonstrating that the subject parcel has enough capacity to serve the proposed use. Impacts would be less than significant.
- c. The project is not served by a wastewater treatment provider, therefore no impact would occur. See section X. Hydrology for detail on the on-site wastewater system.
- d/e. According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is disposed have more than sufficient capacity related to the current waste generation. The project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

Mitigation Measures: None are required.

XX.	WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. As discussed in Section IX. Hazards and Hazardous Materials, there are no proposed project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts will be less than significant.
- b. As discussed in Section IX. Hazards and Hazardous Materials, according to the Napa County Environmental resource maps (based on the following GIS layer – Fire Hazard Severity Zones) the property is designated as an area of moderate fire risk. The site is relatively flat, with slopes varying between 0% - 3%, and has limited vegetation beyond the riparian trees around Moss Creek on the north of the property. The physical improvements and operational changes would not result in a physical modification to the slope of the site, change prevailing winds, or alter other factors that would likely exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- c. The proposed driveway and site circulation will be required to demonstrate that the project would have adequate emergency access to the existing development and proposed additions, and be approved by the Fire Marshal's office. The new buildings and any improvements to existing buildings would be equipped with sprinklers and fire suppression equipment in compliance with the California Building Code. These developments are not considered the types of improvements that exacerbate wildfire risk or significant environmental risk. Impacts will be less than significant.
- d. The site is relatively flat and will remain so after project development. The proposed project would not physically alter the site in a way, which would expose people or structures to risks such as downstream or downslope flooding or landslides resulting from runoff, post-fire instability or drainage changes. Impacts would be less than significant.

Mitigation Measures: None are required.

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

Discussion:

- a. As discussed in Section IV. Biological Resources, the biologist noted that the existing development on the site and the lack of natural vegetation on much of the site, results in the property having very low potential as wildlife habitat or habitat for plants with sensitive regulatory status. All work will remain outside of the stream setback and no removal of native trees is required as part of the project. Based on site conditions the proposed project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal.
- As identified in Section V. Cultural Resources, according to the Napa County Environmental Resource Maps there are no known cultural or historic structures on the site. There are no records of cultural resources observed during prior development of the site. The Yocha Dehe Tribe requested sensitivity training occur prior to the start of site improvements; this recommendation has been included as a condition of approval. The project would not result in significant impacts or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.
- b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts to air quality, greenhouse gas emissions, hydrology, and traffic are discussed in the respective sections above and were determined to have a less than significant impact. As discussed in Section VIII. Green House Gas and Section XVII. Transportation, potential impacts to air pollution and GHG emissions are being addressed through meeting BAAQMD recommended design elements, and the addition of Greenhouse Gas Voluntary Best Management Practices. New development resulting from this project will utilize energy conserving lighting and water efficient fixtures. A condition of approval will be included to require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application. Section X. Hydrology includes detail on the Water Availability Analysis which demonstrates that the proposed groundwater use is less than the estimated groundwater recharge. Consequently, the project would not interfere with groundwater recharge or lowering of the local groundwater level. The project did not reach the County thresholds for preparation of a VMT analysis, assuming a less than significant impact. Potential cumulative impacts would be less than significant.
- c. All impacts identified in this negative declaration are less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human being either directly or indirectly. Impacts would be less than significant.

Mitigation Measures: None are required.